

Environmental and Social Data Sheet

Overview

Project Name:	TEMPORARY HOUSING BERLIN
Project Number:	2015-0757
Country:	Germany
Project Description:	<i>The Framework Loan concerns investments of the German federal state (Land) of Berlin in the years 2016-2019 in the provision of appropriate accommodation for refugee/asylum seekers. The individual schemes financed under the operation will be implemented by the Land of Berlin as part of its infrastructure provision task. The promoter intends to implement 10 sites/schemes by using prefabricated modules for the buildings.</i>
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).

Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. Important socio-economic benefits in terms of sustainable urban regeneration and development are expected to result from implementing the investments. 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 and under-used sites.

Relevant EU Directives were transposed into national legislation (EIA Directive, Birds and Habitat Directive, Energy Performance of Buildings Directive). As regards energy performance of residential buildings, relevant parts to the project of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation (EnEV 2014). Where applicable, Energy Performance Certificates will be issued after completion.

Social Assessment

The operation is dedicated to accommodate refugees/asylum seekers. The investments will contribute to alleviating the situation of the high number of refugees/asylum seekers arriving in Berlin. The buildings will be designed in a way to suit the accommodation of asylum seekers/refugees. Detailed technical standards are in place and the schemes include involvement of the local community which should foster integration.

Conclusions and Recommendations

The investments take place in a very developed regulatory framework and are implemented by an experienced promoter (federal State of Berlin). For schemes either requiring an EIA or

affecting a natural protected area (if any) the Promoter will be obliged by the Bank to submit the non-technical summary of the EIA 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).

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

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