

Environmental and Social Data Sheet

Overview

Project Name: High Energy Performing Public Buildings
Project Number: 2019-0439
Country: Sweden
Project Description: The project supports the construction of high energy performing office buildings in Sweden

EIA required: no

Project included in Carbon Footprint Exercise¹: no

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

Environmental and Social Assessment

Environmental Assessment

The project relates to the development of seven near-zero-energy office buildings (NZEB) in the cities of Stockholm, Uppsala and Solna, all in Sweden.

All projects will have energy performance levels better than the NZEB requirements as defined in the Swedish regulation. At construction stage, the project implementation may lead to increased noise, increased traffic or/and disruptions in traffic and high vibration levels, and may impact groundwater and air quality. The Promoter has previous experience in developing and operating similar buildings as an owner, manager and developer of office buildings in Sweden, therefore adequate mitigation measures will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level, which is deemed acceptable.

Energy savings of 4,765 MWh/y of primary energy are expected, corresponding to 112 ton/y CO₂ savings. The Promoter shall ensure that during operation an energy manager monitors the energy consumption of the building through an energy management system to track the consumption of the building.

Sweden, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2014/52/EU amending 2011/92/EU, SEA Directive

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.

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2001/42/EC, Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and with the EU Energy Performance of Buildings Directive (2018/844/EU).

However, the project does not require an EIA, as it does not fall under Annex II of EIA directive 2014/52/EU amending 2011/92/EU and will comply with the Energy Performance Building Directive as transposed by the Swedish legislation

Conclusions and Recommendations

Given the location, size and nature of the project in a built-up urban area, any negative environmental impacts are expected to be mitigated. The Promoter is deemed to have sound environmental and social capabilities, well proven in the construction and operation of similar buildings. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of a nearly zero-energy building in Sweden.

The Bank will impose to the promoter the following undertakings:

- An Energy Manager and energy management system shall be in place.
- The final Energy Simulations of all buildings will be in line with the pre-committed energy levels, ensuring that the buildings will be considered as NZEB by the Swedish regulation for the corresponding type of building and climatic zone.

The project is therefore considered to be acceptable for Bank financing from an environmental and social perspective.