

Environmental and Social Data Sheet

Overview

Project Name:	REHABILITATION LOGEMENT SOCIAL BASSIN MINIER
Project Number:	2018-0856
Country:	FRANCE
Project Description:	Framework loan financing a program of rehabilitation of 9597 housing units.
EIA required:	No
Project included in Carbon Footprint Exercise ¹ :	No

Environmental and Social Assessment

To overcome the critical economic and social situation in the Mining basin, the State and the local authorities signed in 2017 a “Commitment for the Renewal of the Mining Basin” (Contrat d’engagement pour le renouveau du bassin minier, CERBM), which targets the sustainable conversion of the Mining basin territory over 10 years. It integrates various actions such as the renovation of the mining towns, the revitalisation of urban centers, the promotion of major mining heritage sites and fostering economic development.

The proposed Framework Loan (FL) concerns the rehabilitation of 9597 social housing units in Mining basin, Nord and Pas de Calais, France. Out of the total number of units, 5272 are part of a large rehabilitation programme under ERBM (Engagement pour le Renouveau du Bassin Minier), and 4325 are under standard rehabilitation plan.

Given the location of the housing units in already urbanised areas and the relative size of the individual schemes, none of the identified schemes is expected to fall under Annex I of the EIA Directive 2014/52/EU (amending 2011/92/EU). Nevertheless, should any scheme fall under Annex II of the Directive and be screened in by the Competent Authority, the Promoter shall deliver the EIAs to the Bank. In addition, for all units included in an urban renewal or rehabilitation programme, the relevant EIA and SEA of the programme will also be made available to the Bank.

The schemes will be located in urban areas therefore significant impacts on protected sites, including Natura 2000 areas, cannot be excluded but are deemed unlikely. However, about 55% of the housing units are protected under UNESCO cultural landscape, and the Promoter shall follow the applicable rules of the rehabilitation of such housing units.

The overall environmental and social impact of this framework loan is expected to be positive. The framework loan will contribute to: i) restore purchasing power of vulnerable populations,

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.

ii) create business opportunities for SMEs in the region and promote an energy efficient and ecological approach. The Project will include significant energy efficiency measures that will lead to low energy consumption. Therefore, socio-economic benefits in terms of urban development, energy efficiency and climate change mitigation are expected to be significant.

The capacity of the Promoter was assessed during the appraisal mission, and it appears that the Promoter has good environmental and social capacity. The Promoter is following environmental and social procedures in line with his legal obligations.

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 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 housing units will be located in developed urban areas, and will be implemented by a well-experienced Promoter. The Project is not expected to have any major impact in the environment apart from temporary disturbances during civil works construction, which can be mitigated by appropriate measures.

At operation stage, the Project will have a positive environmental impact by reducing energy consumption thanks to its comprehensive approach to thermal efficiency in buildings, therefore contributing to mitigate climate change. Energy efficiency measures will be the focus of the planned rehabilitation projects.

Social Assessment, where applicable

The Project aims to provide social housing in different areas, 9597 housing units, out of which 52% are based in sensitive area. This will contribute to promote social inclusion in these areas, to avoid urban sprawl, to improve living conditions of persons eligible for social housing, and to improve the urban environment through the development of good quality buildings for low income households. The Project is expected to bring important social benefits for households and local communities.

Public Consultation and Stakeholder Engagement

Public Consultation will be carried out as part of the planning and urban process, in conformity with EU Directives and French Legislation. Based on previous similar projects, it appears that the Promoter has good experience in managing properly the different stakeholders, and also has a close approach with the households to solve any issue when raised.

Conclusions and Recommendations

The Project takes place in a very mature sector and is implemented by a very experienced Promoter. For housing units either requiring an EIA or affecting a Natura 2000 site or any other natural protected area (if any), the Promoter will be required to submit the EIA to the Bank and/or to demonstrate compliance with the Habitats and Birds Directives prior to the use of funds.

The social housing units to be financed under the project have to comply with EIB environmental and social standards and will significantly contribute to the improvement of the urban environment. It is expected that the investments will result in a number of positive social externalities (e.g. facilitating social inclusion and improving living conditions of persons eligible for social housing, improvement of the urban environment through the development of good quality buildings for low income households). Any environmental effects such as disturbances during civil works construction should be mitigated by appropriate measures.

The capacity of the Promoter to address and manage environmental and social issues was assessed during appraisal and is deemed good. Therefore, and subject to the conditions mentioned above, the operation is considered acceptable for the Bank in environmental and social terms.