

Luxembourg, 27 October 2017

Environmental and Social Data Sheet

Overview

Project Name: VRIJE UNIVERSITEIT AMSTERDAM PHSE 2
Project Number: 2017-0562
Country: Netherlands
Project Description: Upgrading of the campus of Vrije Universiteit Amsterdam, including the build of the VU Research Building and investments in Vrije Universiteit's energy plant.

EIA required: yes

The VUA has supplied the Bank's services with a summary of the Environmental Impact Assessment ("Milieueffectrapportage") dated 18 February 2011 and the affirmative decision taken by the Competent Authorities of the City of Amsterdam on 27 April 2012.

Project included in Carbon Footprint Exercise¹: no

Environmental and Social Assessment

Environmental Assessment

The project will finance the second phase of the campus redevelopment plan and comprises the new construction of a research building and the rehabilitation of the energy centre.

Universities are not specifically mentioned in the EIA Directive 2011/92/EU amended by Directive 2014/52/EU, though the project is covered by Annex II of the Directive in relation to urban development. In the case of urban development, the Directive has been transposed in the national legislation with regard to the establishment of land use and urban development plans.

The VUA has supplied the Bank's services with a summary of the Environmental Impact Assessment ("Milieueffectrapportage") dated 18 February 2011 and the affirmative decision taken by the Competent Authorities of the City of Amsterdam on 27 April 2012. The campus is covered by an Urban Zoning Plan. Extensive consultations with stakeholder parties have been performed. An EIA ("Milieu Effect Rapportage" – MER) was part of the zoning plan, which has definitive status. The EIA can be found in the zoning plan "Kenniskwartier Zuid 2e fase" on the Dutch website: www.ruimtelijkeplannen.nl. The EIA was already published on the EIB website at the time of the appraisal of the first project, Campus Vrije Universiteit Amsterdam (2012-0268).

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, 27 October 2017

The project is located in an urban developed area. 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 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, Netherlands has transposed the Energy Performance of Buildings Directive (EPBD, 2010/31/EU), which will be applied by the Promoter, guaranteeing energy savings during operation.

The Buildings Decree (Bouwbesluit) sets requirements for the energy efficiency of new homes and utility buildings. The normative Energy Performance Coefficient (EPC) has applied since 2012, and was tightened by 20% to 50% in 2015. The requirements under the European Energy Performance of Buildings Directive (EPBD) are almost zero by 2020. New Nearly Zero-Energy Buildings (NZEBs) must include 50% renewable energy. This means at least the application of TES (thermal energy storage) and solar PV (photovoltaic) panels.

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

In respect to the actual project, the foreseen works are fully covered by the underlying urban development plan. The relevant construction permits have been issued without requesting an EIA through the Competent Authority.

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.

The overall environmental and social impact of the project is expected to be positive. 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.