

## Environmental and Social Data Sheet

### Overview

Project Name: *WIENER WOHNEN - REVITALISIERUNG*  
Project Number: *2016-1011*  
Country: *Austria*  
Project Description: Refurbishment and modernisation of social housing stock with particular focus on energy efficiency measures.

EIA required: No (retrofitting of existing buildings)

Project included in Carbon Footprint Exercise<sup>1</sup>: No

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

### Environmental and Social Assessment

#### Environmental Assessment

The project represents a continuation of EIB support to Vienna's investment programme dedicated to comprehensive refurbishment and modernisation of the social housing stock. The project is in line with the city's spatial development plans, which were subject to an SEA.

The promoter, Wiener Wohnen, the City of Vienna's housing company, is in charge of 220,000 social housing units accommodating about 500,000 persons, which accounts for about a quarter of the City's total housing stock and of the total population respectively.

This project comprises of 70 investment schemes, which will refurbish some 8,300 housing units (no new construction is envisaged, except for conversion of some selected attics into apartments). The interventions will concern primarily energy efficiency measures (50% of investment) accompanied with additional works on the related infrastructure such as safety and security measures, barrier-free adaptations and upgrading of common spaces.

The planned schemes will be located in different urban renewal areas across Vienna identified by social mapping of the city [Sozialraumatlas].

Given the nature, scale and location of the sub-projects – comprehensive retrofitting and rehabilitation of rental social housing in built-up urban areas – the investments are not subject to EIA as defined under the EIA Directive 2014/52/EU (amending 2011/92/EU).

The project will significantly contribute to the improvement of the urban environment, through rehabilitation and retrofitting measures of the city's rental social housing stock. Extensive energy efficiency measures will considerably reduce the housing stock's energy consumption and improve tenants' living conditions. The project will therefore contribute to climate action (mitigation) in line with the EIB criteria. It can be estimated that the investment programme will lead to CO<sub>2</sub> absolute savings of 10,614 t per annum, contributing to the second Vienna climate change programme (KliP Wien II 2010-2020). In addition, the investments will foster urban regeneration and renewal in the respective neighbourhoods.

<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

## **Social Assessment**

The project will concern 8,314 apartments and will thus affect about 24,000 persons living in the respective households. The tenants represent persons and families who do not exceed a certain income threshold and often receive social benefits from the state or the municipality.

The project is implemented during full operation without even temporary moving of the residents. As a result, particularly larger complexes of housing units (also exceeding 1,000 of residents) are implemented incrementally in phases over many years. However, the temporary discomfort during the implementation of the project will be compensated by significantly improved living environment, both inside the buildings and outside in visual terms, as well as by reduction of individual households expenditure for energy consumption.

## **Public Consultation and Stakeholder Engagement**

The promoter, Wiener Wohnen – Vienna's social housing company, carries out a consultation process (meetings) with the concerned inhabitants before (one year in advance), during and after the refurbishment implementation. Furthermore, on each construction site the promoter has a local contact point for interaction with persons living in the area. This interaction is appreciated by the inhabitants and allows for early mitigation of possible issues. The promoter also provides guidance for the tenants with regard to the desirable regime of ventilation in order to maximise efficiency of the energy saving measures.

## **Conclusions and Recommendations**

The relevant EU Directives, including EIA 2014/52/EU (amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) and Energy Performance of Buildings (2010/31/EU), have been transposed into national legislation. The individual investment schemes are located in various built-up areas across Vienna and are not subject to EIA, neither was there any significant impact identified on environmentally protected sites. 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. Social issues in relation to the implementation of the works during full operation, i.e. impact on current tenants, are mitigated by advanced and regular consultation organised by the promoter.

Any environmental effects such as disturbance during civil work constructions should be mitigated by appropriate measures.

In conclusion, the overall environmental and social impact of the project is expected to be positive, with improved environment linked to energy savings and quality of life for citizens. 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, given the nature of the operation and the capacity of the promoter, subject to the conditions mentioned above, the Project is considered acceptable for EIB financing from environmental and social point of view.