

Environmental and Social Data Sheet

Overview

Project Name:	SKB NZEB
Project Number:	2017-0068
Country:	SWEDEN
Project Description:	The proposed project consists of the development of four residential buildings supporting the Swedish strategy for the development of nearly zero-energy buildings (NZEB).
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The project consists of the development of four residential nearly zero-energy buildings (NZEBs) comprising 349 apartments in Stockholm Metropolitan Area. This is the first NZEB project in the residential sector financed by the EIB in Sweden, thus fostering the Swedish strategy for the development of NZEBs. The sub-projects under this operation are small-scale residential buildings located in an urban area, thus having limited impact on the environment and not requiring an EIA. All sub-projects are to be certified with the Swedish Miljöbyggnad environmental certificate at silver level assuring high energy performance and improved indoor environment.

The sub-projects will meet Sweden's proposed standards of nearly zero-energy buildings and thus are expected to have positive environmental and social impacts. Expected primary energy savings as compared to the baseline scenario are estimated at 1,057 MWh/year (a 36% reduction vs. the baseline, defined by the existing regulations), with an associated CO₂ reduction of 42.2 tons/year. The promoter shall ensure that during operation an energy manager will be monitoring the energy consumption of the building through an energy management system.

At construction stage, the project implementation may lead to increased noise and vibration levels, and may impact groundwater and air quality. Adequate mitigation measures will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level which is deemed acceptable.

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.

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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, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

Conclusions and Recommendations

Given the location and nature of the project in built-up urban areas, it is expected not to have any significant negative environmental impact. 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 a nearly zero-energy building (NZEB) in Sweden.

The EIB will ensure that the promoter will:

- Obtain all necessary building permits and licenses in a timely manner.
- Appoint an energy manager and install an energy management system for each building to meter and follow up real energy consumption.
- Ensure that the final energy simulations of all buildings will be in line with the pre-committed energy levels, ensuring that the buildings will be considered as NZEB.

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