

Environmental and Social Data Sheet

Overview

Project Name:	WALLENSTAM ENERGY EFFICIENT HOUSING
Project Number:	2017-0744
Country:	SWEDEN
Project Description:	Development of several residential buildings supporting the Swedish strategy for the development of nearly zero-energy building (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 60 small-scale residential NZEB buildings with ancillary commercial and office facilities, supporting the Swedish strategy for the development of nearly zero-energy buildings (NZEBs). The small-scale residential buildings under this operation are located in two urban areas, thus having limited impact on the environment and not requiring an EIA.

The sub-projects will meet Sweden's proposed standards of nearly zero-energy buildings and are expected to have positive environmental and social impacts. Overall, expected primary energy savings as compared to the baseline scenario are estimated at 6,000 MWh/year (a 27.5% reduction vs. the baseline, defined by the existing regulation), with an associated CO₂ reduction of 1,017 tons/year.

Wallenstam is a Swedish property developer with a long-term build-own-manage strategy operating in Sweden's largest cities.

At construction stage, the project implementation may lead to increased noise and vibration levels, and may impact groundwater and air quality. Adequate mitigation measures have been and 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 that is deemed acceptable.

The Promoter shall ensure that during operation an energy manager will be monitoring the energy consumption of the building through an energy management system.

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
- 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.