

## Environmental and Social Data Sheet

### Overview

Project Name:	EIGEN HAARD HOUSING CORPORATION
Project Number:	2016-0237
Country:	Netherlands
Project Description:	The project concerns new construction and comprehensive upgrading of rental social housing by Housing corporation Eigen Haard in the years 2015-2020. Eigen Haard is active in the greater Amsterdam area.
EIA required:	This is an investment programme loan operation. Some of the schemes may fall under Annex II of the EIA Directive and have to be screened by the Competent Authority.
Project included in Carbon Footprint Exercise:	no

### Environmental and Social Assessment

#### Environmental Assessment

The multi-scheme operation to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA). Important socio-economic benefits in terms of sustainable urban regeneration and development are expected to result from implementing the investments. The social housing investments to be financed under the operation will comply with high environmental standards and will significantly contribute to the improvement of the urban environment. The part of the investment programme concerning upgrading and reconstruction will also bring energy efficiency benefits as it will lead to an annual reduction of around 6,700 ton CO<sub>2</sub>. The investments will bring back into use Brownfield and under-used sites to expand the promoter's social housing stock.

Relevant EU Directives have been transposed into national legislation (EIA Directive, Birds and Habitats Directive, Energy Performance of Buildings Directive). As regards energy performance of residential buildings, relevant parts to the project of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation (EnEV 2014). Where applicable, Energy Performance Certificates will be issued after completion.

#### Social Assessment and other Environmental and Social Aspects

The project will accelerate the needed supply of additional social housing in the metropolitan region, promote urban regeneration, energy efficiency, and better social inclusion of lower income households. Detailed technical standards are in place.

There is extensive involvement of tenants, the local population and stakeholders in the housing developments which should ensure that investments respond to person's/households' needs.

## Conclusions and Recommendations

Relevant EU Directives have been transposed into national legislation (EIA Directive, SEA Directive, Birds and Habitats Directive, Energy Performance Directive). The housing investments take place in a very mature sector and are implemented by a well experienced promoter.

For schemes either requiring an EIA or affecting a natural protected area (if any) the Promoter will be required by the Bank to provide the non-technical summary of the EIA or to demonstrate a proper clearance of the identified issue prior to the use of funds.

The housing schemes to be financed under the project have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. As required by legislation the objective is to upgrade existing housing stock to Label B (energy performance coefficient 1.2-1.4). New construction of housing will achieve Label A (energy performance coefficient 0.4). High energy efficient new construction will lead to low energy consumption in housing.

Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. To conclude: the investments undertaken by a very experienced promoter will contribute to more sustainable urban development and are in line with the Bank's criteria for this sector. Therefore, subject to the conditions mentioned above, the project is considered to be acceptable for Bank financing in environmental and social terms.

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