

## Environmental and Social Data Sheet

### Overview

Project Name:	<b>GEWOBA WOHNUNGSBAU BREMEN</b>
Project Number:	2017-0953
Country:	Germany
Project Description:	The operation will finance a social and affordable housing investment programme (new buildings and refurbishments) in the federal city state of Bremen.
EIA required:	no
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

### Environmental and Social Assessment

#### Environmental Assessment

The multi-scheme operation to be financed will be in line with the 2020 housing strategy for the federal state of Bremen in which the city population is expected to continue growing. The investments are undertaken by a very experienced promoter.

Relevant EU Directives have been transposed into national Law (EIA Directive, SEA Directive, Birds and Habitat Directive, Energy Performance of Buildings Directive). As regards the energy performance of the residential buildings, relevant parts of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation. The new built housing to be financed has to achieve very high energy efficiency standards (KfW 55 standard which is considered new near zero energy building, exceeding national legislation. Where applicable, Energy Performance Certificates will be issued after completion.

None of the schemes required an environmental impact assessment (EIA). The spatial development plans for the areas in which some new built schemes will be located have been subject to an environmental assessment. The operation is not expected to have major impacts on Natura 2000 areas since the different schemes are going to be located in already built-up areas. The buildings permission approval processes include environmental impact assessment procedures.

The social and affordable 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 retrofit investments are expected to generate significant energy efficiency benefits therefore the project contributes to the Bank's Climate Action objectives.

<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 20,000 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.

Moreover, the project will contribute to improving the quality of the urban environment by bringing back into use urban brownfield sites.

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

### **Social Assessment**

Important socio-economic benefits in terms of sustainable urban regeneration and development are expected to result from implementing the investments.

The project will accelerate the upgrading and the needed supply of additional social and affordable housing in the city, promote urban regeneration, energy efficiency, and better social inclusion of lower income households. Detailed technical standards are in place.

The operation is expected to contribute to the delivery of some 10,000 new built and upgraded social housing units.

### **Public Consultation and Stakeholder Engagement**

The preparation of local plans, which will provide the backdrop for social housing investments, have been subject to SEA and, as such, includes involvement of the local community and relevant stakeholders.

There is extensive involvement of tenants, the local population and stakeholders in the housing developments, which should ensure that investments respond to person's/households' needs.

## **Conclusions and Recommendations**

The promoter will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2014/52/EU amending 2001/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives and Water Framework Directive (2000/60/EC) as transposed into national law.

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. facilitating social inclusion and improving living conditions of persons eligible for social housing, improvement of the urban environment through the development of good quality buildings for low and middle income households). The investments take place in a very developed regulatory framework for residential buildings and for social housing, with a large and very experienced promoter. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures.

To conclude: the investments will be undertaken by a very experienced promoter and will contribute to sustainable urban development in line with the Bank's criteria for this sector. Therefore, and subject to the conditions mentioned above, the operation is considered to be acceptable for Bank financing in environmental and social terms.