

Environmental Social Risk Assessment Guideline



Eng Arm

1

General Information

2

EE Measures

3

Non EE Measures

Is the property classified as having high structural damage (3rd or 4th level)?

Yes

No/N/A

Assesses whether the property is classified as a building with a high accident risk level, Level 3 or 4, meaning that the building's load-bearing structures are significantly damaged or have lost their strength and stability. If the response is positive, the project is not eligible for further consideration or refinancing.

Is the property located in a landslide-prone area?

Yes

No/N/A

Assesses whether the property is located in a landslide-prone area. If the response is positive, the project is not eligible for further consideration or refinancing.

Does the property have access to the infrastructure (e.g., electricity, water, gas)?

Yes

No/N/A

Assesses whether the property is provided with essential infrastructure services, such as electricity, water supply, and gas, or the extent to which access to such services is available. The full or partial availability of infrastructure is considered from the perspective of project implementation to assess potential social, technical, or operational constraints. If the response is “Yes” the project proceeds without restrictions. If the response is “No” the absence of infrastructure is considered a manageable factor, and the project may proceed through the implementation of appropriate alternative solutions and the submission of a corrective action plan.

Is the property located adjacent to nationally protected areas, riverbanks, forest edge, wetlands and cultural heritage sites?

Yes

No/N/A

Assesses whether the property is located near environmentally or culturally sensitive areas, such as protected areas, riverbanks, forest edges, wetlands, or cultural heritage sites. Such proximity may result in additional environmental and social requirements, restrictions, or permits to ensure proper management of project impacts. If the response is “Yes” additional assessment, acquisition of the relevant permits, and implementation of mitigation measures are required, after which the project may proceed. If the response is “No” the project proceeds without additional restrictions.

Does the project have an irreversible effect on the flora and fauna?

Yes

No/N/A

Assesses whether project implementation may result in long-term or significant adverse impacts on flora and fauna. Such impacts are generally associated with the disruption of sensitive ecosystems, habitat loss, or significant reductions in biodiversity, and are subject to preliminary environmental assessment. If the response is “Yes” a detailed environmental assessment is conducted, and specific mitigation measures are developed to prevent or minimize impacts. If the response is “No” the project proceeds without additional restrictions.

Does the project contain or will generate hazardous waste (e.g., asbestos-containing material (ACM) roofing in existing residential houses, or lead-based paints (LBP) on walls in existing apartments or houses)?

Yes

No/N/A

Assesses whether hazardous waste may be generated during project implementation, such as asbestos-containing materials, lead-based paints, or other substances hazardous to human health and the environment, which may be present during the renovation or demolition of existing buildings. If the response is “Yes” preliminary identification of hazardous waste is carried out, followed by its safe management, including collection, temporary storage, transportation, and disposal in accordance with applicable regulatory requirements. A corrective action plan is also developed and submitted. If the response is “No” no specific management measures are required.

Will the project generate significant construction waste?

Yes

No/N/A

Assesses whether significant quantities of construction waste may be generated during project implementation, such as demolition debris, soil masses, packaging materials, or construction material residues, requiring special arrangements for management, transportation, or disposal. The generation of construction waste is typically associated with renovation and construction activities; however, the quantity may vary depending on the scale of works and may fall under different risk levels. If the response is “Yes” proper management of construction waste is organized, including its collection, sorting, transportation, and disposal, and a corrective action plan is developed and submitted. If the response is “No” no specific waste management measures are required.

The transportation of waste to the landfill will be carried out with community approval or through an authorized third party.

Yes

No/N/A

Assesses whether waste generated during the project will be transported to an appropriate disposal site in accordance with established legal procedures, either with municipal authorization or through authorized third party. Proper waste transportation and disposal are key components of environmental protection and must comply with applicable regulatory requirements to ensure control and risk reduction. If the response is “Yes” waste transportation is carried out in accordance with established legal procedures, either with municipal authorization or through a authorized third party, and a corrective action plan is developed and submitted to ensure controlled and safe disposal. If the response is “No” no specific waste management measures are required.

Will the project generate significant noise, air and waste pollution, or traffic jam affecting neighbors?

Yes

No/N/A

Assesses whether significant environmental and social impacts may arise during project implementation, including increased noise levels, air and dust emissions, temporary accumulation of waste, or traffic congestion that may affect nearby communities. Such impacts are typically associated with the temporary nature of construction activities and may vary in intensity depending on the scale and organization of the works. If the response is “Yes” appropriate mitigation and management measures are implemented, including noise reduction, dust control, proper waste management, and traffic management, to minimize impacts. A corrective action plan is also developed and submitted. If the response is “No” no additional specific measures are required.

Will the project result in involuntary resettlement, physical or economic displacement, or land acquisition leading to displacement of people or businesses?

Yes

No/N/A

Assesses whether project implementation may result in the physical or economic displacement of people or businesses, as well as land acquisition or restrictions on land use that could require the relocation of residents or economic activities. Displacement and resettlement are considered high social risk impacts and require special planning, compensation mechanisms, and the application of legal procedures. If the response is “Yes” a detailed social impact assessment is conducted, along with resettlement and/or compensation planning, to ensure appropriate compensation, compliance with legal procedures, and support for affected individuals or businesses. If the response is “No” no specific measures related to involuntary resettlement or displacement are required.

Are there any disputes, claims, or informal occupants on the land?

Yes

No/N/A

Assesses whether there are any legal or de facto restrictions related to the land plot, including disputes, claims, unclear ownership rights, or informal or illegal occupation of the area by residents or other parties. The presence of such conditions may affect the legal certainty, implementation timeline, and social risks of the project; therefore, they are subject to preliminary verification and confirmation. If the response is “Yes” a detailed review of the legal status of the land plot is conducted, and appropriate legal and administrative actions are taken to resolve disputes, claims, or illegal occupation prior to project commencement. A corrective action plan is also developed and submitted. If the response is “No” the legal status of the land plot is confirmed, and the project proceeds without additional restrictions.

Does the construction house involves recruitment of workforce?

Yes

No/N/A

Assesses whether project implementation involves the engagement of labor, such as construction workers, technical staff, or subcontractors, which requires the management of occupational health and safety, working conditions, and associated social risks. The engagement of labor is typically a standard component of the construction activities and requires appropriate organization, including compliance with safety requirements and the protection of workers’ rights. If the response is “Yes” relevant labor is engaged, including construction workers, technical staff, and subcontractors, while ensuring compliance with occupational health and safety requirements, protection of labor rights, and proper organizational arrangements. A corrective action plan is also developed and submitted. If the response is “No” no specific labor engagement is foreseen, and activities are carried out without additional requirements for workforce organization.

Will the steps be taken for fencing and sign?

Yes

No/N/A

Assesses whether site safety and organization measures are planned during construction works, such as the installation of fencing and signage to delineate the work area and ensure safety. Fencing and signage are commonly used during construction activities to prevent access by unauthorized persons, reduce the risk of accidents, and ensure the safe organization of works. If the response is “Yes” fencing and signage are installed to ensure site demarcation, prevent access by unauthorized persons, and support the safe organization of works. A corrective action plan is also developed and submitted. If the response is “No” these measures are not foreseen.

Will the workers involved in the process be provided with the personal protective equipment?

Yes

No/N/A

Assesses whether workers engaged in the project will be provided with the necessary personal protective equipment (PPE), such as helmets, gloves, safety footwear, masks, and other safety gear, to reduce potential injury and health risks during work. The use of PPE is a mandatory safety requirement for construction and renovation activities and ensures compliance with occupational health and safety standards. If the response is “Yes” all engaged workers are provided with the necessary PPE, including helmets, gloves, safety footwear, masks, and other required safety gear, ensuring compliance with occupational safety requirements and risk reduction. If the response is “No” appropriate PPE provision must be organized, and mandatory use must be ensured prior to the commencement or continuation of works. A corrective action plan is also developed and submitted.