

## Environmental and Social Data Sheet

### Overview

Project Name:	PORTAAL HOUSING CORPORATION
Project Number:	2014-0030
Country:	Netherlands
Project Description:	The project concerns retrofitting of existing units and new construction of energy-efficient rental social housing by Portaal Housing Corporation in the years 2014 – 2018
EIA required:	multiple scheme operation, some schemes may require an EIA
Project included in Carbon Footprint Exercise:	No

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

The housing schemes to be financed will be part of urban renewal concepts and spatial development plans that were subject to a strategic environmental assessment (SEA). Important socio-economic benefits in terms of urban renewal and regeneration and energy efficiency are expected to result from implementing the social housing investments. The housing schemes include extensive involvement of tenants and the local community which should ensure that investments respond to households' needs. The investments will bring back brownfield and under-used sites to extend the social housing stock. High energy efficient new construction will lead to low energy consumption in housing. With regards to the retrofitting, the project will lead to a considerable reduction of energy consumption of the housing stock. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. The investments will contribute to more sustainable urban development and improved housing conditions for low income population and are line with Bank's criteria for this sector. Therefore the project is considered to be acceptable for Bank financing from an environmental perspective.

### Environmental and Social Assessment

#### Environmental Assessment

Relevant EU Directives were transposed into nation legislation (EIA Directive, Birds and Habitat Directive, Energy Performance Directive). The housing investments take place in a developed sector and are implemented by a well experienced promoter. For schemes either requiring a full environmental impact assessment (EIA) or with a risk of significant effects on a site of nature conservation importance (if any), the final beneficiaries of the individual sub-projects shall submit to the Bank the non-technical summary of the EIA and the confirmation by the Competent Authority that an appropriate assessment was carried out according Article 6(3) of the Habitats Directive prior to the use of funds.

With regards to energy performance of residential buildings, relevant parts to the project of the EU Directive on Energy Performance of Buildings (EPBD) of the Directive (2010/31/EU) have been implemented into national legislation. The social housing schemes to be financed under the project have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. New build social housing will need to



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achieve the Energy Performance Coefficient of 0.6, which is the legal requirement; from 2015 onwards it will be 0.4. Retrofitted units will on average achieve Category A.

The promoter is well experienced in the implementation of social housing retrofit and new construction investments.