



Luxembourg, 14 December 2022

Environmental and Social Data Sheet

Overview

Project Name: *ELDERLY CARE FACILITIES GERMANY*
 Project Number: *20220262*
 Country: *Germany*
 Project Description: The project consists of the construction of long-term care facilities in the form of 180 shared assisted living homes, residential communities for the elderly persons. The project will be implemented in various locations across Germany, mostly rural and small towns.

EIA required: no

Project included in Carbon Footprint Exercise¹: no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

Environmental and Social Assessment

Environmental Assessment

The project involves the construction of new facilities to provide an innovative model of affordable and suitable community care to elderly people. The investment will be divided in 180 facilities (sub-projects/schemes). Each facility is envisaged to consist of two separate residences, and each residence will accommodate up to 12 residents, establishing a co-living senior community. The project will be implemented in the next seven years (2022-2028) in small towns across Germany. The energy performance of the buildings will be 52 % lower than the threshold set for the nearly zero-energy building (NZEB) and the primary energy demand will be as low as 18.93 kWh/m². This project will have a positive impact on the achievement of Germany's national energy efficiency targets.

Long-term care, day care or assisted living facilities are not specifically mentioned in the EIA Directive 2014/52/EU amending EU Directive 2011/92/EU on Environmental Impact Assessment (EIA), though the project might be covered by Annex II of the Directive in relation to urban development. The Promoter confirms that so far none of the sub-projects have received the relevant building permits and no EIA has been requested by the Competent Authority within this process. However, since the building permits for the individual projects have not been issued yet, it remains possible that some of them could be screened in. If any of the remaining sub-projects requires an EIA, the Promoter shall make the relevant documentation available to the EIB.

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20 000 tonnes CO₂e/year absolute (gross) or 20 000 tonnes CO₂e/year relative (net) – both increases and savings.



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In line with the Germany national and federal legislation, the project will have the relevant building permits in place, including environmental authorisations, before launching the implementation. The Projects are located in urban developed areas. The Promoter has the competencies and experience to implement the project.

Social Assessment

The project provides long-term elderly care for older people with lower levels of income, who are more likely to have long-term care needs, whereas they are potentially less able to afford it. The project is both addressing the investment gap and inequity of access.

The Project will not entail involuntary resettlement. Land will be provided through urban development process and up to date, no complaints regarding land acquisitions have been raised. The Promoter has developed a Social and Environmental Responsibility policy that can be referred to in the future.

The project will result in providing higher quality and more accessible long-term care services for the German population. The envisaged range of long-term elderly care services responds to the demographic trends of the German population. The project supports vocational education of care professionals, what addresses shortage of caretakers on the German and European labour market. The innovative character of the proposed solutions will also help attract and retain skilled medical professionals. Furthermore, the project addresses undersupply of healthcare in rural areas in Germany as well as inequity of access for less affluent part of the population.

The promoter has a strategy in favour of diversity, inclusion, training and career management, particularly for women, who represent 82 % of its workforce and 46 % of its top management. Amongst other objectives, it has committed to increasing the proportion of women in top management to 50 % by 2023. It has further signed and integrated the "Women's Empowerment Principles" defined by UN Global Compact and UN Women in its strategy and is a member of the "OneInThreeWomen" programme, which aims at addressing gender based violence.

Conclusions and Recommendations

The project will enable the Promoter to implement, on a large scale, an innovative model of affordable and suitable community care to elderly people. Due to the use of modular construction components and co-generation of energy on site, the project will increase the overall energy efficiency.

The institutional capacity of the Promoter to manage the environmental and social issues is deemed good. In light of the above, the overall environmental and social rating of the project is therefore considered to be acceptable for the Bank's financing.