

Environmental and Social Data Sheet

Overview

Project Name:	HOUSING CORPORATION TRUDO
Project Number:	2016-0448
Country:	Netherlands
Project Description:	The project concerns an investment programme of social housing new construction and upgrading in the Eindhoven region in 2016-2020.
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 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 Habitat 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). Part of the housing new construction is expected to achieve an energy efficiency performance above building standards, up to near zero energy standard. According to promoter's estimates, the energy efficiency benefits are estimated at 5,600 MWh/m² annually resulting in 1,200 tons CO₂ saved. 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 city 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 Habitat 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 obliged by the Bank to submit 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.

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.