

Luxembourg, 17 July 2024

Environmental and Social Data Sheet

Overview

Project Name:	MALMOE ENERGY EFFICIENT HOUSING
Project Number:	2023-0412
Country:	Sweden
Project Description:	New NZEB+ residential projects to be financed in the City of Malmoe in Southern Sweden.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

(details for projects included are provided in section: “EIB Carbon Footprint Exercise”)

Environmental and Social Assessment

Environmental Assessment

The Project consists of the development of residential housing buildings located in Finland. The buildings under this operation are located in consolidated urban areas, thus having a limited impact on the environment. Therefore, an EIA shall normally not be required. Given the scale and nature of the sub-projects, an EIA (Environmental Impact Assessment), as defined under the EIA Directive 2014/52/EU, amending the 2011/92/EU, is normally not required.

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 and Birds Directive 2009/147/EC.

The buildings are expected to have an energy performance at least 20% better than 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.

At construction stage, the project implementation may lead to increased traffic and waste during operation, it also may lead to higher 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 has the necessary experience and expertise to mitigate the impacts previously identified.

The project is expected to generate primary energy savings of 1,894 MWh/year.

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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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 buildings.

Social Assessment, where applicable

The project should lead to positive social 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 energy efficiency levels.

Public Consultation and Stakeholder Engagement

For the new buildings construction, when applicable, public consultation will be carried out as part of the urban planning process, in conformity with the relevant EU and national legislation.

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 capabilities, well-proven in the construction and operation of similar buildings. The Project will contribute to climate change mitigation (i.e. energy efficiency) by decreasing the energy consumption, compared to the baseline defined as current regulation for new residential buildings in Sweden. Through a condition to the contract with the EIB, the Promoter will ensure that all necessary permits and licenses will be obtained in a timely manner.

If, exceptionally, a sub-project falls under Annex II of the EIA Directive, the Bank will require the Promoter to act according to the provisions of the Directive as transposed into national law. For sub-projects listed under Annex II of the EIA Directive, the FI shall deliver to the Bank the EIA screening decisions or EIA Reports.

The legal documentation to be concluded between the Promoter and the Bank shall include an obligation on the Promoter to ensure that all sub-projects comply with national and EU legislation (where applicable).

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