

Environmental and Social Data Sheet

Overview

Project Name:	Barcelona Social Housing
Project Number:	20160508
Country:	Spain
Project Description:	Construction of approx. 2,200 social housing units with ancillary infrastructure for rent in the City of Barcelona.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

Environmental and Social Assessment

Environmental Assessment

The Project concerns the financing of the construction of approximately 2,200 social housing units with ancillary infrastructure in the City of Barcelona. The promoter is the municipal housing company *Patronat Municipal de l'Habitatge de Barcelona* (PMHB) owned by the City.

The Project's objectives are in line with those included in the Barcelona Housing Strategy 2008-2016 (currently being updated to 2016-2025) which emphasizes, among other objectives, the need to increase the public housing stock for rental, and addresses social emergency in the housing sector.

The housing units have been grouped in 23 schemes located in 8 neighborhoods: Eixample, Nou Barris, Sant Andreu, Sants-Montjuïc, Sant Martí, Gracia, Sarrià-Sant Gervais, and Horta-Guinardó. The selected locations are outside Natura 2000 or protected areas and comprise available plots with the appropriate zoning in line with the local spatial development plans. The latter were subject to Strategic Environmental Assessment (SEA) according to the SEA Directive 2001/42/EC, transposed into the Spanish Law 9/2006.

The Spanish EIA law (Environmental Law 6/2001), is compliant with EU Directives. Given the location and size of the schemes included in this operation, an Environmental Impact Assessment (EIA) under EU Directive 2011/92/EU as amended, is not required for any of the social housing schemes of this Project.

The Competent Authority issuing building permits is the Municipality of Barcelona. These permits take into account (when required) the consultation with the Regional Environmental Protection Department of Catalunya, the Competent Authority for EIA and protected areas. The individual building permits will stipulate monitoring of environmental requirements prior to, during and post construction.

The Project's environmental impact at the construction stage will be short-lived and reversible, at a level which is deemed acceptable. Potential negative effects (e.g. dust and noise during construction) will be alleviated by implementing effective mitigation measures (e.g. drainage systems, noise barriers).

PMHB prioritises the incorporation of passive solutions to increase climate resilience and minimise CO₂ emissions. Particularly, some 815 units are expected to be built with particularly high energy standards (annual energy consumption between 12-20 Kwh/m²) and therefore

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.

contributing to one of the primary objectives of the EU Energy Performance of Buildings Directive (2010/31/EU) and the climate action objectives of the Bank.

Social Assessment

The units will be rented to elderly² people (some 585 units) and other vulnerable³ users (some 1,615 units) who do not exceed a certain income threshold. In general, the level of social inclusion in Barcelona will be improved by facilitating the accommodation of low income groups. In addition, the Project should contribute to reducing the shortage of social housing and to regenerating affected urban areas.

Land is already available for all the schemes included in the Project and no expropriations or resettlement of families are necessary.

Public Consultation and Stakeholder Engagement

One of the key features of this Project is the citizen's proximity and the service provided at the level of public consultation and stakeholder engagement.

In this regard, the comprehensive housing offices network of the Barcelona Housing Consortium⁴ comprises a set of offices distributed around each neighbourhood in the City. This network of offices has had the role of being a 'one-stop shop' for housing in Barcelona since 2008, providing information or supporting the citizens with relevant procedures. The offices continue to work on an integrated management model that provides the same information and services, irrespective of their organisation and administration unit.

Conclusions and Recommendations

Prior to disbursement against any specific scheme, the Promoter (PMHB) is to provide to the Bank documentary evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2011/92/EU) and subsequent amendments (e.g.: 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. In addition, the Promoter will be requested to deliver the NTS of EIAs (if applicable) to the Bank before the Bank funds are disbursed.

The overall environmental and social impact of the Project is expected to be positive, with improved environment linked to energy savings and quality of life for citizens. The Project is expected to increase the capacity of Barcelona to respond to housing need from those in lower than average income brackets of the population primarily within the existing urban area, thus reducing the risk of urban sprawl, migration and increasing the efficient use of resources.

PMHB is an experienced and capable promoter able to manage the environmental and social issues of this Project. Therefore, given the nature of the operation and the procedures concerning EIA and nature protection put in place by the competent authorities in Barcelona, subject to the conditions mentioned above, the Project is acceptable in environmental and social terms.

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² 65 years old or above.

³ Vulnerable people include those under greater need for housing, family responsibilities and low income levels (defined by the State Rental Housing Development Plan)

⁴ The Barcelona Housing Consortium is a public entity owned by the Generalitat of Catalunya (Regional government) and the City Council.