

Environmental and Social Data Sheet

Overview

Project Name:	SPAR&BAU ENERGY EFFICIENT HOUSING
Project Number:	2018-0071
Country:	GERMANY
Project Description:	The project concerns the construction of two residential Nearly Zero Energy Buildings (NZEB) by the German housing cooperative Spar and Bau (the Promoter).
EIA required:	no
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

The project consists of the construction of new residential buildings with an energy efficiency performance compatible with the nearly zero energy buildings (NZEB) road map in Germany. The sub-projects under this operation are two residential buildings located in harbour areas, having limited impact on the environment and not requiring an EIA (the project stands below the minimum legal size requiring an EIA). All sub-projects are to be certified to comply at least with the KfW55 energy efficiency house level, assuring high energy performance and improved indoor environment.

Because of the former military usage of the construction site, a decontamination and clearing from ammunition of the ground have to be performed. This is done in line with the procedures developed by the competent authorities and is being followed by the national agency for the protection of the environment, so shall have no negative impact on the environment.

At construction stage, the project implementation may lead to increased noise and vibration levels, and may impact air quality. Nevertheless, these impacts are limited as there are no residential units in the direct vicinity of the construction project. Adequate mitigation measures will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level which is deemed acceptable.

Germany, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2014/53/EU amending the 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

The promoter has sound environmental and social capacity, well proven in the construction and operation of similar buildings, and has already carried out similar decontamination and clearing from ammunition works on another project.

Luxembourg, 18.09.2018

Conclusions and Recommendations

Given the location and nature of the project, it is not expected to have any significant negative environmental impact.

The promoter is requested to submit to the Bank official confirmation of complete decontamination and clearing from ammunition.

The promoter is considered capable of complying with the Bank's eligibility criteria under this operation, including those relating to minimum energy efficiency standards and to compliance with relevant EU Directives.

The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of nearly zero-energy buildings (NZEBs) in Germany.

With the proposed conditions and eligibility criteria in place, this project is considered to be acceptable for Bank financing from an environmental perspective.