

Social Risk and Opportunity Assessment of Shopland Debrecen Airport



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1. Introduction

The aim of this assessment is to identify the social risks and opportunities related to the building in Debrecen.

In the case of commercial real estate, ESG considerations traditionally focus on the “E” for Environment, as environmental issues are more easily quantifiable, and therefore more easily comparable and integrable into corporate risk management. Rising temperatures, extreme weather events, and climate change-induced natural disasters pose significant threats to physical infrastructure and may have financial implications, such as insurance, regulatory, maintenance, and repair costs. However, implementing an ESG strategy that also addresses social (S) and governance (G) aspects can increase a property’s value, reduce operational costs, and improve a company’s reputation and culture.

Social risk assessment aims to identify and explore the connections between the building and the affected social groups. Defining social risk types is complicated by the complexity of social relationships, which may not be limited to the immediate geographical area. Therefore, social risks and opportunities are understood within the framework of the broader socio-economic background and the specific interactions between communities and the property. Mapping these relationships in detail requires a high degree of stakeholder awareness, which is why the process should begin with the identification of relevant stakeholder groups. Particular attention should be given to vulnerable groups with lower resilience, who are more exposed to social risks.

According to a commonly used definition, social opportunities are understood as inherent features or deliberate actions through which the building enhances and supports community resilience—for example, by offering shelter from climate-related crises or by providing space to strengthen social interaction and co elaboration.

This document follows the recommendations and definitions of the BREEAM In-Use International Technical Manual, as well as broader industry best practices. Therefore, risks must be evaluated both in terms of “impacts from the surrounding society on the building” (B1–B4 in Annex 2) and “impacts from the building on the surrounding society” (A1–A12 in Annex 1).

In total, thirteen social risks have been identified, two of which required more detailed analysis. Subsequently, Chapter 7 outlines a series of social opportunities identified based on the social risks and the specific context of the building and its owner. The resulting list presents a range of potential actions that the building owner can take to contribute to a more resilient community.

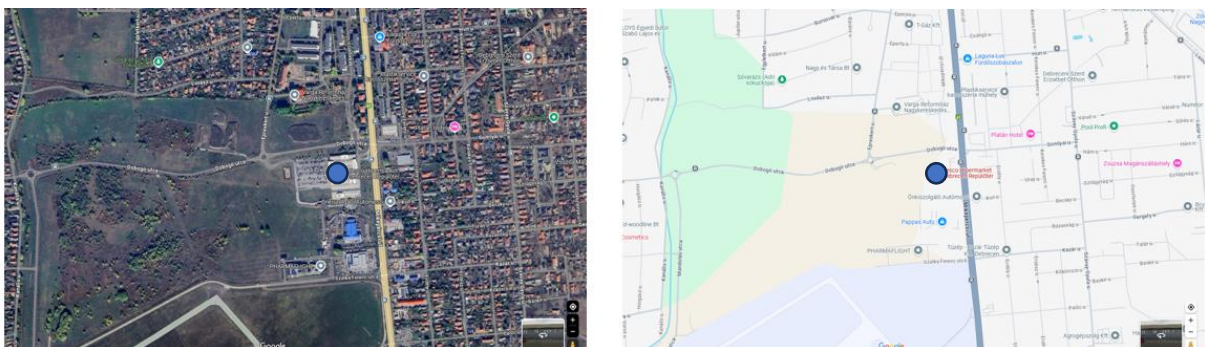
1.1. Introduction of the building



1. Figure Picture of of the building

The Shopland Debrecen Airport building is located in the southern outskirts of Debrecen, Hungary (4030 Debrecen, Mikepércsi út 73/A, Hrsz. 0493/71), adjacent to the Debrecen International Airport. The site is situated in a commercial and industrial zone with direct access to the main 47 national road and the M35 motorway, ensuring good regional and local transportation links.

The building primarily supports retail and commercial functions as a hypermarket with supplementary tenant units (mall strip) and extensive back-of-house service areas. The facility has a gross internal floor area of ~13,355 m² GEA and 12,144 m² NIA. It was constructed in 2012 and has since undergone minor internal modifications (e.g., adjusted tenant layouts, technical room changes), but no major full-scale renovation.



1. Figure. – Location of site is marked with blue circle (Source: Microsoft Bing Map)

The property comprises 1 main above-ground floor and no underground levels. The internal clear height varies, with the hypermarket sales area providing large-volume retail space. The building is visited by several thousand customers daily, with a permanent staff of approximately 100–150 employees and average daily usage of 12–16 hours across 360+ operational days per year.

The net lettable area (12,144 m²) is nearly identical to the gross internal area, as non-lettable circulation and service cores represent only a small fraction of the total floor area. The surrounding site includes 385 paved parking spaces (statutory requirement: 371), service and delivery yards, while the landscaped green areas remain limited (<10% of the total 6.546 ha site). The building has a rectangular footprint and is not subject to national monument protection.

Item	Details
Building name	Shopland Debrecen Airport
Address	4030 Debrecen, Mikepércsi út 73/A, Hungary
Location	Southern outskirts of Debrecen, near Airport
Year of construction	2012
Building shape	Rectangular
Above-ground floors	1
Underground floors	0
Typical floor height	Varies, ~7–9 m in hypermarket zone
Gross Internal Floor Area	13,355 m ² GEA
Net Lettable Area	12,144 m ² NIA
Non-lettable Area	~1,200 m ²
Daily users (average staff)	100–150 employees (+ several thousand visitors)
Average annual operating days	360+ days
Average daily usage	12–16 hours
Outdoor area (paved)	385 parking lots + delivery yards (~20,000 m ²)
Landscaped green area	<10% of site

1. Table: Basic building details

1.2. Alignment with Sustainable Development Goals



3. Figure: Social Risk Assessment related SDG Goals (the SDG-Goals which aligned to the assessment marked with sharper tone)

The United Nations Sustainable Development Goals (SDGs) offer a globally recognized framework for addressing key social, environmental, and economic challenges. The social risk and opportunity assessment of the building demonstrates how a commercial asset can contribute to these goals through inclusive design, ethical operations, and community engagement.

The assessment identifies direct links between the building's social risks, proposed mitigation measures, and the promotion of SDG objectives—particularly **Goals 1, 3, 5, 6, 8, 10, 11, 12, 13 and 16**. The following sections outline how the building aligns with each of these goals.

SDG 1: No poverty

Social exclusion—especially of individuals with disabilities or those at risk of forced labour—can reinforce poverty cycles. The building's potential role in offering accessible infrastructure and equitable employment supports local poverty reduction by enabling greater participation in the workforce and community life.

SDG 3: Good health and well-being

Risks such as light pollution, pandemic vulnerability, extreme temperatures, and workplace stress are addressed through adaptive building systems, emergency preparedness, and employee well-being programs. Additionally, proposals such as green communal areas and micro-mobility infrastructure help foster physical and mental health for both users and visitors of the building.

SDG 5: Gender equality

The assessment emphasizes the importance of creating an inclusive environment for women and gender-diverse individuals. Opportunities to support gender equality within the building include the provision of lactation rooms, support for mothers returning to work, and the adoption of gender-sensitive facilities and policies.

SDG 6: Clean Water and Sanitation

SDG 6 aims to ensure the availability and sustainable management of water and sanitation for all. Within social risk assessment, this goal is linked to risks such as pandemic exposure, poor sanitation infrastructure, and unequal access to clean water—particularly affecting marginalized communities. Managing these risks through inclusive planning, hygiene measures, and resilient infrastructure helps protect public health and promotes environmental justice, aligning with the objectives of SDG 6.

SDG 8: Decent work and economic growth

The building has a significant role to play in supporting fair labour practices and inclusive employment. Recommendations include integrating commitments to SDG 8.7 on modern slavery prevention into lease agreements and procurement policies and encouraging equal opportunity hiring. These measures support decent work and long-term economic inclusion.

SDG 10: Reduced inequalities

The assessment addresses the risks of exclusion faced by Roma communities, people with disabilities, and other vulnerable groups. Recommendations such as improved accessibility, anti-discrimination provisions, and awareness-raising campaigns help reduce structural inequalities within and around the building.

SDG 11: Sustainable cities and communities

The building's location within a dense urban environment enables it to serve as a model for inclusive and sustainable urban development. Proposals to improve ground floor integration with the surrounding community, enhance walkability, and support urban greenery are aligned with the goal of resilient, inclusive cities.

SDG 12: Responsible consumption and production

While the focus of the assessment is social, the findings also acknowledge the interdependence of social and environmental sustainability. Ethical procurement practices that include social responsibility clauses can reduce risks in the supply chain and promote responsible business practices throughout the building's operational ecosystem.

SDG 13: Climate action

Climate Action focuses on taking urgent action to combat climate change and its impacts. In the context of social risk assessment, it relates to risks such as exposure to extreme weather events, unequal environmental impacts, and inadequate adaptation measures. These risks can disproportionately affect vulnerable groups and undermine social cohesion. Addressing them through resilient planning, equitable resource distribution, and climate-sensitive design supports both community well-being and the goals of SDG 13.

SDG 16: Peace, justice and strong Institutions

The focus is on directly relevant to social risk assessment as it addresses key issues such as human rights protection, access to justice, non-discrimination, and institutional accountability. Social risks like unauthorized access or crime, modern slavery, workplace inequality, and weak community engagement reflect underlying challenges in governance, transparency, and inclusion. By identifying and mitigating these risks, organizations contribute to the development of peaceful, inclusive, and well-governed environments—core aims of SDG 16.¹

¹ <https://sdgs.un.org/goals>

1.3. Social risks related to shopping centers

1.3.1. Social risks of shopping centers and commercial buildings

Shopping centres, while playing a key role in the everyday urban and regional life of residents, also present a variety of social risks. These are not limited to economic inequalities but extend to wider societal issues, such as social exclusion, limited accessibility, and unequal opportunities for integration. In cities like Debrecen, where retail hubs such as Shopland Debrecen Airport attract both local and regional visitors, the commercial space functions as both a service provider and an informal social environment. This dual role highlights the importance of addressing social risks within these built environments, particularly in relation to inclusion, accessibility, and representation.

1.3.2. Social exclusion and accessibility

Although shopping centers are often designed as "third places", places for social interaction outside of home and work, the physical and social accessibility of these spaces varies greatly. Shopping centers, by virtue of their location, infrastructure, and the targeting of high-income consumers, can serve as sites of social segregation. Studies suggest that many shopping centers cater primarily to higher socio-economic groups, leading to exclusion of lower-income populations and marginalized groups such as ethnic minorities and immigrants. This can create barriers for these groups, limiting their access to both the retail experience and the social interactions that shopping centers provide.

For example, social mixing within shopping centers is more likely in suburban shopping centers, which are often frequented by both lower- and middle-income individuals. However, high-end shopping centers, typically located in urban centres, tend to attract wealthier patrons and remain less accessible for economically disadvantaged groups. These trends suggest that social mobility and inclusion are significantly influenced by the location and accessibility of these commercial spaces, contributing to segregation within urban environments.

1.3.3. Social isolation and the role of shopping centers

Shopping centers are increasingly being used as social hubs, particularly by vulnerable groups such as the elderly, immigrants, and those with low educational attainment. These groups tend to use shopping centres not just for shopping, but also for meeting people, escaping isolation, and maintaining social ties. Research shows that elderly individuals, in particular, report shopping centers as important venues for combating loneliness.

The role of shopping centers as third places is especially significant in urban areas where public spaces may be limited. Shopping centers provide a safe, climate-controlled environment, which becomes even more important for individuals with limited mobility or health conditions. However, despite the potential social benefits, these spaces often fail to be truly inclusive due to factors like economic pricing, lack of public transport connections, and social norms that discourage interaction across different social strata.

1.3.4. Discrimination and social integration challenges

Shopping centers have been found to perpetuate discrimination and social exclusion, particularly for ethnic minorities such as the Roma. While these commercial spaces are marketed as public areas, the reality is that they often reinforce existing social hierarchies. Roma individuals, for example, experience significant barriers to full social integration in shopping centers, both in terms of employment opportunities and access to services. Moreover, staff behaviour within shopping centers, including discrimination by security personnel or retail workers, can alienate certain groups, particularly those from marginalized backgrounds. The economic pressure to create an aesthetic environment often leads to the exclusion of groups who might be seen as less “desirable” consumers, further exacerbating social tensions.

1.3.5. The role of shopping center design and infrastructure in social integration

Shopping center design and infrastructure play a crucial role in facilitating or hindering social integration. While some studies emphasize the importance of making shopping centers accessible to all groups—by ensuring features like public seating, ample signage, and safe, welcoming spaces—others highlight how poorly designed spaces can exclude certain groups. For instance, gated entrances, limited access points, and a focus on consumerism over social interaction can turn these spaces into exclusive environments where only certain social classes feel comfortable.

To mitigate these risks, it is critical to design inclusive shopping centers that cater to the needs of all social groups, with a strong emphasis on equitable access to resources and opportunities for interaction across social boundaries. Furthermore, community engagement in the development of these spaces can help ensure that their social roles align with the diverse needs of the population, fostering social cohesion and reducing the risk of exclusion^{2 3 4 5}.

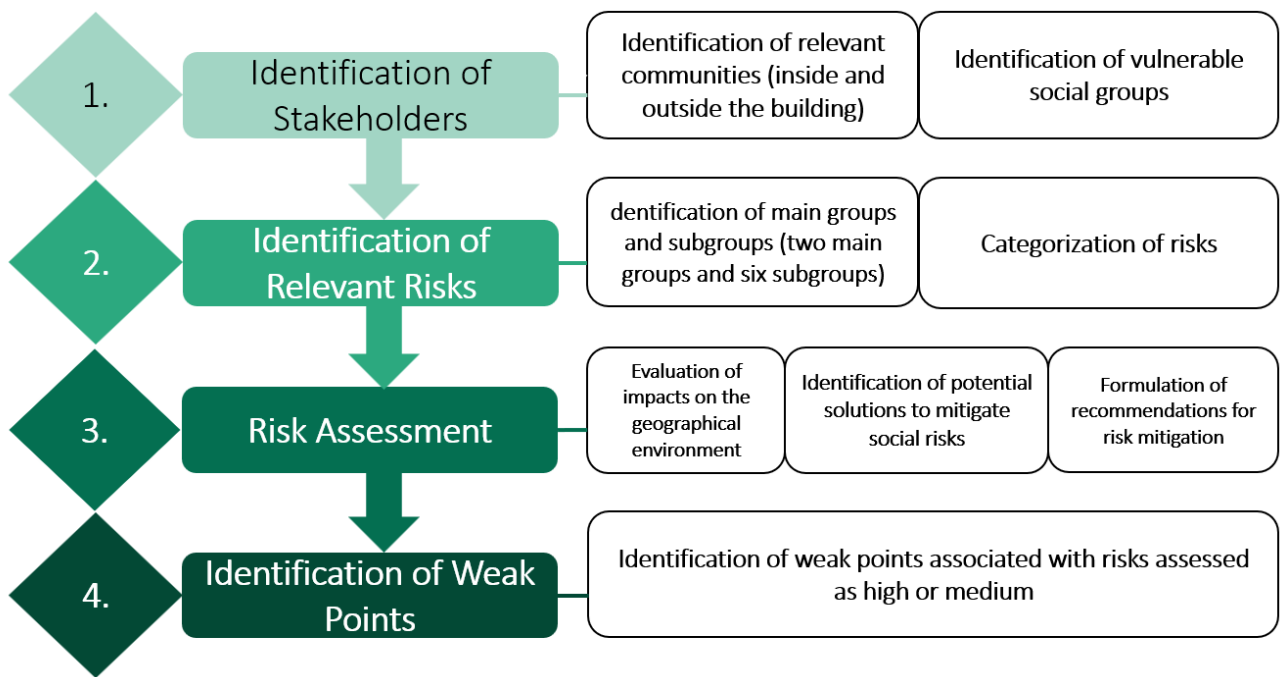
² Kunc, J., Križan, F., Novotná, M., & Bilková, K. (2022). Social dimension of shopping centers operation: The case of the Czech Republic and Slovakia. *Sustainability*, 14(3), 709. <https://doi.org/10.3390/su14030709>

³ Pettersen, G. R., Nordbø, E. C. A., Skipstein, A., & Ihlebæk, C. (2024). Shopping centres as third places: Sociodemographic differences in use of shopping centres and non-shopping motivations for visits. *Journal of Place Management and Development*. Advance online publication. <https://doi.org/10.1108/JPMD-09-2023-0084>

⁴ Liu, P., & Yang, D. L. (2022). Research on risk evaluation of shopping mall investment. *Proceedings of the 2022 International Conference on Economic Management and Cultural Industry (ICEMCI 2022)*, 470–476. <https://doi.org/10.2991/aebmr.k.221128.086>

⁵ Beiró, M. G., Bravo, L., Caro, D., Cattuto, C., Ferres, L., & Graells-Garrido, E. (2024). Shopping mall attraction and social mixing at a city scale. *Computers, Environment and Urban Systems*, 104, 101999. <https://doi.org/10.1016/j.compenvurbsys.2023.101999>

2. Methodology for social risk assessment



4. Figure: Logical structure of the social risk assessment

The Social Risk Assessment of the building follows the logic illustrated in the diagram below.

The process is grounded in the BREEAM In-Use International Manual and broader industry best practices, adapted to the specific context of a multifunctional urban retail and leisure complex.

First, a stakeholder mapping exercise was carried out, with special attention given to groups identified as vulnerable. These include women, Roma people, and persons with disabilities. In the case of the building, additional attention was paid to low-income groups, commuters, and marginalized ethnic minorities, due to the building's central location and high daily footfall.

Thereafter, a range of potential risks were identified and evaluated. The assessment distinguishes between two primary categories:

A. Impact of Building on Community

7.1 Public Health and Wellbeing

7.2 Poverty and Social Exclusion

7.3 Public Safety

7.4 Responsible Leadership and Community Relations

B. Impact of Community on Building

2. Table: BREEAM Social Risk Categories and Contextual Risk Matrix for the building

These categories were supplemented by context-specific risk types relevant to shopping shopping centers, such as access barriers, light pollution, social inequality, and third-place functions.

Data collection was based on internal documentation, stakeholder interviews, building audits, and field observations provided by the owner, asset manager, and operational staff. The risks were then evaluated within

the specific operational and social context of the building, considering existing mitigation measures and the degree of social resilience.

The full list of identified risks is presented in **Annex 1** and **Annex 2**, with each risk assigned a code (**A1–A13** and **B1–B4**). The annex tables include a risk description, vulnerable stakeholder groups, existing control measures, impact and likelihood ratings, and recommended actions, where applicable.

Where risks were still considered medium or high after evaluating current mitigation, further investigation was recommended. These risks may point to significant vulnerabilities that warrant immediate attention.

Risks **A5 (Pandemic risk)**, **A7 (Workplace inequality)**, **A8 (Community relations)**, and **A10 (Stressful work environment)** were identified as areas requiring continuous monitoring or targeted actions.

Following the risk evaluation, the building was also assessed for social opportunities—based on its urban location, functional diversity, and interaction with surrounding communities.

Metrics

Metrics are used to provide a standardized and comparative basis for assessing risk levels and tracking progress. However, social metrics are typically less quantifiable than environmental indicators and must be tailored to the specific context of the building and its occupants.

Since this is the first social risk and opportunity assessment for the building, baseline data is limited. It is therefore recommended that the metrics proposed in this report begin to be monitored, to support goal setting, future evaluation, and impact tracking during subsequent assessments.

2.1. Screening for stakeholders

The community impact of a multifunctional retail and leisure centre such as Shopland Debrecen Airport Shopping Centre is broader than that of a private office building. Therefore, in this assessment, both the building occupiers (including tenants, employees, and management) and the wider public (visitors, customers, and surrounding residents) are considered part of the community. The following large stakeholder groups have been identified in the location of Shopland Debrecen Airport Shopping Centre:

Identified stakeholder groups	code	
Community within the building	Owner	O
	Employees of owner	EO
	Building management	M
	Building staff	BS
	Renters (Tenants)	R
Community outside the building	Wider community	C
	Visitors	V

3. Table: Stakeholder Groups Involved in the Building–Community Relationship

2.1.1. Owner and employees

The owner of Shopland Debrecen Airport is Shopper Park Plus Plc., which exercises decision-making authority over leasing, tenant selection, and operational policies. The owner’s representatives are not permanently based on-site but coordinate with the local property and facility management teams. Facility management duties have been assigned to Dome Facility Services Group, a third-party provider selected through a procurement process.

The owner influences tenants' operational practices through two key instruments: house rules and lease agreements. A site-specific environmental policy is in place, aligned with ISO 14001:2015 certification (valid until 2026), and broader ESG targets are implemented through facility operations and internal policies.

2.1.2. Building manager and Staff

Facility management services are provided by Dome Facility Services Group, which offers integrated building support, including cleaning, security, and maintenance services. Although energy and water management systems are present, Shopland Debrecen Airport does not currently operate under a comprehensive site-specific sustainability framework guiding daily operations. Nonetheless, staff members are involved in the execution of day-to-day operational procedures and support compliance with health, safety, and basic environmental requirements (e.g. selective waste collection, emergency access routes, etc.). Staff receive periodic internal training. The facility management company operates under its own corporate ESG objectives, which include energy efficiency, employee development, and quality assurance protocols. The site operates under ISO 14001:2015 certification (valid until 2026). An emergency response plan and natural hazard preparedness plan are in place, and key technical data (e.g. refrigerant inventories, maintenance logs, utility consumption) are centrally documented and updated regularly.

2.1.3. Renters (Tenants)

The building primarily houses a Tesco hypermarket as the anchor tenant, complemented by smaller retail units, service providers, and food outlets distributed across the single-storey shopping centre. No upper-floor office spaces exist. Tenants are subject to house rules and lease obligations, and an increasing share of leases (currently around 25 %) incorporate "green clauses" requiring tenants to meet environmental performance standards (e.g. selective waste collection, energy-saving lighting, water efficiency). Each tenant manages its own ESG-related actions, typically at a minimal compliance level, with limited coordination or oversight by the owner or facility manager.

The building includes shared internal areas such as bathrooms, technical corridors, common service areas, loading zones, and parking, which are managed by the facility services provider. While there is no community garden or family room, the site offers dedicated bicycle storage, 24 accessible parking spaces, pram-friendly corridors, and a baby-mother room. The tenant stakeholder group consists primarily of shop personnel, security staff, cleaning staff, and food service workers, spanning a diverse range of social and economic backgrounds.

2.1.4. Wider community

The wider community includes all customers, local residents, and passers-by who interact with the building. As a retail destination in Debrecen, Hungary's second-largest city, the building attracts a consistent stream of visitors, especially during weekends and holidays. Shopland Debrecen Airport is easily accessible by car, bicycle, and public transport, located less than 500 m from bus stops with 15-minute peak frequency connections.

The centre's visibility, accessibility, and commercial role shape its impact on the community. While local residents benefit from the convenience of goods and services, the surrounding area may occasionally be impacted by traffic and noise. The building is perceived by some visitors as a regional meeting point, though its functions are largely commercial. Unlike multifunctional urban centres, Shopland Debrecen Airport does not host community programming or regular public events, and its potential as a "third place" remains limited by its design and operational focus.

2.1.5. Visitors

Visitors to Shopland Debrecen Airport comprise local residents, suburban shoppers, and individuals passing through the area. Although the shopping centre does not serve as a tourist destination, it receives regular footfall due to its retail offering and accessible location.

Design and operations focus on customer convenience and safety. The interior layout includes barrier-free corridors, clear signage, accessible toilets, and a nursing room. Facility staff conduct regular cleaning and safety checks. An independent accessibility audit in 2024 confirmed that the building is accessible for wheelchair users, elderly people, visitors with strollers, and partially for visually impaired visitors; however, there is no induction loop, sign language service, or guiding path for the blind. Standard indoor environmental quality measures (ventilation rules, VOC restrictions, noise management, smoking ban) are applied, and indoor comfort (temperature, acoustics, lighting) is regularly monitored. While no formal ESG-related visitor engagement initiatives are in place, passive information is available regarding selective waste, parking guidelines, and environmental notices.

Although Shopland Debrecen Airport does not organize community events or environmental campaigns, it provides a safe and well-maintained environment for visitors. A feedback process is available through periodic satisfaction surveys of tenants and users, though no centralised visitor feedback platform exists. Overall, the building contributes to the city's commercial and social ecosystem, but plays a limited role in broader community engagement or social inclusion efforts.

3. The country and city characteristics

3.1. Debrecen and Its Surroundings

Debrecen is Hungary's second-largest city and the regional centre of the Northern Great Plain, as well as the seat of Hajdú-Bihar County. According to the 2022 census, Debrecen's population was about 199,858, a 5.4% decline since 2011, with approximately 47.3% men and 52.7% women. The age structure is:

- 0–14 years: 13.2%
- 15–64 years: 66.6%
- 65+ years: 20.2%

Debrecen covers about 461.7 km², with a population density of around 433/km². The housing stock has grown since the last census, but affordability is an issue: Debrecen has one of the highest house price-to-income ratios among Hungary's regional cities. About 30% of residents live in large socialist-era apartment blocks needing renovation, contrasting with more affluent areas near the Nagyerdő (Great Forest), showing spatial socio-economic disparities within the city.

The city's population is almost entirely Hungarian. Minorities include Roma, German, and Romanian communities, each only a fraction of a percent of the total. Foreign nationals are few, though the international student population at the University of Debrecen adds diversity. Relations between ethnic groups are generally peaceful, and cultural life is strongly influenced by Hungarian traditions and the large student population. Surrounding towns rely on Debrecen for jobs, services, and transport links.

At the same time, Debrecen exhibits urban inequalities. Peripheral neighborhoods, often former villages or concrete housing estates, have higher poverty, unemployment, and overcrowding. Roma families and low-income residents tend to live in segregated housing on the city's outskirts, where public services and infrastructure are weaker. The high cost of central housing and a lack of affordable rentals push some working-class and young families into adjacent towns or informal settlements.

3.2. Economic Characteristics of Debrecen

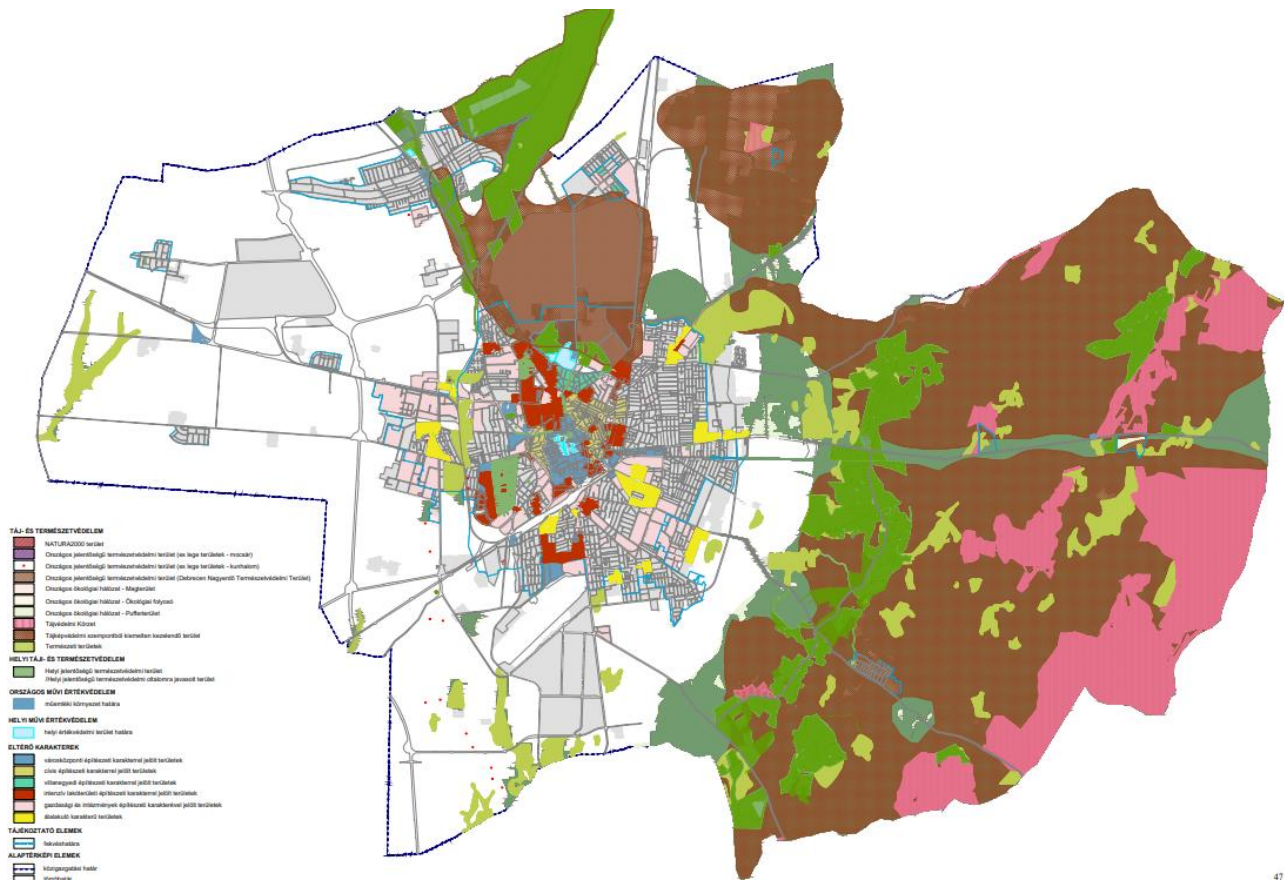
Debrecen is the economic hub of Eastern Hungary. It lies near the M35 motorway and major rail lines toward Romania and Ukraine, giving it strong transport connections. Debrecen International Airport serves multiple destinations, reflecting growing business and leisure travel.

The local economy is diversified. The services sector is strong, with significant employment in public administration, healthcare, and education, including the University of Debrecen. Tourism, conferences, and retail trade also contribute. Industry and technology sectors are highly significant: Debrecen hosts multinational plants and R&D parks, with investments in automotive, electronics, and pharmaceuticals. The Pharmapolis science park supports biotech and pharmaceutical innovation, while the University fosters spin-offs and technology clusters.

Recent years have brought large-scale foreign investment, creating thousands of new jobs and making Debrecen an investment leader in the region. Consequently, GDP per capita and average wages are slightly above the national average, though still below Budapest.

Despite this, economic opportunities are unevenly distributed. Inner-city and industrial zones benefit most from investment, while peripheral areas see fewer new businesses. Unemployment is slightly higher than the national rate. Income inequality is visible between high-paying industrial or technology jobs and lower-paid service work. Rapid growth has also strained housing and infrastructure, with rising prices and commuting challenges. Informal and precarious work continues among unskilled or migrant labourers. Future strategies emphasize balanced regional development and skill training to support inclusive employment.

3.3. Natural Landscape Value of Debrecen



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5. Figure: Landscape and environmental protection map of the city of Debrecen (Source: http://tak.e-epites.hu/pdf/tak/Debrecen/Debrecen_TAK.pdf)

Debrecen lies on the Great Hungarian Plain, with a flat, agricultural landscape. The city's most significant green area is the Nagyerdő (Great Forest), a protected woodland of more than 1,000 hectares. It is part of the Natura 2000 network and provides rich biodiversity, including many bird and plant species. The forest also houses the city's spa and recreational facilities, including thermal baths, a zoo, and botanical gardens.

Outside the city, the Hortobágy National Park lies only a short distance away. This UNESCO World Heritage site is a vast steppe and marshland landscape that supports unique biodiversity and traditional pastoral culture. Its proximity enhances Debrecen's environmental and cultural value.

Access to green space in Debrecen is generally good but not uniform. Neighborhoods near Nagyerdő enjoy abundant recreational opportunities, while some working-class districts have fewer parks and weaker air quality. Urban heat islands are a concern in densely built-up areas, disproportionately affecting vulnerable populations such as the elderly and low-income residents. Municipal strategies emphasize extending green corridors, improving air quality, and ensuring inclusive access to green infrastructure.

3.4. Debrecen's economic role and development in the context of employment

As the second-largest city in Hungary and the regional centre of the Northern Great Plain, Debrecen plays a critical role in local employment. The city and its immediate surroundings provide most jobs for Hajdú-Bihar County. Despite this centrality, employment indicators are mixed. In 2019 the county's unemployment rate was around 4.4%, slightly above the national average, though Debrecen itself fared better – by 2022 its registered

unemployment was close to 3.5%. This suggests Debrecen attracts workers from the county (commuting into the city) and that its own labour market remains relatively tight. Still, pockets of unemployment persist in outlying areas and among disadvantaged groups.

The bulk of Debrecen's workforce is in services (education, healthcare, trade, and public administration) and industry (automotive – including the parts of electric vehicles, electronics, pharmaceuticals, food processing). Several industrial zones (such as the South Industrial Park and the new Northwest Economic Zone hosting BMW, CATL and other multinationals) accommodate factories and warehouses, drawing commuters from nearby towns. The presence of the University of Debrecen and its clinics also makes education and healthcare major employers. However, wages and purchasing power are higher than the county average but still well below Budapest levels. The city's economic development strategy emphasizes strengthening high-tech industries, renewable energy projects, logistics, and tourism to create more jobs. In recent years, Debrecen has seen an influx of large-scale foreign investments (e.g. BMW, ThyssenKrupp, Krones), indicating a rapid strengthening of its regional and even national economic role^{6 7}.

3.5. The situation of vulnerable groups in Debrecen

According to the 2022 report of the European Institute for Gender Equality, Hungary scored 52.2 out of 100 on the Gender Equality Index (GEI), placing it 25th among EU member states, 14.4 points below the EU average. The country's weakest performance is in the domain of political power, where it scored only 24.8 points, ranking last in the EU. Although Hungary's score has improved by +1.9 points since 2019, its overall progress has remained limited, and it has consistently occupied the last position in the EU ranking since 2015. Political decision-making is the most notable subdomain of disparity, with a score of just 25.8 points, highlighting the underrepresentation of women in leadership positions⁸.

Hungary's best performance was in the domain of health, where it ranked 14th among member states with a score of 87.3, indicating near-average gender equality in health outcomes and healthcare access in a European comparison.⁶

Over the past decade, employment among people with disabilities in Hungary rose from ~18% to ~50%, due to rehabilitation policies, quotas, and job growth. Nonetheless, challenges persist. Approximately 4% of Hungarians live with long-term disabilities (~400k people). In Debrecen, physical accessibility barriers (such as older building stock and limited barrier-free public transport) and labour-market biases limit inclusion. The city collaborates with NGOs and national programs to promote inclusive employment and improve accessible services, but attitudinal and infrastructural barriers remain present.

Debrecen's demographic challenges also highlight vulnerable populations. The high proportion of elderly and chronically ill residents makes the city's population particularly sensitive to health and climate stresses. By 2022, more than 20% of Debrecen's population was aged 65 or older, which is higher than the national average. This "double aging" (more elders, fewer children) raises dependency ratios. Combined with the out-migration of

⁶ Hungarian Central Statistical Office, National Census (2022): <https://nepszamlalas2022.ksh.hu/>

⁷ HCSO, Regional Statistics (2022) <https://www.ksh.hu/s/kiadvanyok/a-teruleti-gdp-alakulasa-2000-es-2022-kozott/index.html>

⁸ European Institute for Gender Equality (2023): <https://eige.europa.eu/gender-equality-index/2023/country/HU>

working-age adults to Budapest or abroad, this demographic structure strains social services and local tax revenues.

Low incomes and social inequality are also issues. As noted, average incomes in Hajdú-Bihar County and Debrecen are higher than in some eastern regions but still well below Budapest levels. Households with limited means face higher costs for heating and energy-efficiency upgrades, making climate adaptation harder for poor families. Although official poverty figures are hard to cite, certain districts in Debrecen (especially in peripheral housing estates and former village areas) show higher social assistance dependency and lower living standards. The Roma minority, though officially only around 0.6% of the city's population, experiences socio-economic exclusion, including lower school completion rates and higher unemployment.

In summary, vulnerable groups in Debrecen include the elderly, low-income families, Roma communities, people with disabilities, and other marginalized groups. These groups' well-being is a focus of the city's development plans. For example, Debrecen's 2021–2027 Integrated Urban Development Strategy highlights housing renewal, social rehabilitation in underprivileged neighbourhoods, and EU-funded programs to reduce inequalities. The strategy also stresses improving energy efficiency in low-income homes and expanding public services in disadvantaged districts to increase resilience. Addressing these disparities – by improving education, creating jobs, and making the city climate-resilient – is seen as essential for Debrecen's overall sustainable development.³

3.6. Legal and strategic framework for social risk mitigation in Hungary

Hungary, as a member state of the European Union, has accepted the compulsory jurisdiction of the **International Court of Justice (ICJ)** and recognizes the authority of the **International Criminal Court (ICC)**. In line with its international obligations and constitutional principles, Hungary has developed a comprehensive legal framework to safeguard fundamental rights and prevent discrimination.

The country's primary legal foundation is the **Fundamental Law of Hungary**, adopted by the Hungarian Parliament. To ensure its effective implementation and the protection of human dignity, the Parliament has enacted a number of key laws addressing fundamental rights, equal treatment, administrative procedures, and social justice. These include legal provisions governing the Commissioner for Fundamental Rights (Ombudsman), anti-discrimination laws, and mechanisms for public complaints and disclosures.

Hungary also demonstrates its commitment to international human rights standards through the ratification of key conventions, such as the **European Convention on Human Rights** and the **Optional Protocol to the Convention against Torture (OPCAT)**.

3.6.1. European Union

As a member of the European Union, Hungary is obliged to align its national regulations with binding EU directives and strategic initiatives that aim to foster inclusive, accessible, and environmentally sustainable urban environments. The following legal and strategic instruments are of particular relevance to building design and operation from a social risk perspective:

Law, Regulation	Context	Related Social Risk
EU Charter of Fundamental Rights (Article 26) ⁹	Recognizes the rights of persons with disabilities to independence and social integration, including accessible infrastructure.	A4, A7, A9
Directive (EU) 2019/882 ¹⁰	Establishes EU-wide accessibility requirements for products and services, including built environment and digital platforms.	A4, A7, A9
Directive 2002/49/EC on Environmental Noise ¹¹	Requires assessment and management of noise exposure in urban areas to reduce health risks.	A13, A10, A11
Directive 2010/31/EU & 2018/844/EU (EPBD) ¹²	Promotes nearly zero-energy buildings to mitigate energy poverty and improve public health.	A3, A11, B3
European Social Charter ¹³	Protects housing rights, equal opportunities, and inclusion.	A4, A6, A7, A9, B1
European Green Deal & Renovation Wave Strategy ¹⁴	Strategic goals for inclusive, climate-resilient urban development.	A3, A11, B2

4. Table: Key European Union laws and regulations related to social risk factors in the built environment

3.6.2. National-Level Framework

Hungary's legal system incorporates EU directives and extends protections through national legislation to address social vulnerability and ensure inclusive access to infrastructure and services. Several key instruments play a central role in regulating the social dimension of architectural, urban planning, and administrative processes:

Law, Regulation	Context	Related Social Risk
Fundamental Law of Hungary (2011) ¹⁵	Establishes rights to human dignity, equality, and a healthy environment.	A4, A6, A7, A9, B2
Act XXXI of 1993 ¹⁶	Promulgates the European Convention on Human Rights in national law.	A6, A7, B2
Act CXI of 2011 ¹⁷	Establishes the Ombudsman to monitor human rights and equal access.	A4, A6, A7, A9
Act CXLIII of 2011 ¹⁸	Implements OPCAT to ensure humane institutional treatment.	A6, A7
Act CXXV of 2003 ¹⁹	Prohibits discrimination and promotes access to infrastructure.	A4, A6, A7, A9
Act CLXV of 2013 ²⁰	Provides mechanism for public complaints and disclosures.	A8, B1
Act CL of 2016 ²¹	Ensures fairness in administrative procedures, including planning.	A8, B3

⁹ <https://fra.europa.eu/en/eu-charter/article/26-integration-persons-disabilities>

¹⁰ <https://eur-lex.europa.eu/eli/dir/2019/882/oj/eng>

¹¹ <https://eur-lex.europa.eu/eli/dir/2002/49/oj/eng>

¹² <https://eur-lex.europa.eu/eli/dir/2018/844/oj/eng>

¹³ <https://rm.coe.int/168007cf93>

¹⁴ <https://www.iea.org/policies/12766-european-commissions-renovation-wave-strategy>

¹⁵ <https://magyarkozlony.hu/dokumentumok/b1a8d0225dae97eeef555d20f85644cfdba413da/letoltes>

¹⁶ https://www.echr.coe.int/documents/d/echr/convention_ENG

¹⁷ <https://www.aibh.hu/web/aibh-en/act-cxi-of-2011>

¹⁸ <https://net.iogtar.hu/jogszabaly?docid=a1100143.tv>

¹⁹ <https://nit.hu/jogszabaly/en/2003-125-00-00>

²⁰ <https://nit.hu/jogszabaly/2013-165-00-00>

²¹ <https://net.iogtar.hu/jogszabaly?docid=a1600150.tv>

Act C of 2023 on Hungarian Architecture ²²	Encourages sustainability, inclusion, and cultural sensitivity in planning.	A3, A4, A7, A9, A11
Gov. Decree 280/2024 (OTÉK) ²³	Updates zoning and construction rules for social and environmental aims.	A3, A4, A11, B3, B4
Decree 7/2006 & 176/2008 ²⁴	Requires energy efficiency and certification in buildings.	A3, A11, B3
Decree 54/2014 (OTSZ) ²⁵	Establishes fire protection and evacuation design requirements.	A10, B3

5. Table: Key national laws and regulations related to social risk factors in the built environment

3.6.3. Municipal-Level Initiatives

Debrecen, as a county-level city, integrates national and EU obligations into its local development framework. Several municipal strategies and programs aim to reduce social risks through inclusive urban development and participatory governance:

Law, Regulation, Strategy	Context	Related Social Risk
Debrecen Sustainable Urban Development Strategy (FVS) 2021–2027 ²⁶	A core strategic planning document for the city's sustainable development over the cycle 2021–2027, aligning urban investments with environmental, social, and economic goals.	A10, A11, A12, B3
Debrecen Smart City Strategy ²⁷	Focuses on integrating digital, energy, environment, and governance innovations into city operations, with emphasis on air quality, data usage, and citizen engagement	A10, A11, A12, B3
Local Equal Opportunity / "Esély-Háló" Program ²⁸	The "Esély-Háló" initiative is tied to the review and update of Debrecen's local equal opportunity policies and programs	A4, A6, A7, A9
Urban Development / City Planning (EDC Debrecen, Integrated Approach) ²⁹	The city development organization (EDC Debrecen) ensures that projects, strategies, and funding are aligned with the city's strategic goals, emphasizing sustainable and digitally enabled interventions	A6, A12, B1
Urban Renewal & Peripheral / Socially Sensitive Interventions via TOP+ / EU Funds ³⁰	Debrecen uses its FVS and related programs as a basis to structure urban renewal, infrastructure upgrades, and targeted interventions in more disadvantaged neighbourhoods	A3, A4, A7, B1

6. Table: Municipal programs and strategies related to social risks mitigation goals

²² <https://www.europeanheritagehub.eu/document/2023-evi-c-torveny-a-magyar-epiteszetrol-a-magyar-epiteszetrol-szolo-torveny-law-on-hungarian-architecture/>

²³ <https://nit.hu/jogszabaly/2024-280-20-22>

²⁴ <https://net.iogtar.hu/jogszabaly?docid=a0800176.kor>

²⁵ <https://net.iogtar.hu/jogszabaly?docid=a1400054.bm>

²⁶ https://hbmo.hu/portal/wp-content/uploads/2023/12/01B_eloterj.mell._DMJV-FVS-2021-27-strategiai-munkaresz.pdf

²⁷ https://smartcity.debrecen.hu/docs/Debrecen_Smart_City_Strategia.pdf

²⁸ <https://www.debrecen.hu/hu/debreceni/kozerdeku-adatok/esely-halo-1>

²⁹ <https://edc.debrecen.hu/varosfejlesztes/>

³⁰ <https://www.demedia.hu/debrecen/2023/11/23/a-fenntarthato-varosfejlesztes-kerul-a-fokuszba-debrecenben>

3.7. The situation of disadvantaged groups in Hungary

According to the 2022 report by the **European Institute for Gender Equality (EIGE)**, Hungary scored **52.2 out of 100** on the **Gender Equality Index (GEI)**, ranking **25th among EU member states** and falling **14.4 points below the EU average**. With a score of 54.2 on the 100-point scale, Hungary remains one of the lowest-ranking countries in the EU for gender equality. The most critical area in need of improvement is **gender inequality in the domain of power**, where Hungary scored only **24.8 points**. Although Hungary's score has improved more since 2019 than it did between 2010 and 2019 (+1.9 points vs. +1.3 points), it has consistently ranked last among all member states since 2015. Within this domain, **political decision-making** is the weakest sub-area, with Hungary ranking last with **25.8 points**. On a more positive note, Hungary performs relatively better in the area of **health**, ranking **14th among EU countries** with a score of **87.3**, close to the EU average.

Discrimination, violence, and threats of violence against **Roma people and other ethnic and racial minorities** continue to occur in the country. The Roma constitute an estimated **2–3% of Hungary's population**, making them one of the largest minority groups. They face significant disadvantages in nearly all areas of daily life. The **unemployment rate among Roma** is substantially higher than the national average, and **many encounter discrimination in the workplace**.

In the past decade, **employment of persons with disabilities** in Hungary has seen significant improvement. As of recent data, **nearly 50%** of people with reduced work capacity are employed, compared to just **18% ten years ago**. Approximately **408,000 people** in Hungary live with a long-term disability, representing about **4% of the total population**.

While employment rates for people with disabilities have risen, **there is still room for progress**. The existing inequalities highlight the challenges people with disabilities face in accessing job opportunities. Therefore, it is essential to **develop and expand policies and programs** that support their employment and **integration into the labor market**. Although a wide range of jobs are available in the open labor market, **persons with disabilities are still not consistently viewed as equal members of the workforce** and may encounter discrimination in their everyday lives.

4. Risk Evaluation

Comprehensive tables describing all risks and their evaluation can be found in the extension **Annex 1** and **2** of this assessment. The following section will illustrate identified risks within the previously mentioned categories. Risks that were categorized medium following the assessment of existing mitigation measures are explored into more detail.

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
A1	Light pollution	Public health and well-being	C – Wider community	Low	Low	Low
A2	Unauthorized access / crime	Public safety	O, FM, E, T, C, V	Low	Low	Low
A3	Exposure to extreme weather	Public health and well-being	O, FM, E, T, C, V	Medium	Low	Low

A4	Exclusion of people with disabilities	Poverty and social exclusion	C – Wider community	Low	Low	Low
A5	Pandemic risk	Public health and well-being	O, FM, E, T, C, V	Low	Medium	Low
A6	Modern slavery	Poverty and social exclusion	O, FM, E, T, C, V	Low	High	Low
A7	Workplace inequality	Poverty and social exclusion	E – Employees	Low	Medium	Low
A8	Poor community relations	Leadership and community building	C – Wider community	Medium	Medium	Medium
A9	Gender identity discrimination	Poverty and social exclusion	E – Employees	Low	Medium	Low
A10	Stressful work environment	Public health and well-being	E – Employees	Medium	Medium	Medium
A11	Unequal environmental impact	Public health and well-being	E – Employees	Low	Medium	Low
A12	Occupation of residential parking	Leadership and community building	C – Wider community	Low	Low	Low
A13	Noise impact conflicts	Leadership and community building	C – Wider community	Low	Medium	Low

7. Table: Impact of building on community - Table containing all the social risks that were identified in during the scoping process (O–Owner; C–Wider community; FM–Facility Management; E–Employees; T–Tenants; V–Visitors)

4.1 Public health and Well-being

Risks Several risks were identified during the pre-screening process in this category:

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
A1	Light pollution	Public health and well-being	C – Wider community	Low	Low	Low
A2	Unauthorized access / crime	Public safety	O, FM, E, T, C, V	Low	Low	Low
A3	Exposure to extreme weather	Public health and well-being	O, FM, E, T, C, V	Medium	Low	Low
A5	Pandemic risk	Public health and well-being	O, FM, E, T, C, V	Low	Medium	Low
A10	Stressful work environment	Public health and well-being	E – Employees	Medium	Medium	Medium
A11	Unequal environmental impact	Public health and well-being	E – Employees	Low	Medium	Low

All risks listed above were assessed as low, except:

- **Stressful work environment (A10)** – categorized as medium risk due to a combination of medium likelihood and medium impact.

The presence of building-wide ventilation, drinking water access, and shading systems contribute to resilience, while stress-related risks remain a point of concern due to the lack of employee well-being programs and the absence of regular assessments.

4.2 Poverty and social exclusion

Three Risks under this domain include:

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
A4	Exclusion of people with disabilities	Poverty and social exclusion	C – Wider community	Low	Low	Low
A6	Modern slavery	Poverty and social exclusion	O, FM, E, T, C, V	Low	High	Low
A7	Workplace inequality	Poverty and social exclusion	E – Employees	Low	Medium	Low
A9	Gender identity discrimination	Poverty and social exclusion	E – Employees	Low	Medium	Low

Following the evaluation of existing control measures:

- **All four risks were classified as low.**
- However, **Modern slavery (A6)** presents a high potential impact, despite a low likelihood, requiring continued monitoring and supplier engagement.
- **Workplace inequality (A7)** and **Gender identity discrimination (A9)** remain sensitive issues; while current risk is low, the lack of fully inclusive policies suggests a need for future review.

4.3 Leadership and Community Building

Three risks have been identified in this category:

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
A8	Poor community relations	Leadership and community building	C – Wider community	Medium	Medium	Medium
A12	Occupation of residential parking	Leadership and community building	C – Wider community	Low	Low	Low
A13	Noise impact conflicts	Leadership and community building	C – Wider community	Low	Medium	Low

Among them:

- **Poor community relations (A8)** and **Noise impact conflicts (A13)** have been categorized as medium risks due to existing tensions and moderate likelihood/impact.
- **Occupation of residential parking (A12)** was deemed a low risk with no major complaints reported.

Community engagement strategies and improved communication are key recommendations for maintaining positive local relations.

4.4. Exclusion of people with visible disabilities

Risk

People with visible temporary or permanent disabilities (e.g. limited mobility, hearing, or visual impairments) remain at an increased risk of poverty and exclusion from the labour market. This underutilisation of human potential translates into tangible economic losses. While the Hungarian labour market has tightened in recent years, leading to a moderate increase in the recruitment of people with disabilities, the overall employment rate remains low, with a persistent equality gap. Beyond underrepresentation, challenges remain regarding job quality and workplace segregation, as people with disabilities are often not perceived as equal members of the labour force. To counter this, inclusive workplace practices should be promoted among private employers, including both physical accessibility improvements and cultural acceptance initiatives.

Existing control measures and metrics

At the time of this assessment, no individuals with visible disabilities are employed at Shopland Debrecen Airport. This group is therefore most likely represented within the “wider community” stakeholder category (e.g. customers, visitors, or passers-by with disabilities).

Basic provisions are in place to accommodate special needs (based on the Access4you audit, 2024):

Metrics	
Number of entrances with no obstructions to wheelchair users	2
Number of people with visible disabilities employed	0
Number of dedicated accessible parking spaces	24

8. Table: *Accessibility and Inclusion Metrics*

Some basic provisions are in place to accommodate special needs:

- Two step-free entrances and 24 dedicated accessible parking spaces near the main entrance.
- No passenger elevators are present, as the building is single-storey; internal service lifts exist for logistics but are not part of public circulation.
- On-site security staff available to provide assistance to blind or visually impaired visitors.
- Emergency plans include support clauses for individuals with special needs during evacuation.
- Wide internal corridors and the central food court provide sufficient circulation space for wheelchair users.

However, several limitations remain:

- Signage lacks tactile, Braille, or high-contrast elements, limiting independent navigation for the visually impaired.
- Only partial tactile guidance and no auditory wayfinding in common areas.
- One accessible toilet exists, but it is not fully compliant in terms of clearances and fixtures.
- The baby-mother room is currently unavailable and scored 0% in the Access4you audit..

Improvement is recommended to ensure equitable, independent access to all stakeholder groups. This includes upgrading entrances, installing automated door systems, and enhancing wayfinding solutions (e.g., tactile signage, floor guides, and visual/auditory cues).

4.4.1. Vulnerability and recommendations

The exclusion of people with visible disabilities presents a medium-level social risk. Shopland Debrecen Airport provides partial accessibility through step-free pathways, designated parking, and circulation space, yet many areas remain only partly navigable for users with mobility or visual impairments.

The Access4you audit assigned a Silver certification with an overall score of ~59%. Strong performance was recorded in parking and interior circulation (>75%), but weak performance in signage and baby-care facilities (<30%):

- Upgrade all entrances for full wheelchair accessibility, including widened doorways, reduced thresholds, and automated opening systems.
- Improve wayfinding for visually impaired visitors through tactile ground surface indicators, pictograms, and auditory signals at key points.
- Ensure any future public-use lifts or mechanical aids are fitted with large tactile buttons in Braille and audible floor announcements.
- Clearly communicate accessibility features (parking, access routes, toilet facilities, store layouts) on the Shopland Debrecen Airport/Tesco website.
- Install continuous handrails on ramps and stairwells in line with universal design guidelines.
- Establish a designated baby-care room (baba-mama szoba) to address inclusivity gaps.
- While Shopland Debrecen Airport is a high-traffic retail facility with substantial technical infrastructure, further improvements would increase its potential as an inclusive, equal-opportunity commercial space and reinforce its social value for diverse user groups.

4.5. Public safety

Two risks to public safety have been identified: **the risk of crime within the building (A3)** and **the risk of modern slavery on the premises or within the supply chain (A6)** of Shopland Debrecen Airport Shopping Centre. It was found that Shopland Debrecen Airport contributes to social resilience against non-violent crime by maintaining a secure and monitored environment through 24/7 on-site security staff, CCTV surveillance covering entrances and parking areas, and access control systems operated by Dome Facility Services Group (**A3 in Annex 1**). While the likelihood of forced labour is low in the retail and facility management sector, it cannot be excluded due to its potentially severe social consequences, including intergenerational poverty and inequality. Therefore, modern slavery has been categorised as a medium-level risk, despite its low probability, due to its high societal impact.

4.6. Modern slavery

Risk

The risk of forced labour in Hungary is moderate. Hungary, in terms of response to the eradication of modern slavery is an average player within the EU context with a score of 6 out of 10 on the Global slavery index ³¹.

³¹ <https://www.globallslaveryindex.org/2019/data/country-data/hungary/>

Forced labour usually threatens particularly vulnerable groups such as the elderly, women, children, Roma minorities, immigrants, refugees, and people with disabilities. The severe consequences of modern slavery include but are not limited to intergenerational poverty, reduced productivity, severe trauma and institutionalized inequality³². It is most likely to occur in rural areas and the agricultural, industrial or domestic worker sector. Therefore, there is a low likelihood of occurrence within the context of Shopland Debrecen Airport. Nonetheless, due to its severe consequences and high societal impact, it is categorised as a relevant risk. While the centre itself operates in a regulated commercial environment with professional procurement practices, vigilance is required particularly in outsourced cleaning, maintenance, and construction-related services, as well as tenant supply chains

Existing control measures and metrics

General ESG commitments and contractual oversight mechanisms are in place at Shopland Debrecen Airport. Internal documentation includes codes of conduct, maintenance and cleaning contracts, supplier agreements, and facility management responsibilities. While these represent a positive step, Hungary currently lacks a centralised enforcement system for public procurement or labour exploitation tracking at the asset level, particularly concerning modern slavery.

Best practice involves assessing the type, scope, and duration of supplier contracts (e.g., long-term vs. short-term, subcontracting chains) as indicators of potential exploitation, alongside reviewing corporate policies on fair employment and human rights.

Vulnerability and recommendations

Operating as a commercial and retail hub, the likelihood of modern slavery occurring directly on the premises is low, due to the regulated commercial environment. However, there remains a potential risk along the supply chain—especially in outsourced security, cleaning, maintenance, and tenant-level services—that may involve vulnerable groups (e.g., migrants, Roma workers, women).

Therefore, it is recommended that the Owner of Shopland Debrecen Airport commits to Sustainable Development Goal 8.7 and the protection of human rights through its ESG governance framework. This can be reinforced by:

- Incorporating explicit modern slavery and human rights clauses into all new lease agreements, supplier contracts, and procurement documents.
- Requiring vendor and subcontractor declarations of compliance with SDG 8.7, including supply chain transparency and whistleblowing procedures.
- Providing awareness training for facility management staff, security personnel, and tenants on the indicators of modern slavery, reporting protocols, and escalation routes.
- Displaying contact information for support services (e.g., OKIT hotline, Victim Support Centre) on staff noticeboards and back-of-house areas, with multi-language options if possible.
- Establishing a periodic internal review process (e.g., annual or biannual) to monitor contractor compliance and identify red flags in subcontracting chains.

Employees should be made aware of the risks of modern slavery, its signs, and the available rescue services. For instance, "The National Crisis Management and Information Service" hotline is free to call and phone

³² <https://www.developingfreedom.org/overview/slavery-development/#:~:text=Slavery%20creates%20inter%2Dgenerational%20poverty&text=The%20resulting%20impacts%20last%20for,violence%2C%20and%20increases%20disease%20burdens.>

operators have received specialist training on modern slavery. Recommended resources for further information:

The National Crisis Management and Information Service (OKIT)	https://okit.hu/
Victim Support Centre (ÁSK)	https://vansegitsegitseg.im.gov.hu/ismerje_fel_az_eroszakot
Material on spotting the signs of modern slavery	file:///C:/Users/Felhasznalo/Downloads/modern-rabszolgasag-2021viii-11.pdf
	https://peelsolutions.co.uk/spot-signs-modern-slavery/

8. **Table:** Key resources for identifying and responding to modern slavery

4.7. Responsible leadership and community relations

Three risks have been identified within this subgroup: **the risk of unfavourable community relations due to lack of communication (A8); the risk of occupying residential parking spaces (A12); and the risk of social disruption due to loud noises (A13)**. All three were classified as low-level risks following the examination of existing control measures and the operational setup of Shopland Debrecen Airport.

Shopland Debrecen Airport is situated in a commercially dominated area of Debrecen's outskirts, surrounded by retail, service, and institutional functions, with only limited residential presence in the immediate vicinity. The primary traffic access routes and parking infrastructure are designed to accommodate high visitor numbers and do not directly conflict with residential areas. A dedicated on-site parking system with more than 1,200 spaces supports tenants and customers, thus minimising **the potential burden on residential parking (A12)**.

Additionally, the building's operational hours align with typical retail centre opening times, and waste collection, deliveries, and HVAC operation are scheduled during permitted time windows and supported by noise reduction measures. These aspects contribute to the low likelihood of significant **community disruption due to loud noises (A13)**.

While formal community outreach mechanisms are currently limited, the building management team maintains responsive communication channels, including tenant feedback systems and the facility management's complaint-handling protocol. These measures help to mitigate **the risk of community disengagement or negative perceptions (A8)**.

This suggests that there are relatively low risks and that the existing property governance and operational procedures are appropriate when it comes to community relations at the site. However, this does not mean that there are no social opportunities relating to local leadership, stakeholder engagement, and long-term trust-building. Additional measures such as structured stakeholder dialogues, hosting educational or cultural events, or improving transparency through sustainability reporting could further strengthen the role of Shopland Debrecen Airport as a socially responsible retail hub.

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
B1	Antisocial behaviour	Community impact on building	C – Wider community	Low	Medium	Low
B2	Social unrest		C – Wider community	Low	High	Low

B3	Infrastructure disruption		O, FM	Medium	High	Medium
B4	Transport disruption		O, FM, E	Low	Medium	Low

9. **Table:** Impact of the community on the building – table containing all identified social risks from the research process (O–Owner; C–Wider community; FM–Facility Management; E–Employees; T–Tenants; V–Visitors)

The influence of the wider community on the building has been assessed as well. Four possible risks have been identified, including **the risk of damage to the building due to antisocial behaviour (B1) or social unrest (B2); and the impact of infrastructure disruptions on the building, such as power outages (B3) and obstruction of traffic or access routes (B4).**

All risks were found to be low after assessing existing control measures at Shopland Debrecen Airport, which include:

- 24/7 on-site security personnel and an integrated CCTV surveillance system covering entrances, parking areas, and public zones (B1)
- Documented emergency response procedures, including contact lists for local authorities and coordination protocols for evacuation or incident response (B2)
- Backup power systems – including diesel generators and UPS units – that ensure uninterrupted operation of key systems (e.g., lighting, refrigeration, fire safety) during grid outages (B3)
- Dedicated service access routes, delivery scheduling, and clearly marked parking areas that minimize congestion and keep fire lanes and emergency routes clear (B4)

This suggests that the building has strong operational resilience when faced with external community-related disruptions. The proactive facility management approach, regular staff training, and maintenance of critical infrastructure contribute to maintaining a safe, functional environment for tenants and visitors.

More detailed information is available in **Annex 2** of this assessment.

5. Summary of risks

In summary, during the pre-assessment of Shopland Debrecen Airport, 18 potential social risks were identified, out of which only one has been classified as a major social risk that requires priority attention.

Risk A6 (Modern slavery) is the only risk with a high potential to jeopardise community resilience, due to its high societal impact, even though its likelihood of occurrence is low.

Risk A5 (Poverty and social exclusion) and others such as A7 (Workplace inequality) or A10 (Stressful work environment) are also relevant but have a lower risk level after evaluating current mitigation measures.

Overall, it was found that, thanks to the existing socio-spatial characteristics of the shopping centre, accessibility provisions, on-site security systems, and governance structure, the communities within the building are relatively resilient. Moreover, in line with expectations, the shopping centre does not pose a high risk to the surrounding community, and no highly relevant external threats (e.g., riots, infrastructure failures) have been observed.

The resilience of the building is therefore unlikely to be compromised by the wider community or urban context.

Risk Category	RISK or HAZARD DESCRIPTION	IMPACTED	EXISTING CONTROL MEASURES/provisions	IMPACT LEVEL after control measures	recommendation
Poverty and social exclusion (A5)	Physical barriers in the building may unintentionally exclude people with disabilities from participation in economic life, increasing their risk of poverty and social exclusion. Although Shopland Debrecen Airport has automatic doors and accessible facilities, independent access to all entrances and fully compliant accessible toilets are not yet ensured. This limitation may discourage employment or participation among disabled individuals.	All groups	Automatic entrance doors, accessible toilets, and disabled parking. Accessibility provisions exist but require completion.	Medium	<ul style="list-style-type: none"> Ensure that all building entrances are accessible independently by wheelchair users. Improve elevator tactile and audio navigation systems. Publish comprehensive accessibility information on the shopping centre's website. Install continuous handrails and tactile paving where necessary. Integrate equal opportunity goals into recruitment and tenant engagement.
Public safety (A7)	The possibility of forced labour represents a persistent social risk. Although the direct likelihood at Shopland Debrecen Airport is low, the building operates within a globalised supply chain and multiple subcontractor layers. Modern slavery can severely affect vulnerable groups including women, migrants, Roma people, and persons with disabilities, with long-term consequences such as institutionalised inequality and economic harm.	All groups	General ESG and ethical procurement policies in place; codes of conduct; supplier criteria; FM contracts with basic labour compliance clauses.	Medium	<ul style="list-style-type: none"> Incorporate explicit modern slavery and human rights clauses into lease agreements and contractor contracts. Require declarations of commitment from all vendors and subcontractors. Raise awareness among operational staff and tenants regarding modern slavery indicators and prevention.

10. Table: Identified social risks at the building and mitigation measures (Aligned with SDG Objectives)

6. Social opportunity

This section outlines the key social opportunities identified for Shopland Debrecen Airport Shopping Centre. The table below presents a series of recommended actions and initiatives that the Owner and Facility Management team could implement to not only enhance tenant satisfaction, increase visitor footfall, and support the long-term value of the asset, but also to strengthen the resilience, inclusivity, and community engagement of the site within its urban context.

Each measure is mapped against the relevant Sustainable Development Goals (SDGs) to illustrate its broader alignment with global sustainability objectives and responsible business practices.

Name	Description of opportunity	Enhanced community's resilience	SDG goals
Equal opportunity employer	While there is currently no evidence of workplace inequality at Shopland Debrecen Airport, the owner and FM partners could show leadership by implementing a formal Equal Opportunities Policy (esélyegyenlőségi terv) in hiring and tenant engagement. This could also be promoted among tenants through Green Lease clauses. ³³	According to the ILO, diverse and inclusive workplaces lead to greater productivity, innovation, well-being, and retention. Promoting equal opportunity fosters a more resilient internal community and reduces employee turnover. ³⁴	5, 1, 8,11
Empowering and inclusion of women with children	Support the return of mothers to the workforce by encouraging the creation of breastfeeding/lactation rooms and, where feasible, collaboration with local childcare providers to offer flexible day-care solutions. As the facility operator manages shared restrooms and staff areas, Shopland Debrecen Airport is in a strong position to support gender equity and work-life balance.	Such provisions demonstrate commitment to women's career development. Supporting working mothers enhances staff retention, workforce stability, and tenant satisfaction. Female underrepresentation in leadership remains a national concern in Hungary ³⁵ .	8,5,1,11
Fighting against forced labour	Despite the absence of mandatory human rights due diligence legislation in Hungary, Shopland Debrecen Airport can take a leading role by aligning procurement and lease practices with SDG 8.7 and OECD Due Diligence Guidelines. This includes requiring subcontractors and vendors to submit formal human rights declarations and anti-slavery compliance statements.	Forced labour and exploitation undermine social cohesion and ethical business operations. By proactively addressing this issue, Shopland Debrecen Airport can strengthen its reputation, reduce reputational risk, and build trust across its stakeholder network.	1, 8,11
Integrating the ground floor into the community	Enhance the ground-floor interface with the neighbourhood through public amenities such as seating, greenery, and rest zones. These can serve visitors, staff, and local residents, while also contributing to improved air quality and mental well-being.	Public-facing design fosters inclusion, interaction, and comfort. Creating inviting shared spaces boosts perceived safety, social value, and local pride.	11,8,3
Opportunity to enhance wider societal wellbeing and decrease GHG from transport	Shopland Debrecen Airport already provides shower and locker rooms. Expanding secure micro-mobility infrastructure (bike racks, scooter docking, charging points) to the wider community—including food delivery and last-mile logistics workers—can increase accessibility while reducing car dependence.	Transport-related emissions and air pollution are key urban stressors. By promoting active and low-emission mobility, the site can contribute to cleaner air, better health, and improved integration with the local transport system.	11,3,12

11. Table: Social Opportunity Areas to Enhance Community Resilience and Support SDG Alignment at the building

³³ Maiyalehné et al (2012) - <https://kti.uni-nke.hu/document/vtkk-uni-nke-hu/eselyegyenloseg.original.pdf>

³⁴ ILO - <https://www.ilo.org/global/lang-en/index.htm>

³⁵ <https://www.womenshealth.gov/>

7. Assessor's profile

This Social Risk Assessment was prepared with the supervision of András Bálinger. András has over 5+ years of professional experience in environmental issues and climate change assessments. Amongst others, he worked for the National Adaptational Centre in Hungary, which was a policy support institution for climate change issues. His studies have already established the necessary expertise for this field, as he first graduated as a geographer as a bachelor's degree and then completed a master's degree in regional environmental economics. András is currently a senior sustainability consultant and oversees the preparation of Risk Assessments including Social Risk Assessments.

8. ANNEX

Annex 1: A. Impact of building on community - Table containing all the social risks that were identified in during the scoping process

O–Owner; C–Wider community; FM–Facility Management; E–Employees; T–Tenants; V–Visitors

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
A1	Light pollution	Public health and well-being	C – Wider community	Low	Low	Low
A2	Unauthorized access / crime	Public safety	O, FM, E, T, C, V	Low	Low	Low
A3	Exposure to extreme weather	Public health and well-being	O, FM, E, T, C, V	Medium	Low	Low
A4	Exclusion of people with disabilities	Poverty and social exclusion	C – Wider community	Low	Low	Low
A5	Pandemic risk	Public health and well-being	O, FM, E, T, C, V	Low	Medium	Low
A6	Modern slavery	Poverty and social exclusion	O, FM, E, T, C, V	Low	High	Low
A7	Workplace inequality	Poverty and social exclusion	E – Employees	Low	Medium	Low
A8	Poor community relations	Leadership and community building	C – Wider community	Medium	Medium	Medium
A9	Gender identity discrimination	Poverty and social exclusion	E – Employees	Low	Medium	Low
A10	Stressful work environment	Public health and well-being	E – Employees	Medium	Medium	Medium
A11	Unequal environmental impact	Public health and well-being	E – Employees	Low	Medium	Low
A12	Occupation of residential parking	Leadership and community building	C – Wider community	Low	Low	Low
A13	Noise impact conflicts	Leadership and community building	C – Wider community	Low	Medium	Low

A1 – Light Pollution

Risk Code	A1
Title	Light Pollution
Category	Public health and well-being
Stakeholders	C – Wider community
Description	Shopland Debrecen Airport is located on the southern outskirts of Debrecen in a commercial and transport-oriented zone with only limited residential exposure. The external lighting system uses modern LED fixtures with cut-off optics, minimizing upward light dispersion. However, façade lighting could still affect visual comfort in adjacent commercial users and occasional nearby residences.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 11: Sustainable Cities and Communities
Existing Measures	<ul style="list-style-type: none"> • LED fixtures with ULOR = 0% (cut-off optics) • Automatic control via time switches and twilight sensors (22:00–05:00 reduced)
Likelihood	Low
Impact	Low
Risk Level	Low
Indicator	Has a light pollution audit been conducted? → Yes (2024)
Recommendation	Maintain the lighting control system and repeat the audit every 5 years.

A2 – Unauthorized access / crime

Risk Code	A2
Title	Unauthorized access / crime
Category	Public safety
Stakeholders	All groups (O, FM, E, T, C, V)
Description	Shopland Debrecen Airport operates with 24/7 monitored electronic security systems and permanent on-site guards provided by Dome Facility Services Group. Local crime rates in the area are low, and the site has not recorded any significant incidents in the last three years.
Related SDG Goals	SDG 16: Peace, Justice and Strong Institutions
Existing Measures	<ul style="list-style-type: none"> • CCTV coverage at entrances and parking • Electronic intrusion detection system • 24/7 on-site security staff
Likelihood	Low
Impact	Low
Risk Level	Low
Indicator	Number of reported crimes in the area last year → None reported
Recommendation	Continue regular system testing and staff training.

A3 – Exposure to extreme weather

Risk Code	A3
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Title	Exposure to extreme weather
Category	Public Health and Well-being
Stakeholders	All groups (O, FM, E, T, C, V)
Description	The building is equipped with rooftop HVAC units supported by a central air-handling system and tenant-level fancoils. An automated BMS manages ventilation and temperature. A heatwave response protocol introduced in 2024 includes indoor temperature monitoring, enhanced ventilation, and hydration points for staff. Thermal comfort surveys show generally adequate results.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 11: Sustainable Cities and Communities, SDG 13: Climate Action
Existing Measures	<ul style="list-style-type: none"> • BMS-controlled HVAC and ventilation • Split ACs in some back-office zones • Access to drinking water
Likelihood	Medium
Impact	Low
Risk Level	Low
Indicator	Cooling and ventilation effectiveness → Mechanically ventilated with limited natural access
Recommendation	Ensure maintenance of cooling systems and monitor indoor comfort during heatwaves.

A4 – Exclusion of people with disabilities

Risk Code	A4
Title	Exclusion of people with disabilities
Category	Poverty and social exclusion
Stakeholders	C – Wider community
Description	There is a risk that people with disabilities may not have equal access to services or employment. The Access4you audit (2024) awarded a Silver certification (~59%). Strengths included step-free entrances (2), 24 dedicated accessible parking spaces, and wide corridors. Weaknesses included non-compliant signage, a single partially compliant accessible toilet, and a baby-care room that scored 0%.
Related SDG Goals	SDG 1: No Poverty, SDG 10: Reduced Inequalities, SDG 11: Sustainable Cities and Communities
Existing Measures	<ul style="list-style-type: none"> • Access4you “Silver” certification (2024) (~59% compliance) • Wide internal corridors and accessible parking • Step-free entrances and one accessible toilet
Likelihood	Low
Impact	Low
Risk Level	Low
Indicator	Disability access features present → Yes (partial, e.g. baby-care room scored 0%, signage not fully compliant)

Recommendation	Improve external signage, install tactile and visual wayfinding (Braille, ground surface indicators), upgrade accessible toilet to full compliance, establish a baby-care room, and reassess annually.
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A5 – Pandemic Risk

Risk Code	A5
Title	Pandemic risk
Category	Public health and well-being
Stakeholders	All groups (O, FM, E, T, C, V)
Description	In the event of a pandemic, insufficient preparedness could endanger safety. During COVID-19, temporary hygiene signage and sanitiser points were deployed, but no formal pandemic plan exists.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 6: Clean Water and Sanitation, SDG 11: Sustainable Cities and Communities
Existing Measures	<ul style="list-style-type: none"> • Improvised hygiene signage and sanitiser use during COVID-19 and other possible) pandemics
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Existence of a pandemic response plan → No formal plan
Recommendation	Develop and formalize a hygiene and pandemic response protocol.

A6 – Modern Slavery

Risk Code	A6
Title	Modern slavery
Category	Poverty and social exclusion
Stakeholders	All groups (O, FM, E, T, C, V)
Description	There is a very low but present risk of modern slavery in subcontracting chains. Although probability is low, the societal impact is high, making this the only priority social risk at the building.
Related SDG Goals	SDG 8: Decent Work and Economic Growth, SDG 16: Peace, Justice and Strong Institutions
Existing Measures	<ul style="list-style-type: none"> • General ESG and ethical procurement practices • No formal anti-slavery clauses yet in contracts (planned in near future)
Likelihood	Low
Impact	High
Risk Level	Low
Indicator	Modern slavery clauses in contracts → Not yet implemented
Recommendation	Require supplier declarations and internal reviews.

A7 – Workplace Inequality

Risk Code	A7
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Title	Workplace inequality
Category	Poverty and social exclusion
Stakeholders	E – Employees
Description	Workplace discrimination could affect cohesion. So far, no complaints or recorded cases exist.
Related SDG Goals	SDG 5: Gender Equality, SDG 8: Decent Work and Economic Growth, SDG 10: Reduced Inequalities
Existing Measures	<ul style="list-style-type: none"> Internal policies for equal opportunity
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Reports of discrimination → None recorded
Recommendation	Provide training and inclusive hiring practices.

A8 – Poor Community Relations

Risk Code	A8
Title	Poor community relations
Category	Leadership and community building
Stakeholders	C – Wider community
Description	Insufficient outreach could create alienation. Community engagement is currently limited to tenant satisfaction surveys conducted every 3 years.
Related SDG Goals	SDG 11: Sustainable Cities and Communities, SDG 16: Peace, Justice and Strong Institutions
Existing Measures	<ul style="list-style-type: none"> General contact channels available Tenant satisfaction surveys (2024)
Likelihood	Medium
Impact	Medium
Risk Level	Medium
Indicator	Frequency of feedback collection → Every 3 years
Recommendation	Implement regular satisfaction surveys and stakeholder engagement sessions, create an online community feedback channel, and publish an annual summary of results to increase transparency.

A9 – Gender Identity Discrimination

Risk Code	A9
Title	Gender identity discrimination
Category	Poverty and social exclusion
Stakeholders	E – Employees
Description	Lack of gender-neutral restrooms may lead to discomfort or perceived exclusion.
Related SDG Goals	SDG 5: Gender Equality, SDG 10: Reduced Inequalities, SDG 16: Peace, Justice and Strong Institutions

Existing Measures	• Standard restrooms only
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Gender-neutral facilities → Not available
Recommendation	Evaluate feasibility of inclusive restroom policies.

A10 – Stressful Work Environment

Risk Code	A10
Title	Stressful work environment
Category	Public health and well-being
Stakeholders	E – Employees
Description	Work-related stress can harm well-being. No structured stress or satisfaction survey has yet been conducted.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 8: Decent Work and Economic Growth
Existing Measures	• Basic support mechanisms in place
Likelihood	Medium
Impact	Medium
Risk Level	Medium
Indicator	Employee stress assessments → Not yet conducted
Recommendation	Introduce regular satisfaction surveys and employee well-being programs, and conduct the first employee stress and well-being survey by 2025 with follow-up action plans based on results.

A11 – Unequal Distribution of Environmental Impacts

Risk Code	A11
Title	Unequal distribution of environmental impacts
Category	Public health and well-being
Stakeholders	E – Employees
Description	Some zones may be less comfortable due to HVAC zoning differences. Complaints have been limited and mostly location-specific.
Related SDG Goals	SDG 10: Reduced Inequalities, SDG 11: Sustainable Cities and Communities, SDG 13: Climate Action
Existing Measures	• Thermal comfort survey conducted in 2024 • Split units and airflow optimization in progress
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Complaints about workspace inequality → Few, mainly location-specific
Recommendation	Regular evaluation of workplace conditions and equity.

A12 – Occupation of Residential Parking

Risk Code	A12
Title	Occupation of residential parking
Category	Leadership and community building
Stakeholders	C – Wider community
Description	Tenant/customer parking could reduce residential availability. The site has >1,200 controlled spaces, and no community complaints have been reported.
Related SDG Goals	SDG 11: Sustainable Cities and Communities
Existing Measures	<ul style="list-style-type: none"> • Dedicated car park with controlled access
Likelihood	Low
Impact	Low
Risk Level	Low
Indicator	Resident parking complaints → Not reported
Recommendation	Monitor community feedback and adjust policies as needed.

A13 – Noise Impact Conflicts

Risk Code	A13
Title	Noise impact conflicts
Category	Leadership and community building
Stakeholders	C – Wider community
Description	Noise may arise from events, deliveries, or HVAC. Few complaints have been recorded, and events comply with regulations.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 11: Sustainable Cities and Communities
Existing Measures	<ul style="list-style-type: none"> • Events are limited and compliant with noise regulations • Deliveries and HVAC systems scheduled with noise-reduction measures
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Noise complaints registered → Few
Recommendation	Maintain scheduling limitations and community communication.

Annex 2: Impact of the community on the building – table containing all identified social risks from the research process

O–Owner; C–Wider community; FM–Facility Management; E–Employees; T–Tenants; V–Visitors

Code	Title	Category	Stakeholders	Likelihood	Impact	Risk Level
B1	Antisocial behaviour	Community impact on building	C – Wider community	Low	Medium	Low
B2	Social unrest		C – Wider community	Low	High	Low

B3	Infrastructure disruption		O, FM	Medium	High	Medium
B4	Transport disruption		O, FM, E	Low	Medium	Low

B1 – Antisocial Behaviour

Risk Code	B1
Title	Antisocial behaviour
Category	Community impact on building
Stakeholders	C – Wider community
Description	Disruptive public behaviour in the vicinity of the building can affect its use. At Shopland Debrecen Airport, such cases have been rare and limited mainly to occasional loitering in parking areas.
Related SDG Goals	SDG 11: Sustainable Cities and Communities, SDG 16: Peace, Justice and Strong Institutions
Existing Measures	<ul style="list-style-type: none"> • CCTV surveillance covering entrances, internal mall areas, and outdoor parking zones • 24/7 on-site security provided by Dome Facility Services Group
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Incidents reported → Very few, limited to parking areas
Recommendation	Continue surveillance; coordinate with local police if issues reoccur.

B2 – Social Unrest

Risk Code	B2
Title	Social unrest
Category	Community impact on building
Stakeholders	C – Wider community
Description	Demonstrations or unrest nearby may disrupt building operations. The site is located on the southern outskirts of Debrecen in a commercial/industrial zone, and there is no recorded history of demonstrations in the area.
Related SDG Goals	SDG 10: Reduced Inequalities, SDG 16: Peace, Justice and Strong Institutions
Existing Measures	<ul style="list-style-type: none"> • No recorded demonstrations or unrest near the property • Coordination with local police through FM protocols
Likelihood	Low
Impact	High
Risk Level	Low
Indicator	Preparedness plan in place → Partial (general evacuation and authority contact lists included, but no dedicated unrest protocol)
Recommendation	Develop simple contingency procedures for rare but disruptive events.

B3 – Infrastructure Disruption

Risk Code	B3
Title	Infrastructure disruption
Category	Community impact on building
Stakeholders	O, FM
Description	Interruptions in power, water, or telecom can impact services. Power supply disruptions have been rare, limited to short interruptions during utility maintenance; no critical water or telecom failures recorded.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 11: Sustainable Cities and Communities, SDG 13: Climate Action
Existing Measures	<ul style="list-style-type: none"> • Diesel backup generator (tested annually, capable of sustaining critical services) • UPS units for refrigeration, lighting, and fire safety systems • On-site firefighting water storage for emergencies
Likelihood	Medium
Impact	High
Risk Level	Medium
Indicator	Past outages duration → Limited, only short power interruptions from utility provider maintenance
Recommendation	Continue quarterly testing of backup systems; ensure emergency numbers and utility contact details are accessible to staff.

B4 – Transport Disruption

Risk Code	B4
Title	Transport disruption
Category	Community impact on building
Stakeholders	O, FM, E
Description	Traffic or transit disruptions may hinder access. The site is located along the main road network (near Highway 47), with reliable bus connections within 200 m; no major disruptions were recorded in 2023–2024.
Related SDG Goals	SDG 3: Good Health and Well-being, SDG 11: Sustainable Cities and Communities
Existing Measures	<ul style="list-style-type: none"> • Shopland Debrecen Airport is located along a major thoroughfare, with bus stops and public transport routes nearby.
Likelihood	Low
Impact	Medium
Risk Level	Low
Indicator	Number of major disruptions in last year → Minimal, none impacting operations
Recommendation	Monitor municipal traffic updates; maintain staff and tenant communication during city infrastructure works.

