

Public

Environmental and Social Data Sheet

Overview

Project Name:	Gewobag Bezahlbares Wohnen Berlin II
Project Number:	2019-0391
Country:	Germany
Project Description:	Second operation to finance an investment programme of housing for low and moderate-income households by the city owned company Gewobag.
EIA required:	Multi-scheme operation; at this stage of planning no scheme required an EIA.
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, Gewobag Wohnungsbau AG Berlin.

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 new built housing to be financed will achieve very high energy efficiency standards: Niedrigenergiehausstandard, or – in most cases – Nearly Zero Energy Buildings /KfW 55 standard which is exceeding the standards defined in national legislation. Where applicable, Energy Performance Certificates will be issued after completion.

The operation is not expected to have 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. Spatial development plans for the areas in which sub-projects will be located have been/will be subject to a Strategic Environmental Assessment (SEA). The buildings permission approval processes include environmental impact assessment procedures.

The investments of housing for low and moderate income households to be financed under the operation will comply with high environmental standards and will significantly contribute to the improvement of the urban environment. Moreover, the project will contribute to improving the quality of the urban environment by bringing back into use urban brownfield sites.

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.

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 renewal and development are expected to result from implementing the investments.

The project will accelerate the needed supply of additional housing for low and moderate income households in the City of Berlin, promote urban regeneration, energy efficiency, and better social inclusion of lower income households. The operation is expected to contribute to the delivery of some 2,000 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, include involvement of local communities and relevant stakeholders which should ensure that investments respond to citizens'/households' needs.

Conclusions and Recommendations

The housing investments take place in a very mature sector and are implemented by a very experienced company.

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 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. At this stage of planning, none of the sub-projects requires an EIA, and none will be located inside or near a Natura 2000 area and there will be no impacts on any protected site. In case a scheme requires an EIA the documentation needs to be sent to the EIB.

The building schemes to be financed under the EIB operation have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment in Berlin. 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 from Gewobag, improvement of the urban environment through the development of good quality, energy efficient buildings for low and middle income households). The investments take place in a very developed regulatory framework for residential buildings for low and moderate income households, with a very experienced promoter. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures.

Therefore, and subject to the conditions mentioned above, the operation is considered to be acceptable for Bank financing in environmental and social terms.