

Environmental and Social Data Sheet

Overview

Project Name:	Adestia Efficacité Energétique Logement Social
Project Number:	2016-0290
Country:	France
Project Description:	The project will support a programme for the refurbishment of social housing units in France with a high emphasis on the energy performance improvement.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	yes

Environmental and Social Assessment

The project will support the energy efficiency retrofitting of up to 24,500 social housing units held by thirteen social housing companies consolidated in the holding ADESTIA, which is a subsidiary of Société Nationale Immobilière (SNI, CDC group) in France. The investments in energy efficiency will focus on thermal energy efficiency improvements of the building envelope (e.g. wall insulation, windows, roof and ceilings insulation), on energy efficiency improvements in the heating systems (e.g. condensing boilers) and may include also the increased use of renewable energies for heating purposes (e.g. biomass boilers, solar collectors). Overall, the project will improve energy consumption, comfort and living conditions for the low-income households living in the renovated apartments. The works can lead to an average decrease in primary energy consumption of refurbished buildings of 45% of the original consumption with associated, estimated CO₂ reductions of 25 ktons/year. The exact savings will depend on the initial energy performance of the buildings and the promoter's investment optimisation strategy.

The promoter has in place an environmental tool within its corporate social responsibility strategy to assess and reduce the environmental impact of its activities.

Environmental Assessment

France, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

The project is located in urban developed areas. The project will have an impact on the environment during construction and project operation.

At construction stage, the project will increase noise and vibration levels, and will impact air quality. Adequate mitigation measures will be considered together with the enforcement of

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.

Luxembourg, 16.05.2017

good construction practices. The project's impact at the construction stage will be short-lived and reversible, at a level which is deemed acceptable.

At operation stage, the project will have a positive impact on environment, reducing energy consumption and therefore contributing to mitigating climate change. Energy efficiency measures will be the main focus of the modernisation measures planned. In addition, France has transposed the Energy Performance of Buildings Directive (EPBD, 2010/31/EU), which will be applied by the Promoter, guaranteeing energy savings during operation.

Social Assessment, where applicable

The project is expected to improve the living conditions for the tenants in the modernised buildings through better indoor air quality and the renewal of the facades. The attractiveness of these buildings will increase.

Conclusions and Recommendations

Given the relative scale, location and nature of the individual schemes in built-up urban areas, all of the schemes are deemed not to have any significant negative environmental impact. Exceptionally, a scheme may fall under Annex II of the EIA Directive 2011/92/EU. In these cases the Bank will require the promoter to act according to the provisions of the aforementioned Directive as transposed into national law. Should the relevant competent authority screen in a scheme, the promoter shall deliver to the Bank the Non-Technical Summary (NTS) of the EIAs before the Bank funds are allocated.

The overall environmental and social impact of the project is expected to be positive. The project will improve the living quality of social housing in urban areas. The energy efficiency measures will contribute to reducing energy consumption and subsequent running costs for the tenants. Therefore, the socio-economic benefits in terms of urban development, energy efficiency and climate change mitigation are expected to be positive.

The promoter is considered capable to select schemes complying with the Bank's specific procedures and eligibility criteria, in particular regarding the environmental protection aspects. With the proposed conditions and eligibility criteria in place, this project is considered to be acceptable for Bank financing from an environmental perspective.