

Luxembourg, 14.11.2019

Public

Environmental and Social Data Sheet

Overview

Project Name:	ACTION LOGEMENT - ONV
Project Number:	2018-0529
Country:	FRANCE
Project Description:	The objective of the project is to enable French social housing entities (SHEs) to build around 80,000 new social housing units by providing them own funds from the proceeds of the sale by the SHEs to the ONV of around 32,000 existing social housing units. The Bank will support the refurbishment and the improvement of the energy efficiency of the social housings acquired.
EIA required:	Multiinvestment project, EIA requirement vary
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

France, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2014/52/EU amending 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.

As the Project consists in refurbishment of existing social housing units in urban areas, it is unlikely it has major impact on environment. It is not known if any scheme requires EIA for specific reasons but this seems unlikely. Schemes are not located near or expected to have negative impacts on Natura 2000 areas or other protected sites.

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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The ONV will realize refurbishment of around 32,000 social housing units that it will have acquired from social housing entities, notably in order to improve their energy efficiency.

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).

Energy-efficient housing benefits both low-income households by reducing their energy bills and improving comfort and living conditions as well as the environment by reducing greenhouse gas emissions.

The works can lead to an average decrease in primary energy consumption of refurbished buildings of 20% of the original consumption. The exact savings will depend on the initial energy performance of the buildings and the promoter's investment optimization strategy.

The Project will therefore have a positive impact on the achievement of France's national energy efficiency targets.

At implementation stage, the Project will increase noise and vibration levels. Adequate mitigation measures will be considered together with the enforcement of good implementation 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 count for 50% of the modernization 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

The Project is expected to improve the living conditions for the tenants and future owners in the modernized and more energy efficient buildings. The attractiveness of these buildings will increase.

Public Consultation and Stakeholder Engagement

Works to be implemented will be subject to consultation with the current tenants of the housing units.

Other Environmental and Social Aspects

n/a

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.

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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 and future owners. 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 in environmental and social terms.

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