

Luxembourg, 09 October 2023

**Public**

## Environmental and Social Data Sheet<sup>1</sup>

### Overview

Project Name:	LONG TERM CARE DEVELOPMENT INFRASTRUCTURE II
Project Number:	20230047
Country:	Spain
Project Description:	The project (“the Project”) supports the promoter's expansion plan during the period 2023 to 2026 and entails the construction and equipping of several new facilities: long-term care centres mainly for the elderly population, rehabilitation hospitals and shared assisted living homes in different Autonomous Communities in Spain.

EIA required: yes/no

Invest EU sustainability proofing required yes

Project included in Carbon Footprint Exercise<sup>2</sup>: no

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

### Environmental and Social Assessment

#### Environmental Assessment

The Project will support Vitalia’s (a private, for-profit, elderly care provider in Spain) (“the Promoter”), expansion plan during the period 2023 - 2026 by financing the construction and equipping of several new facilities: 12 long-term care centres mainly for the elderly population, 3 rehabilitation hospitals and 4 blocks of assisted living apartments in seven different Autonomous Communities in Spain: Madrid, Andalucía, País Vasco, Murcia, Cataluña, Cantabria and Aragón.

The new-built facilities will be designed according to the functionalities required for the implementation of the promoter’s Quality Plan. The foreseen construction works will all be carried out in areas that are covered by existing urban development plans.

Long term care facilities are not specifically mentioned in the EIA Directive 2014/52/EU amending Directive 2011/92/EU, though the Project falls under Annex II of the Directive in

<sup>1</sup> The information contained in the document reflects the requirement related to the environmental, social and climate information to be provided to Investment Committee as required by the Invest EU Regulation and it represents the equivalent of the information required in the template of the InvestEU sustainability proofing summary

<sup>2</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20 000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.



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relation to urban development, leaving it at the discretion of the responsible competent authorities to request an EIA on the basis of the location and scale of the works concerned.

The building permits requested so far have been granted without an obligation to conduct a full EIA. For the remaining buildings, the final decision of the competent authority is still pending, but the Promoter expects to receive all the necessary permits without conducting an EIA. Should the competent authority require an EIA for any of the new buildings, the Promoter shall be required to provide the EIB with the full EIA document.

The Promoter has stated that no environmental impact assessment will be needed for any of the construction sites, however, this will be considered during the review of the planning permission documents submitted.

The Promoter has the intention to fully comply with the technical screening criteria for substantial contribution to climate change mitigation as established in the EU Taxonomy DA. The new buildings will have an energy consumption at least 10% below the NZEB standard as defined in the Spanish building codes. In addition, an air tightness test and a thermal integrity test will be carried out in all the buildings before commissioning.

Expected primary energy savings as compared to the baseline scenario are estimated at 3 594 MWh/year on average 35% reduction in net primary energy vs. the baseline (NZEB levels), as defined by the existing regulation.

Overall, these new facilities will improve quality of care and safety. Due to the reduced footprint and the use of new materials and technologies, the new buildings will increase the overall energy efficiency of the Promoter's care infrastructure.

### **Climate Assessment**

The Promoter has the intention to fully comply with the technical screening criteria for substantial contribution to climate change mitigation as established in the EU Taxonomy DA. The new buildings will have an energy consumption at least 10% below the NZEB standard as defined in the Spanish building codes. In addition, an air tightness test and a thermal integrity test will be carried out in all the buildings before commissioning.

Expected primary energy savings as compared to the baseline scenario are estimated at 3594 MWh/year on average 35% reduction in net primary energy vs. the baseline (NZEB levels), as defined by the existing regulation.

Overall, these new facilities will improve the quality of care and safety. Due to the reduced footprint and the use of new materials and technologies, the new buildings will increase the overall energy efficiency of the Promoter's care infrastructure.

### **EIB Paris Alignment for Counterparties (PATH) Framework**

The Promoter is in scope and screened out of the PATH framework, because it does not operate in a high-emitting sector and is not considered a highly vulnerable counterpart.

### **Social Assessment**

The Project does not have any significant negative social impacts, as the Promoter is expected to carry out its activities in compliance with applicable Spanish labour and social standards.

The investment programme will have a significant positive impact on the social well-being in the most densely populated regions in Spain. The population that needs residential care will be treated in more up-to-date and safer facilities, which allows for better service delivery, infection prevention and patient satisfaction. Home care will be enhanced; many more patients will receive personalized care provided by professional caregivers in the comfort of their homes.



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Furthermore, by keeping rehabilitation and elderly care costs at sustainable levels, the country's economic sustainability will be strengthened.

By addressing the capacity gap in the long-term care sector, the Project is also expected to have a positive impact on women's participation in the labour market. Enduring the burden of unpaid care systematically disadvantages women in the labour market and perpetuates gender inequalities.

## **Conclusions and Recommendations**

As the Project covers construction works within, or close to, consolidated urban areas, no significant impact is expected on the environment. Overall, the new buildings will improve care conditions and will allow the patients to live in facilities better adapted to their individual needs. The investment programme will have a significant positive impact on the social well-being in the most densely populated regions in Spain.

By providing a better configuration of the buildings, the Project will enable the introduction of better and more cost-effective methods for care and includes beneficial elements in terms of social cohesion and protection.

### **Undertaking**

The Finance Contract will include an undertaking that the Promoter should provide the EIB with documents supporting the execution of an EIA procedure in case a full Environmental Impact Assessment is requested for any of the construction sites.

Sustainability proofing conclusion: the Project is carried out in compliance with applicable national and EU environmental and social legislation. Based on the environment, climate and social (ECS) information and based on the review of the likely significant ECS risks and impacts and the mitigation measures and management systems in place, the Project is deemed to have low residual ECS risks and impacts. No further sustainability proofing is required. Therefore, the Project is considered acceptable in environmental and social terms for the Bank's financing.