

Environmental and Social Data Sheet

Overview

Project Name: BERLIN MODULARE UNTERKUNFTE
Project Number: 2016-0452
Country: Germany
Project Description: The operation with the Investitionsbank Berlin is an intermediated Framework Loan to finance investments in the years 2016-2019 by housing companies of the federal state (Land) of Berlin to accommodate asylum seekers/refugees without legal status.

EIA required: This is a multi-scheme Framework Loan operation. Some of the schemes may fall under Annex II of the EIA Directive and have to be screened by the Competent Authority.

Project included in Carbon Footprint Exercise: no

Environmental and Social Assessment

Environmental Assessment

Relevant EU Directives have been transposed into German Law (EIA Directive, SEA Directive, Birds and Habitat Directive, Energy Performance Directive). The multi-scheme Framework operation to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA). The buildings permission approval processes include environmental impact assessment procedures.

This being a multi-scheme framework loan, some of the schemes may require an EIA or affect a Natura 2000 area. In such cases, the Promoter will be obliged to submit to the Bank the non-technical summary of the EIA or the relevant Natura 2000 assessments and to demonstrate a proper clearance of the identified issue prior to the use of funds.

Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. The buildings to be financed under the operation will comply with high environmental standards and will significantly contribute to the improvement of the urban environment. The investments will bring back into use Brownfield or under-used sites.

As regards energy performance of residential buildings, relevant parts of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation (EnEV 2014) and the project will comply with German national energy performance standards. Where applicable, Energy Performance Certificates will be issued after completion.

Social Assessment

Important socio-economic benefits in terms of sustainable urban regeneration and development are expected to result from implementing the investments. The operation is dedicated to accommodate refugees without legal status/asylum seekers and it is expected to deliver up to 4,000 places. The investments will contribute to alleviating the situation of

refugees/ asylum seekers in Berlin. The buildings will be designed in a way to suit the accommodation needs. Detailed technical standards are in place and the sub-projects include involvement of the local community which should foster integration.

The buildings comprise accommodation facilities which are of a higher standard than that at reception centres, and will be used for regular social housing once they are no longer needed to accommodate refugees/ asylum seekers. During the period (at least 3 years) when they will be used as refugee/ asylum seeker accommodation, they will be operated by the federal state of Berlin, in accordance with the principles of the EU Reception Directive 2013/33/EU (recast); this has been confirmed at appraisal and a written statement from the federal state of Berlin to this effect will be obtained as a condition to disbursement.

Public Consultation and Stakeholder Engagement

The preparation of sub-projects includes involvement of the local community and relevant stakeholders, which should foster integration.

Other Environmental and Social Aspects

The operation is complementary to the already approved EIB operation TEMPORARY HOUSING BERLIN with the federal state of Berlin.

Conclusions and Recommendations

The investments take place in a very developed regulatory framework for refugees and social housing and are implemented by an experienced promoter (federal State of Berlin) and final beneficiaries (housing companies of the federal state of Berlin). For sub-projects either requiring an EIA or affecting a Natura 2000 site (if any) the Promoter will be obliged by the Bank to submit the non-technical summary of the EIA or the relevant Natura 2000 assessments and to demonstrate a proper clearance of the identified issue prior to the use of funds.

The building 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. It is expected that the investments will result in a number of positive social externalities (e.g. better integration of refugees in the local social context, reduction of social tensions, and improvement of the urban environment through the development of good quality buildings). The promoter shall provide a confirmation from the federal state (Land) of Berlin that the key principles of the EU Reception Directive 2013/33/EU are applied.

To conclude: the investments will be undertaken by a very experienced promoter and final beneficiaries and will contribute to more sustainable urban development and are in line with the Bank's criteria for this sector. Therefore, and subject to the conditions mentioned above, the operation is considered to be acceptable for Bank financing from a social and environmental perspective.