

Public

Environmental and Social Data Sheet

Overview

Project Name:	WBM BEZAHLBARES WOHNEN BERLIN
Project Number:	2018-0283
Country:	Germany
Project Description:	The project concerns high energy efficient social and affordable housing to be constructed in 2018-2022
EIA required:	Some of the schemes from the investment programme may fall under Annex II of the EIA Directive and have to be screened by the Competent Authority.
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The multi-scheme operation to be financed will be in line with local integrated urban development plans and housing strategies in the City of Berlin. 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 (Niedrigenergiehausstandard, or NZEB/KfW 55 standard which is exceeding the threshold of energy efficiency levels indicated in national legislation). Where applicable, Energy Performance Certificates will be issued after completion.

The operation is not expected to have major impacts on Natura 2000 areas since the sub-projects are going to be located in already built-up areas. None of the sub-projects required an environmental impact assessment (EIA) at this stage of planning. The spatial development plans for the areas in which new built sub-projects will be located have been/will be subject to an environmental assessment. 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

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.

urban environment. 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 needed supply of additional social and affordable housing in Berlin, promote urban renewal and transformation, energy efficiency, and better social inclusion of lower income households.

The operation is expected to contribute to the delivery of some 1,300 new built social and affordable housing units.

Public Consultation and Stakeholder Engagement

The preparation of local plans, which will provide the backdrop for 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

Relevant EU Directives including SEA (2001/42/EC), 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 (EnEV 2014 and EnEV 2016).

The housing investments take place in a very mature sector and are implemented by an experienced promoter. For schemes either requiring an EIA or affecting a Natura 2000 site or any other natural protected area (if any), the Promoter will be required by the Bank to submit the EIA or to demonstrate a proper clearance of the identified issue by the competent authority prior to the use of funds. 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 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 the 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 and affordable housing, with a large and 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 an experienced promoter and will contribute to sustainable urban development. Therefore, and subject to the conditions mentioned above, the operation is considered to be acceptable for Bank financing in environmental and social terms.