

Environmental and Social Data Sheet

Overview

Project Name:	POLAND SOCIAL HOUSING FL
Project Number:	2014-0733
Country:	POLAND
Project Description:	Framework Loan to co-finance a national programme for refurbishment and new construction of rental social housing throughout Poland. The loan will be intermediated through Bank Gospodarstwa Krajowego (BGK), the national development bank, which will on-lend loan proceeds to non-profit social housing enterprises, housing cooperatives and municipal companies. The Framework Loan will help meet Poland's national housing needs by providing access to affordable rental housing for low income households favouring areas not covered by previous national social housing programmes.

EIA required: Multiple scheme operation, some schemes may require an EIA

Project included in Carbon Footprint Exercise¹: no

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

Relevant EU Directives were transposed into national/regional legislation (EIA Directive, Birds and Habitat Directive, Energy Performance Directive). Strategic Environmental Assessments are carried out at level of municipal land use plans, which will cover most of the housing schemes, and which will set the general context for the schemes. The operation will be subject to standard EIB environmental and social requirements for framework loans, and BGK will be required to report on and provide environmental documentation to the EIB in relation to schemes proposed for EIB funding.

Positive net environmental benefits are expected through the improvement in the quality of housing to reflect recent building standards. The facility also builds in incentives, through the scoring system applied, for energy performance beyond the legal requirements, and for schemes which promote resource efficiency through the revitalisation of existing degraded urban areas. Positive social benefits are also foreseen through the improvement in quality of housing for households with moderate income, as well as the provision of space for typical community services such as libraries, clinics and primary schools.

Environmental and Social Assessment

Environmental Assessment

- For schemes either requiring an EIA or affecting a natural protected area (if any) BGK will be required to obtain from the social housing enterprises (responsible for implementation of the housing schemes) and submit to the EIB the non-technical summary of the EIA and the relevant habitat assessment documentation.

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

- The housing schemes to be financed will in any case be required by the legislation underpinning the national housing programme to have building permits in place before social housing enterprises propose them to BGK for funding. This means that EIAs and habitat assessments, if required, would have been completed well before allocation.
- The financial intermediary, BGK, is a national development bank with a broad base of social housing and municipal clients. It is experienced in social housing and municipal projects in general, and maintains teams with sectorial expertise. BGK will carry out appropriate due diligence, including relating to compliance with environmental law, before EIB funds are allocated to the schemes concerned.
- The appraisal confirmed the technical capacity of the FI to select, appraise and follow up projects to standards acceptable to the Bank and within a robust risk management framework. It shall not commit the Bank's funds to such investments until the relevant environmental consent has been issued by the competent authorities.
- Given the expected mainly small to medium scale of the social housing schemes, and the location and nature of the schemes, it is unlikely that an Environmental Impact Assessment as defined under the EU Directive 2011/92/EU would be required in most cases. It is also considered unlikely that schemes would be located in or close to Natura 2000 sites.
- The schemes are unlikely to have residual environmental impacts beyond the construction stage, and environmental mitigation measures during construction will be required through the building permit process.
- Positive net environmental benefits are expected through improvements in overall social housing quality, and incentives are built into the facility to favour schemes with stronger energy efficiency performance.

Social Assessment, where applicable

- According to the information provided by BGK there is in principle no resettlement included in the project and the probability of raising any protest or making any complaint about the investment by non-governmental institutions (e.g. ecological, the protection of cultural heritage, protection of consumer rights etc.) may be considered minor.
- In cases of the renovation of existing housing, social housing enterprises typically make arrangements to renovate buildings which have already been vacated, or to provide temporary accommodation for residents.
- Incentives are built into the facility to favour schemes which lead to the revitalisation of degraded urban centres, and promote mixed use urban development. The provision of affordable housing to households with below average income is expected to bring important social benefits for households and local communities.