

Environmental and Social Data Sheet

Overview

Project Name:	Hoivatilat Care Premises
Project Number:	2017-0597
Country:	Finland
Project Description:	The project will support Hoivatilat, a Finnish service company specialised in producing, developing, owning and leasing out nursing homes, day care centres and service blocks in provision of equity of access to care facilities. The company designs, finances and develops properties as turn-key projects for service companies to operate and manage based on pre-agreed arrangements with responsible municipalities.
EIA required:	No
Project included in Carbon Footprint Exercise ¹ :	No

Environmental and Social Assessment

The project supports the building of new care facilities in Finland. Care facilities are not specifically mentioned in the EIA Directive 2011/92/EU as amended by 2014/52/EU on Environmental Impact Assessment (EIA), 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 (Land Use and Building Act 132/1999). The foreseen construction works will all be carried out at sites in areas that are covered by an existing urban development plans. The promoter confirmed that no EIA has been requested by the Competent Authority within this process. Copies of the energy performance certificates (EPC) or equivalent are to be provided by the promoter as they become available.

In respect to Energy consumption, the project aims to build 58 new buildings with a total floor space of 55°300 m². These new buildings will be Class A buildings (between 100 to 160 kWh/m²) which are Nearly Zero Energy Building (NZEB) according to the recently implemented revision of the National Finnish legislation.

Overall, these new facilities will improve quality of care and safety. Due to the reduced footprint and the use of new materials and technologies, the new and modernised buildings will increase the overall energy efficiency.

Conclusions and Recommendations

As the project covers construction works within, or close to, the existing care facilities, no significant impact is expected on the environment. Overall, the replacement of the outdated buildings will improve energy efficiency as well as quality of care and safety conditions.

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.



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If successful, the project will improve the delivery of care within e.g. elderly population and other people in need of care affecting thousands of people in the designated regions in Finland and includes beneficial elements in terms of social cohesion and protection. As such, the project presents high potential health and social benefits for the society; it is therefore acceptable for financing by the Bank.

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