

Luxembourg, 3 September 2021

**Public**

## Environmental and Social Data Sheet

### Overview

Project Name:	HEMSO HEALTH AND OTHER COMMUNITY INFRASTRUCTURES
Project Number:	20200941
Country:	Sweden, Finland
Project Description:	<i>The project will finance the construction of health and education infrastructures in Sweden and Finland. The promoter, Hemso, is a Swedish service company specialised in producing, developing, owning and leasing out nursing homes, schools, day care centres and service blocks in provision of equity of access to care facilities. The company designs, finances and develops properties as turn-key projects for service companies to operate and manage based on pre-agreed arrangements with responsible municipalities.</i>

EIA required: no

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

### Environmental and Social Assessment

#### Environmental Assessment

The project concerns the construction of new care and educational facilities specifically designed for the care of the elderly, pre-school children, as well as children attending higher education levels and combinations thereof. Eight project components are located in Sweden and one in Finland.

Nursing homes and educational buildings are not specifically mentioned in the Environmental Impact Assessment (EIA) Directive 2014/52/EU amending Directive 2011/92/EU; however the project may fall under Annex II of the Directive in relation to urban development. The promoter confirms that all the project components have received their relevant building permits and the Competent Authorities did not request an EIA for any components during this process. All the project components are located in urban areas and are being developed within an approved land use plan. None of the components is located within Natura 2000 sites.

The promoter targets the certification of each sub-project with local (Miljöbyggnad Silver, Miljöbyggnad Guld, Noll CO<sub>2</sub>, Svanen Ecolabel) or international sustainability rating systems (BREEAM very good and LEED silver). One of the project components, the Sköndalsvillan nursing home in Tyresö, is a pilot project for Sweden's Green Building Council's (SGBC) new certification NollCO<sub>2</sub> targeting a net-zero climate impact. The entire project will thus support the promoter's strategy in reducing the CO<sub>2</sub> emissions by increasing energy performance of the facilities. The promoter confirmed that the net primary energy demand of the new constructions will be at least 20% lower than the primary energy demand resulting from the relevant NZEB

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

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requirement according to the latest building code. Therefore, the project is fully eligible under the transversal Climate Action Mitigation – Energy Efficiency objective of the EIB.

Moreover, the promoter has identified climate change risks and is applying measures to improve the resilience of the buildings against climate change. These climate adaptation measures address localised flooding and temperature increase risks by introducing measures to handle rain- and storm-water flows and reduce the building envelope's heat transfer coefficient.

### **Other Environmental and Social Aspects**

The promoter's business concept is to sustainably own, manage and develop properties for public use. The promoter is a member of SGBC – Sweden Green Building Council Organisation and Green Building Council Finland Organisation that promote sustainable construction and urban development. The company's annual report includes sustainability reporting in accordance to the Global Reporting Initiatives (GRI) standards. In addition, the promoter utilizes energy management systems to monitor energy consumption during the operation and this indicator is included as a commitment with KPI to reduce energy consumption. An overall goal is to lower the energy consumption by 3 % annually for real estates that are owned by the promoter today.

The new infrastructure will ensure access to high quality care, both for the elderly and pre-school children and will provide a state of the art learning environment for the formal education students.

### **Conclusions and Recommendations**

Positive social and environmental outcomes are expected as a result of the project by means of constructing buildings with high energy efficiency and providing a safer and healthier environment for elderly people and pupils.

The promoter shall provide to the EIB the Energy Performance Certificates of all the project components at completion of the project, as well as proof of certification by the applicable sustainability rating systems.

In light of the above, the project is considered acceptable for EIB financing.