

## Environmental and Social Data Sheet

### Overview

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| Project Name:        | FLANDERS SOCIAL HOUSING  |
| Project Number:      | 2025-0067  |
| Country:             | Belgium  |
| Project Description: | Construction of around 6,350 and renovation of around 10,100 social housing units for rent as part of the programme of social housing development in Flanders (the Project). |

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| E&S Risk Categorisation:                                     | Low risk |
| Project included in Carbon Footprint Exercise <sup>1</sup> : | No       |

### Environmental and Social Assessment

Based on the article 4.18 of the EIB Group Environmental and Social Policy, considering that only minor E&S impacts are expected from the Project, the E&S risk categorisation is considered low.

#### Environmental Assessment

None of the Project's underlying investments is expected to fall under Annex II of the EIA Directive 2011/92/EU as amended by the Directive 2014/52/EU.

None of the Project's underlying investments is expected to have adverse effects on NATURA 2000, or other protected areas.

#### Climate Assessment

##### *Climate change mitigation:*

The Project is expected to contribute to climate action through climate mitigation measures. The sub-projects included in the Project and as relevant, will have to comply with the Energy Performance of Buildings Directive (EPBD) as transposed into the national legislation.

<sup>1</sup> Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20 000 tonnes CO<sub>2</sub>e/year absolute (gross) or 20 000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.

***Climate change adaptation:***

The Operation is considered Paris Aligned for climate adaptation and resilience, given residual risk in CRA is low.

***Paris Alignment of projects:***

The Project has been assessed for Paris Alignment and is deemed aligned both, with low carbon and resilience goals, as set out in the EIB Climate Bank Roadmap.

**Carbon Footprint Calculation**

Framework Loan comprising only small and medium sub-projects, therefore the carbon footprint calculation is not applicable.

**Social Assessment**

The Project is expected to contribute to reducing the shortage of social housing and to regenerate affected urban areas in Flanders. In addition, the level of social inclusion will be improved by facilitating the accommodation and integration of low-income and vulnerable groups, primarily within the existing urban areas, thus reducing the risk of urban sprawl, and migration. The Project is therefore contributing to integrated, mixed and inclusive urban development.

**Public Consultation and Stakeholder Engagement**

Public consultation and stakeholder engagement have been ensured through the existence of a comprehensive regional and local social housing framework.

**Other Environmental and Social Aspects**

The promoter is the Flemish Society for Social Housing - Vlaamse Maatschappij voor Sociaal Wonen (VMSW), an agency of the Flemish Region, tasked with provision and management of loans for the social housing projects. Based on the due diligence process, the institutional capacity of the promoter to manage and monitor the environmental and social issues is deemed good.

**Conclusions and Recommendations**

The overall environmental and social impact of the Project is expected to be positive, with improved environment linked to energy savings as well as the improvement of the living conditions and the integration of low income and vulnerable groups in the local spatial and social context. Therefore, the Project is expected to increase the capacity of the region of Flanders to respond to the existing social housing needs and to contribute to integrated, mixed and inclusive urban development.

**Environmental and Social Conditions**

In sub-projects, where applicable, prior to disbursement the promoter will be required to provide to the Bank documentary evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2011/92/EU as amended by 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. For schemes falling under the Water



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Framework Directive (WFD), the Promoter will be requested to provide evidence of the compliance therewith before the Bank funds are disbursed. Upon the Bank's request, the Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the applicable national and EU legislation on the energy performance for buildings.

Based on the information available and with appropriate conditions and monitoring, the project is acceptable for EIB financing in environmental and social terms.