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## Environmental and Social Data Sheet

### Overview

Project Name:	STOCKHOLM ENERGY EFFICIENT HOUSING
Project Number:	2022-0033
Country:	Sweden
Project Description:	The project concerns the financing of the City of Stockholm housing programme. The investment loan will include the new construction of around 1500 municipal housing units for rent to be built by the three housing companies owned by the municipality. The construction of new housing units are expected to be complementary to the local regeneration and renovation activities in the built urban environment and to be integrated into urban development plans.

EIA required: no

Project included in Carbon Footprint Exercise<sup>1</sup>: 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 a number of new highly energy efficient buildings in Stockholm Metropolitan Area and small number of housing modernizations.

The buildings will be located throughout the city of Stockholm, as part of planning-led development, providing for integration of the new buildings with already well-established districts with access to social and technical infrastructure.

Delivery of public housing for rent will improve access to housing in already difficult housing market in Stockholm, as the demand exceeds available supply, leading to long waiting queues, thus bringing significant positive social benefits for the local population.

For all of the buildings, 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.

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.

<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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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 all of the proposed 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 City of Stockholm has therefore approved a Climate Adaptation Strategy and requires its housing companies to follow it. Specifically, the companies are required to carry out digital modelling for the risk of flood based on 30-year maximum rainfall and to model temperature in each unit not to exceed 28 degrees Celsius.

The project is expected to generate primary energy savings of 2,000 MWh/year (versus the minimum NZEB standards set by the Swedish regulation). Giving its high levels of energy efficiency the project is considered to be Paris aligned and qualifies as 95% Climate Action in accordance with Climate Mitigation Action criteria under Energy Efficiency for new construction buildings.

## **Public Consultation and Stakeholder Engagement**

According to Swedish laws, all stakeholders are involved throughout the planning process for the new urban development plans for districts. These plans for all of the districts were prepared at various times and followed this public consultation process.

## **Other Environmental and Social Aspects**

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.

## **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.

The operation is 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



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expected to be among the best energy performing buildings of the Promoter's current building stock.

The Promoter shall ensure environmental compliance of schemes in line with environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into the national law. In addition, the Promoter shall ensure that all projects comply with national and European legislation (where applicable), as well as the Bank's Environmental and Social standards.

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