

25/05/2023

## Environmental and Social Data Sheet

### Overview

Project Name:	ROSTOCK ENERGY EFFICIENT SOCIAL HOUSING
Project Number:	2020-0650
Country:	GERMANY
Project Description:	The operation concerns the financing of the social and affordable housing programme of the City of Rostock. The investments will include construction of new municipal rental housing.
EIA required:	no
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

### Environmental and Social Assessment

#### Environmental Assessment

The Project consist of 4 schemes comprising the construction of approximately 561 new highly energy-efficient social and affordable housing units, which will be at least 20% more efficient than the current Nearly Zero-Energy Buildings (NZEB) criteria defined by the German regulation (NZEB+). All schemes will be located across the City of Rostock and will be exclusively for rent. The Promoter, Wohnen in Rostock Wohnungsgesellschaft mbH (WIRO), is a subsidiary of the City of Rostock, supports the municipal Housing Policy and acts as its implementing instrument.

The construction of new social and affordable housing units will meet good environmental standards and will contribute to maintain and improve the quality of the built environment. Where applicable, species protection measures are carried out in the immediate vicinity of the project sites (planting of trees and flowering meadows and certain shrubs) in accordance with the obligations in the building permits and as per German regulation. In addition, in some schemes the Promoter will install water reuse measures (rainwater) with the installation of water retention roofs; in two schemes the Promoter will rehabilitate polluted sites and the Promoter is also committed to installing extensive green roofs and vertical gardens on certain constructions, which have a positive impact on the city's climate and create a microcosm for animals and plants. All the newly built social and affordable housing units are expected to reach at least the KfW55 standards and therefore, are expected to perform at least 20% better than NZEB levels.

At operation stage, the Project will have a positive environmental impact by generating 540 MWh/year of primary energy savings and 151teq per year CO<sub>2</sub> emission reduction.

The Project is compliant with the Energy Performance of Buildings (EPBD) Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings amended by Directive (EU) 2018/84.

The Project's environmental impact at the construction stage was estimated to be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include increased heavy traffic and dust during construction, which will be alleviated by appropriate mitigation measures concerning site organisation and construction management in

<sup>1</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.



line with current legislation and respecting technical norms for construction of residential building and associated legislation.

None of the schemes are classified under the EU EIA Directive. The Project, including all the underlying investment schemes, is not located inside of any Natura 2000 site and it is not expected to negatively affect any site.

The Project is considered Paris aligned and consistent with the Climate Bank Roadmap as it concerns the construction of new social and affordable housing for rent in line with carbon-neutral strategies. The construction of highly-energy efficiency new buildings complies with national energy standards defined by the Energy Performance of Buildings Directive (EPBD).

### **EIB Paris Alignment for Counterparties (PATH) Framework**

The counterparty WIRO Wohnen in Rostock Wohnungsgesellschaft mbH is in scope and screened out of the PATH framework because it is not considered high emitting or high vulnerability.

### **Social Assessment, where applicable**

The construction of new social and affordable housing units will contribute to increase the supply of social and affordable housing for rent, thus alleviating the shortages in the local social and affordable housing market and helping to meet the current strong demand for additional social and affordable housing in the City of Rostock.

The provision of new social and affordable housing for rent will improve the social mix and will promote greater social inclusion. Thus, the Project will contribute to urban regeneration and renewal and promote sustainable urban patterns.

Overall, the operation is expected to generate positive social impacts by providing more pleasant and environmentally friendly housing and increasing the tenants' overall quality of life.

### **Public Consultation and Stakeholder Engagement**

Public consultation has been carried out as part of the urban planning process. Given the Promoter's extensive experience in managing similar projects, their experience to engage key stakeholders and properly manage public consultation processes is deemed appropriate.

## **Conclusions and Recommendations**

The Project will result in significant overall environmental benefits through the provision of energy efficient buildings and land remediation, as well as social benefits. The Project is expected to increase the supply of social and affordable housing for rent and to increase the market flexibility to respond to the current social and affordable housing needs. The provision of new social and affordable housing will contribute towards improving the social mix across the city and will promote greater social inclusion. More widely, the Project is expected to contribute to urban regeneration and renewal with improvements to the quality and attractiveness of the built environment.

The Project is expected to contribute to climate action through mitigation measures incorporated into the housing schemes. The Promoter has sound environmental and social capacity, well proven in the construction and operation of similar buildings. Against this background and given the regulatory framework in which the housing schemes will be implemented, the Project is acceptable to the Bank in environmental and social terms.