

Luxembourg, 7 December 2023

Environmental and Social Data Sheet

Overview

Project Name:	SKELLEFTEA AFFORDABLE HOUSING
Project Number:	2023-0066
Country:	SWEDEN
Project Description:	This project concerns an investment loan to support investments in social and affordable housing for rent in the Municipality of Skelleftea, which is situated in the Västerbotten County of northern Sweden. The housing programme includes 743 affordable housing units, including a specific housing programme for students.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

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 Skelleftea Municipality, to be rented in affordable prices.

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

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

For all of the buildings, the Municipality of Skelleftea conducted an environmental assessment as part of the approval process of the urban development plan. No EIA (in accordance with EIA 2014/52/EU amending the 2011/91/EU) was required for the approval of the buildings under the project.

The buildings are expected to have an energy performance at least 14% 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 or will be granted during the implementation of the project.

At construction stage, the project implementation may lead to increased noise and vibration and may affect air quality. Adequate mitigation measures will be implemented together with the

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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enforcement of best practices. The project impacts at construction stage will be reversible and temporary at a level that is deemed acceptable.

According to the Planning and Building Act in Sweden, a climate change assessment risk is conducted for each development urban plans, assessing if the project could be vulnerable to extreme weather events such as heat waves and flooding, and describes all mandatory adaptation needs to address climate risks.

The project is expected to generate primary energy savings of 310.71 MWh/a (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 100% Climate Action in accordance with Climate Mitigation Action criteria under Energy Efficiency for new construction buildings.

Social Assessment

The provision of housing for rent will be allocated in line with the current legislation given preference to low and medium-income households, which promote greater social inclusion.

By supporting the construction of highly energy efficient buildings in the area, the project will contribute to improving the living conditions of tenants by ensuring thermal comfort.

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 new buildings are expected to perform at least 14% better than the minimum Swedish regulatory requirements (Nearly Zero Energy Buildings - NZEB) transposing the EPBD and 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.