

 Early Warning System

EIB-20230122

IRISH SOCIAL HOUSING BUNDLE 3 PPP



Quick Facts

Countries	Ireland
Financial Institutions	European Investment Bank (EIB)
Status	Approved
Bank Risk Rating	U
Voting Date	2024-12-04
Borrower	National Development Finance Agency
Sectors	Construction, Law and Government
Investment Type(s)	Loan



Project Description

According to the Bank's website, the construction, operation and maintenance of 486 social housing units throughout Ireland to be financed and delivered by way of a public-private partnership (PPP) structure.

The project will help address the current shortage of social housing in Ireland, which is attributable to a combination of factors including recent steady demographic growth and diminished public resources. This shortage has been documented in the Irish government's housing strategy, 'Housing for All 2021-2030', which aims to deliver 33,000 new housing units by 2030, including 10,000 new build social homes and 6,000 affordable homes in the period 2022-2030, and promotes a specific objective to increase the use of PPPs to deliver social housing. The project is intended to contribute to the achievement of this target in a manner designed to ensure cost-effectiveness and a high standard of construction and maintenance.

The project is in line with the provisions of the 2022 Nice Declaration on Housing, the 2020 New Leipzig Charter, the EU Urban Agenda, and the EIB Urban Lending Review. Furthermore, it is aligned with the EU Energy Performance of Buildings Directive and with the Bank's Energy Lending Policy for new buildings.



Early Warning System Project Analysis

Compliance with the relevant EU Directives will be verified during appraisal stage: EIA Directive 2011/92/EU amended by the EIA Directive 2014/52/EU, SEA Directive 2001/42/EC, EU Habitats Directive 92/43/EEC and EU Birds Directive 2009/147/EC.

The status of any environmental studies and public consultations related to the investments will be reviewed during project appraisal. Energy efficiency requirements in line with the EU Directive on the Energy Performance of Buildings 2010/31/EU will also be further assessed.

It is envisaged that the project will contribute to urban regeneration and sustainable urban development in the various locations where the housing units will be built, generating significant positive social and economic benefits, including better living conditions thanks to increased services and job creation during implementation. All these elements will be evaluated during the appraisal of the project.



Investment Description

- European Investment Bank (EIB)

Investment type and amount not available at the time of disclosure.



Private Actors Description

The *National Development Finance Agency (NDFA)* provides financial advisory, procurement and project delivery services to State authorities on public infrastructure projects.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	National Development Finance Agency	Client	-



Contact Information

No contacts available at the time of disclosure.

ACCESS TO INFORMATION

You can submit an information request for project information at: <https://www.eib.org/en/infocentre/registers/request-form/request-form-default.htm>

ACCOUNTABILITY MECHANISM OF EIB

The EIB Complaints Mechanism is designed to facilitate and handle complaints against the EIB by individuals, organizations or corporations affected by EIB activities. When exercising the right to lodge a complaint against the EIB, any member of the public has access to a two-tier procedure, one internal - the Complaints Mechanism Office - and one external - the European Ombudsman. A complaint can be lodged via a written communication addressed to the Secretary General of the EIB, via email to the dedicated email address: complaints@eib.org, by completing the online complaint form available at the following address: <http://www.eib.org/complaints/form> via fax or delivered directly to the EIB Complaints Mechanism Division, any EIB local representation office or any EIB staff. For further details, check: http://www.eib.org/attachments/strategies/complaints_mechanism_policy_en.pdf

When dissatisfied with a complaint to the EIB Complaints Mechanism, citizens can then turn towards the European Ombudsman. A memorandum of Understanding has been signed between the EIB and the European Ombudsman establishes that citizens (even outside of the EU if the Ombudsman finds their complaint justified) can turn towards the Ombudsman on issues related to 'maladministration' by the EIB. Note that before going to the Ombudsman, an attempt must be made to resolve the case by contacting the EIB. In addition, the complaint must be made within two years of the date when the facts on which your complaint is based became known to you. You can write to the Ombudsman in any of the languages of the European Union. Additional details, including filing requirements and complaint forms, are available at: <http://www.ombudsman.europa.eu/atyourservice/interactiveguide.faces>



Bank Documents

- [Environmental and Social Data Sheet \(ESDS\) - IRISH SOCIAL HOUSING BUNDLE 3 PPP](#)