

Environmental and Social Data Sheet

Overview

Project Name:	NEARLY-ZERO-ENERGY BUILDINGS	
Project Number:	2016-0418	
Country:	Sweden	
Project Description:	The proposed project consists of the development of two new large office buildings supporting the Swedish strategy for the development of nearly zero energy buildings (NZEB).	
EIA:	No	
Project included in Carbon Footprint Exercise ¹ :	NO	

Environmental and Social Assessment

The Project concerns the construction of two nearly zero energy office buildings located in Stockholm and Orebrö in Sweden.

The Project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of office buildings in line with the proposed nearly zero energy building (NZEB) definition in Sweden. The buildings' estimated energy consumption is on average 25% below the Swedish requirements for new buildings. Primary energy savings of 936 MWh/year are expected (30% reduction vs. baseline, defined by the existing regulation) with associate CO₂ reductions of 37.4 tons/year.

Thus, the investments will generate environmental benefits and given their location and nature of the investments in built-up urban areas, are not expected to have any significant negative environmental impact. The project does not fall under Annex II of the EIA Directive 2011/92/EU.

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. At construction stage, the project implementation may lead to increased noise and vibration levels, and will impact groundwater and air quality. Adequate mitigation measures will be considered together with the enforcement of good construction practices. The Project's impact during construction stage will be short-lived and reversible, at a level which is deemed acceptable. The promoter has a sound environmental and social capacity, well proven in the construction and operation of similar buildings.

Sweden, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

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.

Luxembourg, 13.12.2016

Conclusions and Recommendations

Based on above considerations, the Project is acceptable for the Bank in environmental and social terms.