

Environmental and Social Data Sheet

Overview

Project Name:	GEWOBAG BEZAHLBARES WOHNEN BERLIN
Project Number:	2015-0767
Country:	Germany
Project Description:	Financing of an investment programme of retrofitting and new construction of rented social housing in 2015-2020 by GEWOBAG, one of Berlin's housing companies which owns and manages some 58,000 units. The operation also includes a small share of refugee/asylum seeker accommodation.
EIA required:	This is an investment programme 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

Important socio-economic benefits in terms of urban renewal and regeneration and energy efficiency are expected to result from implementing the investments. The social housing investments 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 to expand the promoter's social housing stock.

The multi-scheme operation to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA).

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 and other Environmental and Social Aspects

A very small share of the investments will be accommodation for refugees/asylum seekers. These investments will contribute to alleviating the situation of the high number of refugees/asylum seekers arriving in Berlin. The buildings are designed in a way that they can be adapted to other uses once they are no longer needed for refugee/asylum seekers. Detailed technical standards are in place and there is involvement of the local population. Facilities located in economic or industrial zones are excluded from the operation. The housing schemes include extensive involvement of tenants and the local community which should ensure that investments respond to households' needs.

Conclusions and Recommendations

Relevant EU Directives have been transposed into English Law (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 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.

The 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. 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.

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 accommodation).

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 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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