



Luxembourg, 14 July 2023

Environmental and Social Data Sheet

Overview

Project Name:	IRISH HIGHER EDUCATION STUDENT ACCOMMODATION – HFA
Project Number:	2023-0113
Country:	Ireland
Project Description:	The project is a multi-annual framework loan facility to provide financing for Irish universities student accommodation developments via the Housing Finance Agency

EIA required: to be confirmed

Project included in Carbon Footprint Exercise¹: no

(details for projects included are provided in section: “EIB Carbon Footprint Exercise”)

Environmental and Social Assessment

Environmental Assessment

The Project is a framework loan operation dedicated to investments in providing additional student accommodation to higher education institutions in Ireland.

University buildings of this kind are not specifically mentioned in the EIA Directive 2011/92/EU amended by Directive 2014/52/EU, though the Project may be covered by Annex II of the Directive in relation to urban development. As the Project is expected to mostly comprise new construction the schemes will be subject to screening by the Competent Authority. Should any scheme require an EIA at the time of allocation during the implementation period, the Promoter will be required to provide the Bank with a copy of the related environmental documents for review prior to confirming the allocation and publication where appropriate.

The new buildings will be designed and built to Irish nearly zero energy buildings (NZEB) standards. The design is planned to include some passive and active design measures such as the installation of best available energy efficient technologies, onsite renewable energy apparatus and enhancements to the building fabric. The EIB will require the Promoter to provide a copy of the building permits for the new buildings. Some schemes may include the renovation of buildings for transformation into student accommodation and would also include energy efficiency improvements, so the EIB will require the Promoter to provide copies of the design stage energy performance simulation, model or audit or equivalent and a copy of the energy performance certificate (EPC or BER) or equivalent for all new and renovated buildings on completion.

The Project has been assessed for Paris alignment and is considered to be aligned both against low carbon and resilience goals. The Bank will require the Promoter to provide copies of scheme specific climate risk and vulnerability assessments.

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB 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.



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Other Environmental and Social Aspects

The Project will support the provision of additional student accommodation facilities intended to alleviate pressure on local housing markets in Ireland's major cities and to provide more affordable accommodation for higher education students. This will enable students from lower income backgrounds to access higher education programmes leading to qualifications for better labour market outcomes and strengthening the transition into employment of their graduates.

Conclusions and Recommendations

The Project components form part of a strategic effort to increase the provision of modern student accommodation at higher education institutions alleviating pressure on local housing markets in Ireland.

The institutional capacity of the Promoter to ensure compliance of environmental and social issues and the procedures concerning the EIA screening and protection of natural areas put in place by the competent authorities are deemed satisfactory. Given the nature of the operation, the Promoter's capacity, capability and procedures as well as the conditions mentioned above concerning the provision of an EIA and other environment documentation available to the EIB where and when deemed necessary, the project is acceptable for EIB financing in environmental and social terms.