

Environmental and Social Data Sheet

Overview

Project Name:	RENOVATION LOGEMENTS AGENTS DE L'ETAT
Project Number:	2017-0001
Country:	France
Project Description:	The proposed project supports housing renovation for gendarmes in charge of safety in rural and peri-urban areas in France.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

The project will support the renovation of approximately 6,156 housing units by the promoter, Société Nationale Immobilière (SNI renamed CDC Habitat, CDC Group), in France. The investments will mostly be in upgrading to comfort and safety standards and in energy efficiency improvements of the building envelope (e.g. wall insulation, windows, roof and ceilings insulation) and of the heating systems (e.g. condensing boilers). Overall, the project will reduce energy consumption and improve comfort and living conditions for the people living in the renovated housing units.

The works can lead to an average decrease in primary energy consumption of refurbished buildings of 60 kWh/m²/yr with associated estimated CO₂ reductions of 1,400 tons/year. The exact savings will depend on the initial energy performance of the buildings and the promoter's investment optimisation strategy.

The environmental and social capacity of the Promoter is deemed satisfactory. The Bank's Environmental Requirements will be included in the finance contract.

Environmental Assessment

France, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2014/52/EU (amending the 2011/92/EU), SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC (amending the 79/409/EEC) and Energy Performance of Buildings Directive 2010/31/EU.

The Project is located in built-up areas and will have an impact on the environment during construction and operation.

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.

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At construction stage, the Project will increase noise and vibration levels, and will impact groundwater and air quality. Adequate mitigation measures will be considered together with the enforcement of good construction practices. The Project's impact at construction stage will be short-lived and reversible, at a level, which is deemed acceptable.

At operation stage, the Project will make a substantial contribution to reducing energy consumption thanks to its comprehensive approach to thermal efficiency in buildings, therefore contributing to mitigate climate change. Energy efficiency measures will be the main focus of the planned investments. In addition, France has transposed the Energy Performance of Buildings Directive (EPBD, 2010/31/EU), which will be applied by the Promoter, guaranteeing energy savings during operation of renovated housing.

Conclusions and Recommendations

Given the relative scale, location and nature of the individual schemes in built-up areas, all schemes are deemed not to have any significant negative environmental impact. Exceptionally, a scheme may fall under Annex II of the EIA Directive 2014/52/EU (amending the 2011/92/EU). In these cases the Bank will require the promoter to act according to the provisions of the aforementioned Directive as transposed into national law. Should the relevant competent authority screen in a scheme, the promoter shall deliver to the Bank the Non-Technical Summary (NTS) of the EIAs before the Bank funds are allocated.

The overall environmental and social impact of the project is expected to be positive. The energy efficiency measures will contribute to reducing energy consumption and subsequent running costs for the tenants. Therefore, the socio-economic benefits in terms of supporting less developed regions, energy efficiency and climate change mitigation are expected to be positive.

The environmental and social capacity of the Promoter is deemed satisfactory. The Bank's Environmental Requirements will be included in the finance contract. With the proposed conditions and eligibility criteria in place, this project is considered to be acceptable for Bank financing from an environmental and social perspective.