

Environmental and Social Data Sheet

Overview

Project Name: FABEGE NEAR-ZERO-ENERGY BUILDINGS
 Project Number: 2014-0101
 Country: Sweden
 Project Description: The proposed project consists of the development of two new large office buildings in the Stockholm region supporting the Swedish strategy for the development of near-zero-energy buildings (NZEB)
 EIA required: No

Project included
 in Carbon Footprint Exercise¹: No

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

Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

Overall, the project is expected to have positive environmental and social impacts. The main negative impacts are related to construction works and to the increase of traffic and waste due to the tenant's activities. These are deemed to be limited and appropriately mitigated, with no significant residual effects. The promoter is deemed to have sound environmental and social capacity, 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 two nearly-zero energy buildings. These buildings will be environmentally certified and their final energy consumption will be below 60% of Swedish requirements for new construction. They are located in a previous industrial area that is being transformed into a modern and sustainable district. The Master Plan for this district was subject to a Strategic Environmental Assessment (SEA) in 2007, which provides the environmental and social framework for the project. The project is fully permitted and is not expected to have a significant impact on any site of nature conservation importance.

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

Environmental and Social Assessment

Environmental Assessment

The project concerns urban development operations and therefore falls under Annex II of the EIA Directive 2011/92/EC. The Master Plan for Solna's new district Arenastaden, where the project is located, followed an SEA procedure in 2007. Given the nature of the activities under the project's scope and the screening carried out based on Annex III of the EU EIA Directive by the competent authority, an individual EIA was not required.

The main negative impacts are related to construction works and to the increase of traffic and waste during operation. These risks and corresponding mitigants are summarised below:

- During construction, the main environmental impacts expected are temporary nuisance due to construction works (e.g. noise, dust, waste) and potential risk of soil or underground water pollution due to leakages. These will be mitigated through implementation of best construction practices and limitation of noise levels, and will be monitored by Solna municipality through its environmental control plan for the district's development plan.

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

- During operation, tenant's activities will result in an increase of waste and traffic in the area. To mitigate this, a sound waste management plan has been put in place by the municipality (including waste minimisation measures and recycling) and good public transport connections already exist. The latter will be further enhanced through the construction of new train and metro stations in the area, which will be operational in 2017 and 2022 respectively.

Other Environmental and Social Aspects

The project is expected to generate additional positive impacts from the economic and social perspective by making the area more attractive to business activities.