

Public

Environmental and Social Data Sheet

Overview

Project Name:	ELDERLY AFFORDABLE ASSISTED LIVING FRANCE
Project Number:	2019-0171
Country:	FRANCE
Project Description:	Financing the development plan for a European operator of nursing homes and healthcare services, to build new shared homes as affordable solutions for elderly people in small cities across France over the next 5 years
EIA required:	This is multi-scheme Investment Loan (IL) operation. Some of the schemes may require an EIA under Annex II of the EIA Directive.
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

Environmental Assessment

The EIB financing will support construction of housing units which will be conform to RT2012 (the French energy efficiency regulation for buildings), in line with the EU Directive on Energy Performance of Buildings (2010/31/EU), therefore this project will have a positive impact on the achievement of France's national energy efficiency targets.

The competent authority will have to determine whether each subproject is subject to a full EIA procedure according to the EIA Directive 2014/52/EU amending the EIA Directive 2011/92/EU. Further details on the screening decision, the environmental permitting status, the proximity and potential impact of each subproject to natural conservation areas, and on other aspects of the environmental impact assessment will be clarified during the implementation. 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.

In line with the French legislation, the project will have the relevant building permits in place, including environmental authorisations, before launching the implementation.

Environmental Competent Authorities in France have put in place monitoring requirements under the EIA and protected areas.

Luxembourg, 15.10.2019

The Project is located in urban developed areas. The housing schemes will be implemented by a well experienced Promoter ("Age et Vie Habitat", Korian group).

At construction stage, the Project will increase noise and vibration levels, and will have an impact on groundwater and air quality. Adequate mitigation measures will be considered together with the enforcement of good construction 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 in environment reducing the energy consumption and therefore contributing to mitigate climate change. Energy efficiency measures will be considered in the designs. In addition, France has transposed the Energy Performance of Buildings (EPBD) Directive (2010/31/EU) which will be applied by the Promoter, guaranteeing energy savings during operation.

Social Assessment, where applicable

The project aims to provide affordable and suitable solutions for elderly who cannot live individually at home any longer but do not need yet to go in nursing homes, as an intermediary/ transition solution that extends their independence but at the same time offers necessary medical homecare services when needed.

This will contribute to promote social diversity in these areas and to avoid urban sprawl (against individual housing). The Project is expected to bring important social benefits for elderly people and local communities.

The Project will not entail involuntary resettlement. Land will be provided through urban development process and up to date, no major complaints regarding land acquisitions have been raised.

The Promoter has developed a Social and Environmental Responsibility policy, which could be labelled in the future.

Overall, the social impact is expected to be positive, as the program will improve living conditions of elderly people and their families.

Public Consultation and Stakeholder Engagement

Public Consultation was or will be carried out as part of the urban planning process, in conformity with EU Directives and French Legislation. Complaints, suggestions and remarks received (both from public and private stakeholders) have to be reflected in the final design of each Project.

Conclusions and Recommendations

The project consists of the construction of 356 shared housing units (178 projects of 2 units each) for the elderly (each housing unit accommodating 7 or 8 elderly people) with assisted living and access to medical homecare available when needed and recommended. Each unit of 300-350 sqm is shared by 7 or 8 elderly people who each have private use of their individual 30 sqm condos and around 100 sqm in common use (with shared kitchen, living room). Each unit comprises also housing for 2 permanent carers.

Luxembourg, 15.10.2019

The project will be implemented within the next 5 years in small cities (generally < 10,000 inhabitants) across France. Therefore, sub-projects will be embedded in the respective urban strategies (“Schémas de coherence territorial” – SCOT, “Plans Locaux d’Urbanisme” – PLU), which have their Strategic Environmental Assessments (SEA) in compliance with the EU SEA Directive 2001/42/EC.

The project will contribute to the development of nearly zero-energy buildings (NZEBs) through the French regulation RT2012, thus reducing CO2 emissions.

Given the location of the housing units and the relative size of the individual schemes, they are unlikely to be subject to EIA.

Prior to disbursement against any specific scheme, the Promoter is to provide to the Bank the evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into the national law. In addition, the Promoter will be requested to deliver EIAs (if applicable) to the Bank before the use of Bank funds are disbursed. As regards energy performance of residential buildings, where applicable, Energy Performance Certificates will be issued after completion.

The overall environmental and social impact of the operation is positive. The Project will be implemented in existing urban areas and will contribute to expand the affordable housing for elderly assisted people. The Project will include energy efficient 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 high.

The institutional capacity of the Promoter, “Age et Vie Habitat”, Korian group, to manage the environmental and social issues is deemed good. Therefore, subject to conditions mentioned above, the Project is acceptable for the Bank in environmental and social terms.