



Luxembourg, 07/09/2022

Environmental and Social Data Sheet

Overview

Project Name: *ENERGY EFFICIENT HOUSING COOPERATIVE*
 Project Number: *2022-0021*
 Country: *Sweden*
 Project Description: Financing the construction of highly energy efficient housing units on a cooperative model.

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 to be financed consists of the construction of two new highly energy efficient buildings in Stockholm Metropolitan Area.

The new buildings are expected to perform at least 25% better than the current regulation. Therefore the buildings are expected to be part of the Promoter's top performing energy buildings and receive the Swedish Green Building Silver certification.

The Ananassen building will be located in the district Södermalm in Stockholm. It will be part of a larger development area promoted by the City of Stockholm (Persikan), where a total of seven residential blocks, containing approximately 1 200 homes and two preschools, will be built.

The City of Stockholm conducted an environmental assessment as part of the approval process of the development plan. No EIA (in accordance with EIA 2014/52/EU amending the 2011/91/EU) was required for the approval of the development plan or the building in question.

The City Planning Board approved the plan on December 2016. The plan was adopted by the City Council on March 2017.

The Torshamn building will be located in the district Kista in Stockholm. It will be part of a larger development area promoted by the City of Stockholm, that will contain a total of eight residential blocks, comprising approximately 1 600 apartments, including student housing. In the area, a school and a preschool as well as parks will be built.

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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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 and Birds Directive 2009/147/EC.

The buildings are expected to have an energy performance at least 25% better than the required by the current NZEB definition set by the Swedish regulation transposing the Energy Performance of Buildings Directive (EPBD - 2010/31/EU), generating positive environmental benefits related to a reduction of energy consumption and greenhouse gas (GHG) emissions.

Building permits for both developments have been granted.

At construction stage, the project implementation may lead to increased noise and vibration level and may affect air quality. 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

The climate change assessment risk indicates that the project could be vulnerable to extreme weather events such as heat waves and flooding.

The project is expected to generate primary energy savings of 756 MWh/year and a reduction of GHG emissions (CO₂-equivalent) of approximately 0.5 tons/year.

Giving its high levels of energy efficiency the project is considered to be Paris aligned and qualifies as 100% Climate Action in accordance with Climate Mitigation Action criteria under Energy Efficiency for buildings.

Public Consultation and Stakeholder Engagement

As part of the approval process of the development plan of the Persikan development project (Ananassen building) a consultation to all relevant stakeholders was carried out and the comments received were reported to the city planning committee in November 2015.

As part of the approval process of the development plan for the Kista Development Project (Torshamn building) a consultation to all relevant stakeholders was carried out in 2015.

Conclusions and Recommendations

Given the location, and nature of the project, only minor reversible negative environmental impacts are expected, mainly during construction.

The project should lead to social positive impacts, as it will reduce the energy costs of the users/tenants, ensuring their thermal comfort within their houses. It also minimises the risk of energy poverty, as all units will have high-level efficiency levels.



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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 operation is as well aligned with the national objectives as defined in the National and Energy Climate Plan (NECP), which targets to improve by 50% the country overall energy efficiency by 2030 and to reach by 2045 carbon neutrality.

The new buildings are expected to perform at least 25% better than the minimum Swedish regulatory requirements (Nearly Zero Energy Buildings - NZEB) transposing the EPBD and expected to be the best energy performing buildings of the Promoter's current building stock. Under the proposed conditions and eligibility criteria in place, this project is considered acceptable for Bank financing from an environmental and social perspective.