

## Environmental and Social Data Sheet

### Overview

Project Name:	SOZIALE STADTERNEUERUNG HAMBURG II
Project Number:	2015-0274
Country:	Germany
Project Description:	Refurbishment and new construction of social and affordable housing throughout the City of Hamburg.
EIA required:	Multiple scheme operation, some schemes may require an EIA
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

### Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

The social and affordable housing investments to be financed will form part of local urban development plans which include an environmental assessment. Important socio-economic benefits in terms of urban renewal and regeneration and energy efficiency are expected to result from implementing the housing investments. The housing schemes include extensive involvement of tenants and the local community which should ensure that investments respond to households' needs.

The investments will bring back into use brownfield sites and under-used sites to expand the social housing stock in Hamburg. High energy efficient new construction will lead to low energy consumption in housing. As regards retrofitting, the project will lead to a considerable reduction of energy consumption of the housing stock. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. To conclude: the investments undertaken by a very experienced promoter will contribute to more sustainable urban development and are line with Bank's criteria for this sector.

The net environmental and social impact of the operation is expected to be positive, with improved environment and in particular social conditions for the inhabitants in Hamburg. The project is expected to contribute to climate change mitigation (e.g. through energy efficiency in buildings).

The institutional capacity of the Promoter to manage the environmental and social issues is deemed good. Given the nature of the operation and the procedures concerning EIA and nature protection put in place by the competent authorities and the capacity of the Promoter, subject to the conditions mentioned above, the operation is acceptable in environmental and social terms.

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<sup>1</sup> Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO<sub>2</sub>e/year absolute (gross) or 20,000 tons CO<sub>2</sub>e/year relative (net) – both increases and savings.

## Environmental and Social Assessment

### Environmental Assessment

Relevant EU Directives have been transposed into national legislation (EIA Directive, SEA Directive, Birds and Habitat Directive, Energy Performance Directive). The housing investments take place in a developed sector and are implemented by a well experienced promoter. For schemes either requiring an EIA the Promoter will be required by the Bank to submit the non-technical summary of the EIA. However, given the small to medium scale of the housing schemes it is unlikely that an EIA as defined under the EU Directive 2011/92/EU in many would be required.

Investments under the project will be located in the urban territory of Hamburg, it is expected that no protected Natura 2000 sites will be affected by any of the schemes. However, should any scheme have any significant impact on a protected site, the Competent Authority has to provide evidence of the compliance with the Habitats (92/43/EEC) and Birds (2009/147/EC) Directives (Form A/B or equivalent) before the Bank funds are allocated.

As regards energy performance of residential buildings, relevant parts for the project of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation [Energy Performance of Buildings (Certificates and Inspection) (Amendment) Regulations 2014]. The social housing schemes to be financed under the project have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. New build social housing will need to achieve high energy efficiency requirements, and can be supported under a (federal state) grant programme.

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