

Luxembourg, 30th November 2023

Environmental and Social Completion Sheet (ESCS)

Overview

Project Name:	DEGEWO WOHNUNGSBAU BERLIN
Project Number:	2016-0642
Country:	Germany
Project Description:	Refurbishment and new construction of social and affordable housing in the City Berlin.

Summary of Environmental and Social Assessment at Completion

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

The operation was in line with the Berlin Spatial Development Concept (2015) and its projected increase of population by 2030. This plan was subject to a strategic environmental assessment (SEA). No schemes under this operation required an EIA or affected a natural protected area.

The operation included schemes that were designed with high environmental and social standards. The main goal was to increase the supply of social housing units, ensuring wider availability to meet the community's pressing needs. Accessibility was also a central consideration, primarily catering to vulnerable social groups (e.g., disabled and elderly), fostering inclusivity within the project's framework. Additionally, the stringent environmental standards resulted in overall support for the city's core objective of curbing urban greenhouse gas emissions. Finally, the project embraced a supportive stance towards women and families by including kindergartens in some schemes.

More in details, the project contributed to increase the supply of social housing in the city and contributed to accelerate its provision. It also drove urban revitalization of the existing housing stock with the implementation of energy efficiency refurbishments that lowered energy consumption.

The implementation of these investments yielded important socio-economic advantages for sustainable urban regeneration and development. The buildings were designed considering accessibility for all, some/a sub-project(s) included units that were accessible to disabled and elderly tenants. Additionally, one of the sub-projects concerned a student housing project where 50% of units were allocated to refugees.

The social and affordable housing investments complied with rigorous environmental standards, playing a significant role in enhancing the urban environment. A portion of the newly constructed housing surpassed the legal building requirements for the residential sector, meeting the the KfW Effizienzhaus-Standard 55 and ENEC requirements for energy efficiency.

Finally, the investment programme included the construction of new kindergartens and a primary school, thus contributing significantly to sustainable communities and the creation of employment opportunities in the areas of implementation.



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Summary opinion of Environmental and Social aspects at completion:

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