

Luxembourg, 28 September 2018

Public

Environmental and Social Data Sheet

Overview

Project Name:	SOZIALES UND NACHHALTIGES WOHNEN BRANDENBURG III
Project Number:	2018-0008
Country:	Germany
Project Description:	The Project will include investments of municipal housing associations, housing cooperatives and private investors concerning new construction and renovation of social housing.
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 in.
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The Project will comprise investments concerning: (i) new construction of rental social housing; (ii) upgrading of rental social housing including adaptation to an ageing population and improved accessibility; and (iii) new construction of social housing in private ownership, not for rent. Only new construction and upgrading of social housing for rent will be eligible for EIB financing. Final beneficiaries will be municipal housing associations, housing cooperatives and private investors.

The social housing programmes will meet local housing needs and urban renewal requirements. The individual social housing investments will form part of specific urban development plans in a designated urban renewal and housing priority areas. As regards the wider framework, the multi-scheme operation to be financed will be part of spatial development plans that are subject to a strategic environmental assessment (SEA).

Relevant EU Directives have been transposed into the national legislation (EIA Directive, Birds and Habitat Directive, Energy Performance of Buildings Directive). The investments will comply with environmental standards and 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.

The Project's impacts at the construction stage are expected to be short-lived and reversible, at a level which is deemed acceptable. Potential negative effects (e.g. waste, dust, noise during construction) will be alleviated by implementing effective mitigating measures (e.g. encouraging waste sorting, watering surfaces to avoid excessive dust).

¹ 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 CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

Social Assessment

The Project will invest in designated urban renewal and housing priority areas in local authorities in Brandenburg Region, thus significantly improving the residents' quality of life through renewed or upgraded buildings for housing and the redevelopment of degraded neighbourhoods. This, in turn, will increase the competitiveness and the attractiveness of urban areas and have a positive effect on growth and job creation in urban areas.

Public Consultation and Stakeholder Engagement

The individual social housing investments will form part of specific local integrated urban development plans for which public consultation is carried out.

Conclusions and Recommendations

Prior to disbursement against any specific scheme, the Promoter is to provide to the Bank the evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into the national law. In addition, the Promoter will be requested to deliver the NTS of EIAs (if applicable) to the Bank before the use of Bank funds are disbursed. As regards energy performance of residential buildings, where applicable, Energy Performance Certificates will be issued after completion. Selected Energy Performance Certificates obtained in line with the EU Directive 2010/31/EU will be submitted to the Bank, if applicable, upon request.

The overall environmental and social impact of the Project is expected to be positive. 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.

The institutional capacity of the promoter to manage the environmental and social issues is deemed adequate. Therefore, subject to the conditions described above, the project is acceptable for the Bank in environmental and social terms.

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