

## Environmental and Social Data Sheet

### Overview

Project Name: Barkarby and Hagastaden Urban Development  
Project Number: 2019-0458  
Country: Sweden  
Project Description: Supporting the construction of two NZEB buildings in the context of urban regeneration projects in the Stockholm region.

EIA required: yes

Project included in Carbon Footprint Exercise: no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

### Environmental and Social Assessment

#### Environmental Assessment

The project consists of the construction of two NZEB buildings with high-energy efficiency standards. Both buildings are part of urban regeneration projects. The Bas Barkarby building is part of the Barkarbystaden II urban regeneration project, in the Järfälla Municipality. The Life City building is part of an urban regeneration project in Hagastaden in the district of Vasastaden, in central Stockholm.

For each urban development project, of which the buildings of this operation form part, an Environmental Impact Assessment (EIA) was required. The EIAs did foresee positive and negative environmental impacts and indicated mitigation actions while all necessary permits and authorizations have been issued. No EIA (in accordance with EIA 2014/52/EU amending the 2011/91/EU) was required for the buildings in question.

The project will be implemented between 2019 and 2022.

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

The buildings are expected to have an energy performance at least 30% better than the required by the current NZEB definition set by the Swedish regulation, generating positive environmental benefits related to a reduction of energy consumption and greenhouse gas (GHG) emissions.

At construction stage, the project implementation may lead to increased noise and vibration level and may affect quality air. Adequate mitigation measures will be implemented together with the enforcement of best practices. The project impacts at construction stage will be reversible and temporary at a level that are deemed acceptable.

Luxembourg, 18<sup>th</sup> March 2020

The project is expected to generate final energy savings of 1 445 MWh/year and a reduction of GHG emissions (CO<sub>2</sub>-equivalent) of approximately 40 tons/year.

## Conclusions and Recommendations

Given the location, and nature of the project, only minor negative environmental impacts are expected mainly during construction. The promoter has sound environmental and social capacity, well proven in the construction and operation of similar buildings. The promoter is considered capable of complying with the Bank's eligibility criteria, in particular regarding the environmental protection aspects. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the construction of nearly zero-energy buildings (NZEBs) in Sweden.

Moreover, the promoter undertakes to fulfil the following

- To provide EIB all relevant licenses before commissioning, including Energy Performance Certificates (EPC).
- To ensure that an energy management system will be in place and be monitored by an Energy Manager.
- To provide EIB the final Energy Simulations ensuring that the buildings comply with the NZEB Swedish regulation.

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