



Luxembourg, 03/12/2025

Environmental and Social Completion Sheet (ESCS)

Overview

Project Name:	VIVAWEST ENERGY EFFICIENT QUARTER
Project Number:	2020-0603
Country:	Germany
Project Description:	Financing of the Promoter's investment in a new highly energy efficient residential building block in the urban area of Düsseldorf, Germany.

Summary of Environmental and Social Assessment at Completion

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

The “Le Quartier Central” project was implemented in accordance with applicable EU Directives and EIB Environmental and Social Standards. The development comprises 447 rental housing units, including 95 publicly subsidised and 92 moderately priced units, alongside community infrastructure such as a daycare centre and kindergarten.

The operation supported sustainable housing (energy efficiency investments), thus, it is fully aligned with the strategic orientation of the EIB's Action Plan for Affordable and Sustainable Housing, with the aim of boosting financing for innovation in the construction sector as well as higher investments in renovation and new build of sustainable housing.

The project was designed and constructed to meet the KfW Efficiency House Standard 55. This aligns with the EIB's Energy Lending Policy (ELP 2019) and contributes to climate change mitigation through improved energy performance and reduced greenhouse gas emissions. During construction, temporary impacts such as noise, vibration, and air quality degradation were anticipated.

The energy efficiency gains were achieved through advanced insulation, energy-saving technologies, and high-quality fittings.

Beyond environmental performance, the project delivers strong social benefits:

- Affordable housing: 447 rental units, including publicly subsidised and moderately priced apartments.
- Inclusive design: Barrier-free and accessible living spaces for diverse resident needs.
- Community infrastructure: Integrated childcare facilities to support families.

The promoter demonstrated strong capacity in managing E&S aspects, in line with the commitments made at appraisal.

Mitigation measures were effective, and no adaptive management interventions were required during implementation. Residual impacts were minimal, temporary, and reversible.

Summary opinion of Environmental and Social aspects at completion:

The 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.