

Environmental and Social Data Sheet

Overview

Project Name:	SEVILLA SOCIAL HOUSING
Project Number:	2018-0901
Country:	Spain
Project Description:	Construction of approximately 562 social and affordable housing units for rent in the City of Sevilla
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The investment loan will finance an investment programme with identified components comprising the construction of 562 social and affordable housing units for rent and improvements to the surrounding urban environment.

The environmental impact of the operation at construction stage will be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include traffic and dust during construction, which will be alleviated by appropriate site and construction management.

The construction of the new social housing units will meet good environmental standards and will contribute to maintain and improve the quality of the built environment.

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. None of the project components, given their size and nature, will require an EIA. The project does not require a SEA per se as the entire project is part of a General Urban Plan, which has

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.

undergone a SEA. None of the project components will be located inside or near a Natura 2000 area and there will be no impacts on any protected site.

Social Assessment

There is no self-standing social assessment for the project. However, the need for rented social housing in the area is significant, with a waiting list of over 11,000 claimants. The construction of new social housing units for rent will contribute to alleviating the shortages in the social housing supply, helping meet the demand for additional social housing in the City of Sevilla.

The provision of social and affordable housing for rent will improve the quality of life of the most vulnerable groups of society particularly those in the lower income brackets and is expected to combat poverty and promote greater social inclusion.

Public Consultation and Stakeholder Engagement

Consultation process is embedded in the planning process (article 133.2 Law 39/2015 on the Common Administrative Process of the Public Administration and Order PRE/1590/2016 that gives instructions to enable public participation), therefore the social housing components of this operation are subject to stakeholder engagement and public scrutiny.

Conclusions and Recommendations

The promoter has significant experience in managing environmental and social risks. The Operation is expected to increase the supply of social housing for rent and improve local housing market flexibility, contributing to meeting the needs of low and middle income households. It is estimated that the net environmental and social impact of the Operation will be positive. The provision of social housing will improve the quality of life of the most vulnerable groups of society whilst promoting greater social inclusion.

Prior to disbursement against any specific scheme, the promoter is to provide to the Bank documentary evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2011/92/EU) and subsequent amendments (e.g.: 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. In addition, the promoter will be requested to deliver the NTS of EIAs (if applicable) to the Bank before the Bank funds are disbursed.

Against this background, and subject to the conditions mentioned above, the project is acceptable to the Bank in environmental and social terms.