

Environmental and Social Data Sheet

Overview

Project Name:	ZARAGOZA ENERGY EFFICIENT SOCIAL HOUSING SFSB
Project Number:	2017-0910
Country:	Spain
Project Description:	The projects relates to the development of fourteen nearly zero-energy (NZEBS) buildings and the energy rehabilitation of eight residential buildings, both located in Zaragoza. Both existing and new buildings will be used for social housing purposes.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The promoter, Sociedad Municipal Zaragoza Vivienda S.L.U. (Zaragoza Vivienda) is a private organization fully owned by the Municipality of Zaragoza. Zaragoza Vivienda develops, manages and owns social houses in Zaragoza, being currently responsible for the management of 2,400 houses, from which about 2,200 are classified as social housing.

The operation consists of the development of fourteen nearly zero-energy (NZEBS) buildings with a total number of 308 social housing units and the energetic rehabilitation of eight apartment blocks, with a total number of 842 social housing units, located in Zaragoza.

The operation supports national and European targets for energy efficiency and renewable energy, and contributes to CO₂ emission reduction, thus supporting climate change objectives as well as the diversification of energy supply objectives in the EU. More specifically, it supports the objectives of the European Performance of Buildings Directive (EPBD), including the objective to develop NZEBs.

Expected primary energy savings as compared to the baseline scenario are estimated at 5446 MWh/year (an average reduction of 66% vs. the baseline), with an associated CO₂ reduction of 1 073 tons/year. The Promoter shall ensure that during operation an energy manager will be monitoring the energy consumption of the building through an energy management system.

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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At construction stage, the project implementation may lead to increased noise and vibration levels, and may affect groundwater and air quality. Adequate mitigation measures have been and will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level that is deemed acceptable.

Spain, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2014/53/EU amending the 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.

Conclusions and Recommendations

Given the location and nature of the project in built-up urban areas, it is expected not to have any significant negative environmental impact. Zaragoza Vivienda is deemed to have sound environmental and social capacity, well proven in the construction and operation of similar buildings. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of nearly zero-energy buildings (NZEB) and energy rehabilitations in Spain.

Based on the above considerations, the Project is acceptable for the Bank in environmental and social terms.