

Environmental and Social Data Sheet

Overview

Project Name:	<i>Affordable and Social Housing II</i>
Project Number:	2012-0410
Country:	<i>South Africa</i>
Project Description:	Framework loan to be made available to several financial intermediaries for the funding of affordable and social housing projects and associated urban infrastructure, including social amenities, throughout South Africa
EIA required:	multiple scheme operation, some schemes will require an EIA
Project included in Carbon	
Footprint Exercise:	No

Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

Given that housing is very central to both social and economic development the operation is expected to lead to significant positive environmental and social impacts and benefits contributing to achieving the UN Millennium Development Goals. Households will be provided with properly planned for neighbourhoods and housing which will improve the urban environment. The operation will also support the use of renewable energy and energy efficiency measures, e.g. via solar water heating in the construction of the affordable and social housing units that are to benefit from EIB funding.

Environmental and Social Assessment

Environmental Assessment and Energy Efficiency

The housing units to be financed will achieve high energy efficiency standards including the use of renewable energy sources. Since November 2011 strict energy efficiency rules are in place (National Building Regulations and Buildings Standards Act of 1977 as amended: Part XA on energy efficiency): stipulating that in all refurbished and new constructed buildings:

- 50% the annual hot water requirement must be heated by means other than electrical resistance.
- All roofs require insulation of some form or another achieving an R value of 3.7.
- A competent person must demonstrate that the building has a theoretical annual energy consumption and demand less than or equal to specified values.

The Building Regulations' amendment was implemented as part of the new National Energy Efficiency Strategy which gives the overall framework (currently under its review (second review since its introduction in 2005) focusing on expanding on a number of topics such as Climate Change mitigation.

National legislation concerning environment and social impact assessment is comprehensive. The operation has to meet the environmental and social requirements of the Bank based on EU policy. The proposed operation is expected to achieve an adequate socio-economic performance as it contributes to improving the living conditions of low income households and fostering urban renewal. Given the acceptable regulatory framework and the strong involvement of the private sector via experienced counterparts and developers, the housing

schemes to be funded are expected to be of good quality, meeting local housing needs, and to be economically and environmentally sustainable.

Other Environmental and Social Aspects

The regulatory framework is acceptable, relevant legislation is comprehensive, inter alia:

- Housing Act (No. 107 of 1997)
- Ministerial Norms and Standards 2007 and Breaking New Grounds 2004 defining a minimum unit size of 40 m²
- National Housing Code, last update 2009
- Prevention of Illegal Eviction and unlawful Occupation Act (no. 19 of 1998).

PJ/ECSO 8.01.13