



European Investment Bank (EIB)

Luxembourg, 21/11/22

## Environmental and Social Completion Sheet (ESCS)<sup>1</sup>

### Overview

Project Name:	GEWOBAG BEZAHLBARES WOHNEN BERLIN
Project Number:	2015-0765
Country:	Germany
Project Description:	Financing of an investment programme of retrofitting and new construction of rented social housing in 2015-2020 by GEWOBAG, one of Berlin's housing companies, which owns and manages some 58,000 units. The operation also includes a small share of refugee/asylum seeker accommodation.

### Summary of Environmental and Social Assessment at Completion

**EIB notes the following Environmental and Social performance and key outcomes at Project Completion.**

The Project entailed the financing of an investment programme for retrofitting and new construction of rented social housing in 2015-2020 by GEWOBAG, one of the Federal State of Berlin's housing companies, which owns and manages some 58,000 units. The Operation also included a small share of refugee/asylum seeker accommodation.

The Project resulted in important socio-economic benefits to the local population in terms of urban renewal and regeneration and energy efficiency improvements. High-energy efficient new construction and retrofitting led to low energy consumption in housing. The social housing investments that were financed as part of the Project complied with high environmental standards and contributed to the improvement of the urban built environment. The investments brought under-used sites back into use, which resulted in additional social housing stock. The housing schemes included extensive consultation with tenants and the local community to ensure that investments responded to residents' needs.

The Project complied with EU Directives transposed into national legislation (EIA Directive, Birds and Habitat Directive). It also complied with the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) also transposed into national legislation (EnEV 2014). The Project included multiple schemes, which were part of spatial development plans and subject to a strategic environmental assessment (SEA). None of the schemes were subject to an Environmental Impact Assessment and no Natura 2000 sites were affected as a result of the Operation's implementation.

Some of the schemes under the Project were allocated to the accommodation of refugees/asylum seekers. These investments contributed to alleviating the need to accommodate a high number of refugees/asylum seekers that arrived in Berlin as a result of the Syrian refugee crisis. The buildings were designed in a way that could be adapted to other uses once they were no longer needed for refugee/asylum seekers. Detailed technical standards were in place and the local population were invited to participate in public stakeholder consultation. Facilities located in economic or industrial zones were excluded from the Project.

<sup>1</sup> The template is for ILs and FLs



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These investments resulted in better integration of refugees in the local social context and reduction of social tensions.

**Summary opinion of Environmental and Social aspects at completion:**

EIB is of the opinion based on reports from the promoter and site visits by the EIB team during construction that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.