

Environmental and Social Data Sheet¹

Overview

Project Name:	HOWOGE BEZAHLBARES WOHNEN BERLIN
Project Number:	2023-0541
Country:	Germany
Project Description:	Investment loan to finance the new construction of energy efficiency affordable housing for rent for low and moderate-income households in Berlin.
EIA required:	No
Invest EU sustainability proofing required:	No
Project included in Carbon Footprint Exercise ² :	No

Environmental and Social Assessment

Environmental Assessment

This is a multi-scheme Investment Loan operation. All sub-projects are located in urban areas in Berlin. None of the sub-projects require an EIA (Environmental Impact Assessment) as defined under the EIA Directive 2014/52/EU, amending 2011/92/EU, and one sub-project might be located in the vicinity of a Natura 2000 site.

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

The construction of highly-energy efficient buildings will contribute to reducing energy consumption and subsequent running costs of the buildings. Therefore, the Project will contribute to climate change mitigation with estimated yearly primary energy savings of 1,272 MWh/year.

The Project has been assessed for Paris Alignment and is deemed aligned to low carbon and resilience goals, as set out in the EIB Climate Bank Roadmap. The Project is expected to contribute to climate action through mitigation and adaptation measures.

¹ The information contained in the document reflects the requirement related to the environmental, social and climate information to be provided to Investment Committee as required by the Invest EU Regulation and it represents the equivalent of the information required in the template of the InvestEU sustainability proofing summary

² 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.

Social Assessment

There is no separate social assessment conducted for the Project. The Project is expected to deliver high quality social and affordable housing with high energy efficiency standards. Some of the investments include creches, student and senior accommodation, green areas and playgrounds, and small commercial premises, including a medical praxis.

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 needs of low- and medium-income households. The provision of high-quality and energy efficient housing accommodation will also lead to lower operating costs and energy bills for low- and moderate-income households. The Project will contribute to social inclusion and it will support sustainable urban development with improvements to the quality and attractiveness of the built environment.

Public Consultation and Stakeholder Engagement

As is the case for the new construction buildings, public consultation is carried out as part of the urban planning process, in conformity with the relevant national legislation. 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.

Other Environmental and Social Aspects

The capacity of the Promoter to manage and monitor the environmental, social and climate related issues is deemed good.

Conclusions and Recommendations

The overall environmental and social impact of the Project is expected to be positive, with notable social and environmental externalities. 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 in Berlin. The Project will contribute to social inclusion and it will support sustainable urban development with improvements to the quality and attractiveness of the built environment.

The Promoter shall ensure environmental compliance of schemes in line with environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as well as EU Energy Performance of Buildings Directive 2024/1275 (EPBD) as transposed into the national law.

The Promoter will be requested to deliver evidence of the compliance with the Habitats and Birds Directives and the outcomes of the relevant appropriate assessment, if applicable.

Upon the Bank's request, the Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the EPBD after completion of works.

Based on the environmental, social and climate information provided by the Promoter during project appraisal, the risk identified is low. Therefore, no further sustainability proofing is required.

Against this background, subject to the conditions described above, and given the well-defined regulatory framework in which the schemes are implemented, the Project is acceptable to the Bank in environmental and social terms.