

Environmental and Social Data Sheet

Overview

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| Project Name: | SOZIALES UND NACHHALTIGES WOHNEN BRANDENBURG II |
| Project Number: | 2015-0650 |
| Country: | Germany |
| Project Description: | The Framework Loan will be the second social housing operation in the federal state (Land) of Brandenburg with the counterpart ILB. The operation concerns the financing of the Land Brandenburg's social housing programmes implemented in the years 2016-2020 in the municipalities throughout the region. The investments comprise primarily new construction of social housing, and also some retrofitting and adaption of existing housing to improve mobility and accessibility. |
| 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

The individual social housing investments will form part of specific local integrated urban development plans (INSEKs, Integrierte Stadtentwicklungskonzepte) or designated urban renewal areas, which satisfies the EIB's eligibility criteria for urban renewal and sustainable communities. There is extensive participation in the local planning. As regards the wider framework, the multi-scheme operation to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA).

The housing investments take place in a developed sector. Relevant EU Directives have been transposed into German Law (including SEA (2001/42/EC), EIA (2011/92/EU) and subsequent amendments (e.g.: 2014/52/EU), Habitats (92/43/EEC), Birds (2009/147/EC) and Energy Performance of Buildings (2010/31/EU) Directives). 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 or to demonstrate a proper clearance of the identified issue prior to the use of funds. 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

Positive social benefits are expected. The operation will provide housing for eligible households which will in particular be helpful for applicants on waiting lists.

Public consultation and Stakeholder Engagement

The individual social housing investments will form part of specific local integrated urban development plans (INSEKs, Integrierte Stadtentwicklungskonzepte) for which public consultation is carried out.

Conclusions and Recommendations

Important socio-economic benefits in terms of urban development and regeneration and energy efficiency are expected to result from implementing the multi-scheme Framework Loan operation. It is expected that the investments will result in a number of positive social externalities, e.g. providing social housing for households on waiting lists. The social housing investments to be financed under the operation will significantly contribute to the improvement of the urban environment by reusing Brownfield sites; the investments will comply with high environmental standards and high energy efficient new construction will

lead to low energy consumption in housing. As regards retrofitting, the project will lead to a 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 through the region of Brandenburg will contribute to more sustainable urban development and are in line with the Bank's criteria for this sector. Therefore, subject to conditions mentioned above the operation is considered to be acceptable for Bank financing from a social and environmental perspective.

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