

## Environmental and Social Data Sheet

### Overview

Project Name: WOLFSBURG SOCIAL AND AFFORDABLE HOUSING  
Project Number: 20190620  
Country: Germany  
Project Description: The project consists of the construction and retrofitting of highly energy efficient social and affordable housing units for rent in the City of Wolfsburg, Germany.

EIA required: No

Project included in Carbon Footprint Exercise<sup>1</sup>: No

### Environmental and Social Assessment

#### Environmental Assessment

The Project consist of nine schemes comprising the construction of approximately 575 new social and affordable housing units for rent and the refurbishment of 490 housing units located in different sites across the City of Wolfsburg. The construction of new social and affordable housing units as well as the refurbishment of the existing housing stock will meet good environmental standards and will contribute to maintain and improve the quality of the built environment.

None of the schemes was subject to an EIA. The Project's environmental impact at the construction stage was estimated to be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include increased heavy traffic and dust during construction, which will be alleviated by appropriate mitigation measures concerning site organisation and construction management.

The Project, including all the underlying investment schemes, is not located inside of any Natura 2000 site and it is expected that the Project will not have any negative impact on any site.

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<sup>1</sup> Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.

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One of schemes under the EIB Project is located in a wider development area which was subject to a Strategic Environmental Assessment in line with the SEA Directive 2001/42/EC that has been received and reviewed by the Bank. To the North of this development area, there is a habitat for species under strict protection regime, such as the endangered garden red tail. To compensate for its possible loss of habitat, the competent authority has established specific compensation measures to be implemented, including the plantation of gardens and the installation of three nesting boxes in or around the planned area. The implementation of these measures lie with the development company, Kleekamp GmbH.

At operation stage, the Project will have a positive environmental impact by generating 2,826 MWh/year energy savings and 779 tCO<sub>2eq</sub> emission reduction thanks to its comprehensive approach to improve thermal efficiency in buildings. Thus, the project will contribute to climate change mitigation.

Taking into account the measures described, it is not likely that the Project will have significant adverse environmental effects within the meaning of the environmental assessment.

The new and refurbished social and affordable housing units to be financed will achieve high energy efficiency standards. More specifically, all the newly built social and affordable housing units are expected to reach KfW 55 standard and, therefore, are expected to perform at least 20% better than NZEB levels. The refurbished housing units are expected to reach different levels of energy efficiency, including KfW 55, KfW 70 and KfW 85 standards. Thus, the Project is expected to contribute to the Bank's Climate Action objectives.

The Project is compliant with the Energy Performance of Buildings (EPBD) Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings amended by Directive (EU) 2018/844.

### **Social Assessment, where applicable**

There is no self-standing social assessment for the project. However, the need for social and affordable housing for rent in the City of Wolfsburg is high and the City has set itself the objective to build 10,000 housing units by 2025, of which at least 25% should be social and affordable.

The construction of new social and affordable housing units will contribute to increase the supply of social and affordable housing for rent, thus alleviating the shortages in the local social and affordable housing market, and helping to meet the current strong demand for additional social and affordable housing in the City of Wolfsburg. The refurbishment of the existing housing stock will increase the quality and appearance of the buildings and the attractiveness of the immediately surrounding areas.

The provision of new and refurbished social and affordable housing for rent will improve the social mix and will promote greater social inclusion. The Project will also

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contribute to urban regeneration and renewal and promote sustainable urban patterns.

Residents that might need to be temporarily relocated in order to carry out the refurbishment works, will be fully involved in the process and financially compensated, if required.

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

Public Consultation has been carried out as part of the urban planning process, in conformity with the relevant EU Directive and national legislation. Given the Promoter's extensive experience in managing similar projects, their experience to engage key stakeholders and properly manage public consultation processes is deemed appropriate. The environmental assessment was published on the competent authority's website.

Extensive public consultation has been carried out for the large refurbishment schemes with information campaigns involving community consultations and exchanges.

The promoter has extensive experience in the management of environmental and social risks and has acted 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 and Water Framework Directive (2000/60/EC) as transposed into national law.

### **Conclusions and Recommendations**

The overall environmental and social impact of the Project is expected to be positive, with notable social externalities. The Project is expected to increase the supply of social and affordable housing for rent and to increase the market flexibility to respond to the current social and affordable housing needs. The provision of new social and affordable housing will contribute towards improving the social mix across the city and will promote greater social inclusion. The modernisation of the existing housing units will improve the resident's quality of life and their living conditions. More widely, the Project is expected to contribute to urban regeneration and renewal with improvements to the quality and attractiveness of the built environment.

In addition, the Project is expected to contribute to climate action through mitigation and adaptation measures incorporated into the housing schemes.

Against this background, and given the strict regulatory framework in which the housing schemes will be implemented, the Project is acceptable to the Bank in environmental and social terms with no specific condition.