

**GREEN**   
**HOME**  
**FESTIVAL**  
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# TAKING THE SWEDISH VIEW

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## THE MUNICIPALITY OF BOTKYRKA

- Located in the region of Stockholm
- 95 000 inhabitants
- Over 100 nationalities
- Very segregated, and some areas struggles with very high crime rates and unemployment

## BOTKYRKABYGGEN

- We are the biggest landlord in the municipality
- We are owned by the council.
- 80% of 10 800 apartments are in need of renovation, change pipes for water and drains etc
- Different awards för sustainability work



## COMPLEX ASSIGNMENT WITH A HIGHER GOAL

- The law of Affordable housing companies:  
Combine social responsibility with  
businesslike principles
- Our business will contribute to  
environmental, economic and social  
sustainability
- No public subsidies
- Rents are set in collective negotiations with  
the tenant organisation

## THE SUSTAINABLE BUSINESS IS THE ONLY BUSINESS

- The 2030 Agenda is the basis for further development action in Botkyrkabyggen
- Sustainability is integrated into the business
- Developing the business is part of the sustainability aspects
- Our work is part of a bigger plan: To support our owner to contribute to Sweden's delivery to the UN 2030 Agenda



## CLIMATE ACTION BOTKYRKABYGGEN

- Part of two national initiatives
- Our electricity agreement only includes electricity from renewable energy sources as solar, wind and hydropower
- We own a wind turbine and solar panels
- Work towards fossil free fleet and transport
- Constant energy efficiency
- Sustainable innovation

## DISTRICT HEATING

- Sweden has well-developed district heating networks. We utilise energy resources that would otherwise be wasted
- In district heating on a national level, only 6 percent of fuels come from fossil resources
- Heating is included in the rent



## BOTKYRKABYGGENS HEATING

- 80.7% of the heating to Botkyrkabyggens properties comes from district heating networks.
- The district heating Botkyrkabyggen buys still has 1% fossil share
- We have a continuous dialogue with the local district heating company that they must reduce the proportion of fossil fuels in their plant.

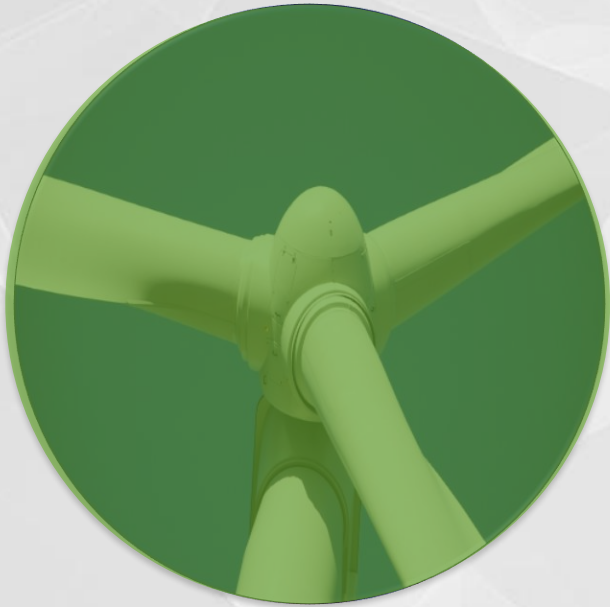
80.7%

DISTRICT  
HEATING

1%

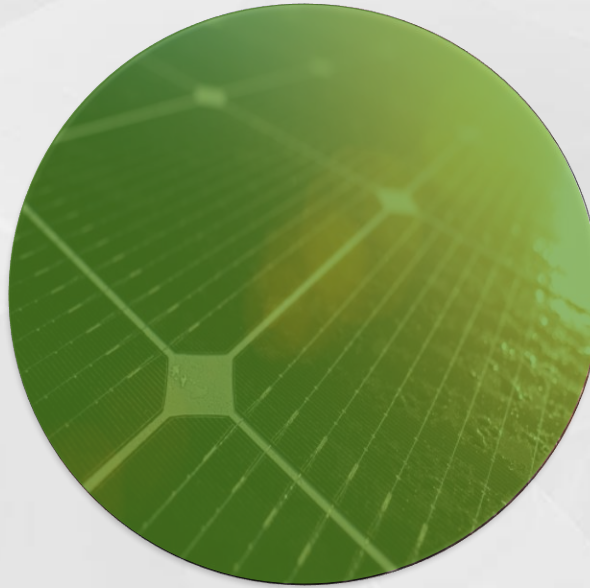
FOSSIL





## WIND TURBINE

Our wind turbine produced  
6.1 Gwh in 2021



## SOLAR PANELS

Our solar panels' electricity  
production was 32 MWh in 2021



## ELECTRIAL VEHICLES

126 charging stations for  
electrical vehicles

# IMPROVEMENTS

- In the last 10 years, we have lowered our total energy consumption from 147 kWh/m<sup>2</sup> to 126 kWh/m<sup>2</sup>.
- Installation of heat pumps
- Energy-saving products such as LED light sources, energy-rated appliances and water-saving mixers
- Adjustment of central systems, ventilation and heating
- Replacement of windows, renovation of facades
- New pipes for water and sewage

25%

REDUCED  
ENERGY  
USE

## PROJECT WITH ARTIFICIAL INTELLIGENCE

- Optimize 4 properties need for district heating via advanced forecast control with AI
- Via data from the sensors in the apartment, we precede weather and can parry outgoing heat in the buildings before the need arises
- Result: Reduced purchased heat energy by approximately 320 MWh. From 1,045 MWh to 725 MWh
- Corresponds to approximately 265 000 SEK\* less cost.  
\*20 067 GBP

320

MWh

REDUCED  
HEAT  
ENERGY

## PROJECT WITH HYBRID PANELS

- Hybrid panels for solar power that generate both electricity and heat
- We will continue in 2022 with evaluation and testing of battery storage to ensure our own electricity and heating needs in the property.

## COLLECTING FOOD WASTE

- Our tenant habits and way of living are crucial for our contribution to the UN 2030 Agenda
- We start collecting their food waste
- Information, free bags and access to nearby collection room
- The food waste is converted into biogas and biofertilizer



# RENOVATIONS

## MANY DIMENSIONS OF SUSTAINABILITY

- Environmental sustainability
- Social sustainability
- Economic sustainability
  
- Renovation – we do what is necessary:
  - Plumbing, bathroom, electricity
  - Low rent increases
  - Retain material that works well



# RENOVATIONS

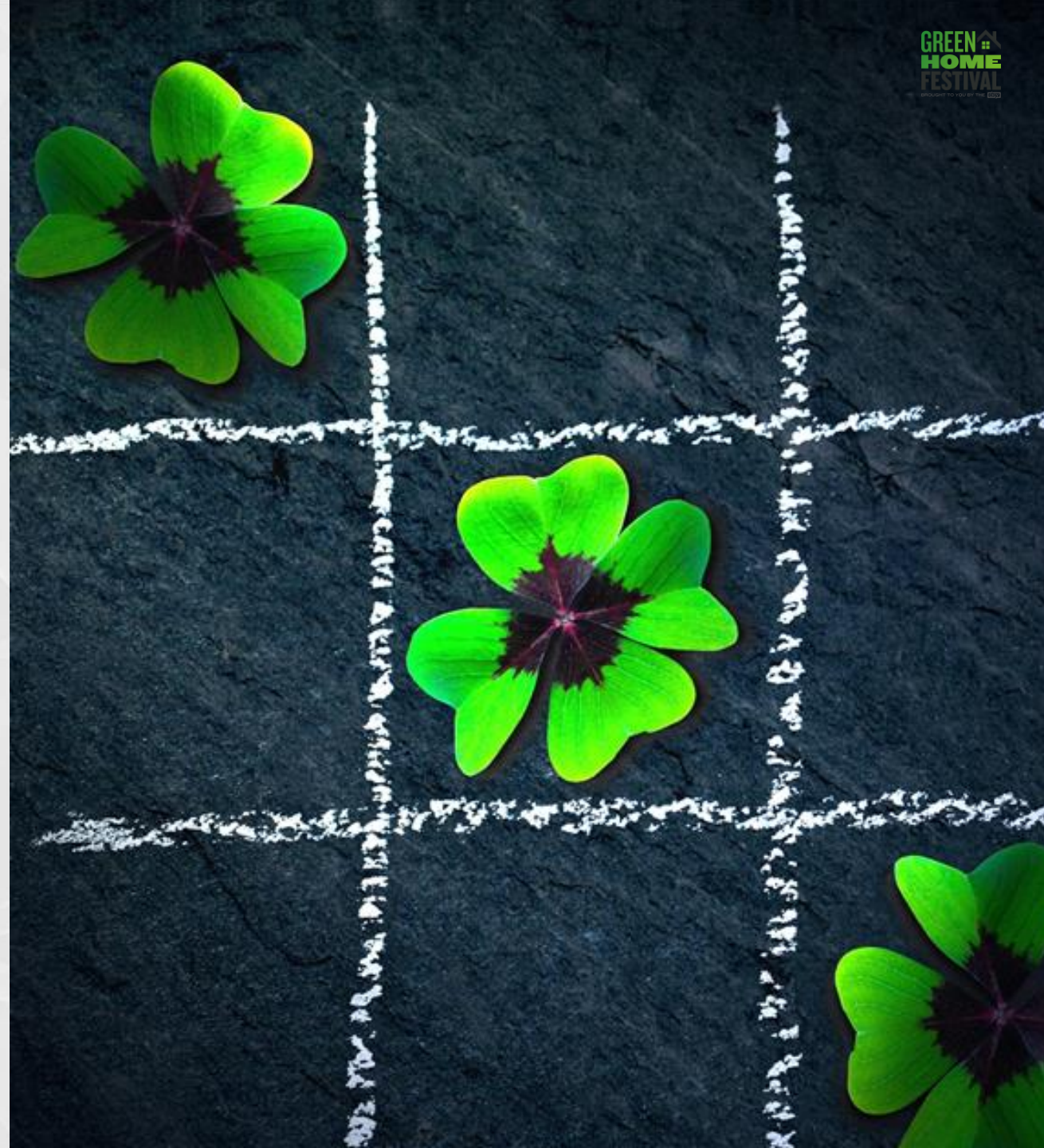
## MANY DIMENSIONS OF SUSTAINABILITY

- Courtyards
- Loans for social sustainability
- Fair Play construction site



## NEW HOMES

- Adding, not only preserving
- Choose good construction materials
- Dealing with building waste in a responsible way
- Take in account the future management of the buildings
- Ensure fair and safe working conditions.







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HOMES ARE MORE THAN  
ROOFS AND FLOORS

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## TOGETHER FOR INCREASED SECURITY

- Effective coordination for security:  
The council, The Police,  
The Fire brigade, Botkyrkabyggen
- Dedicated walks in the areas to discover  
and remedy insecure places
- We involve the children



## EXAMPLES

- Renovation, unsafe places
- Establishment of meeting places and activity places
- Idea-driven public partnership for young adults, support good life choices
- Collaboration policy



## GENDER EQUALITY IS NOT CHARITY

- We employ female tenants with foreign origin who are far from the ordinary labor market
- Independence, own salary, knowledge of Swedish society and language
- Role models and ambassadors
- Good finances for the company
- Tenants more satisfied with the cleaning



# Boendekraft

Ambassadors and activities with tenants



# Renovation



# New courtyards project 2019 - 2021



# Apartments with garden

Cultivation of vegetables



# sponsorships and collaboration



# Qvinna i Botkyrka

Gender equality, more clean and safe areas



# New place for meetings and dialogue

"The livingroom"



## INCREASED PROPERTY VALUES

- 2021: 15 961 Million SEK
  - 2020: 13 726 Million SEK
  - 2019: 12 579 Million SEK
  - 2018: 12 100 Million SEK
  - 2017: 8 289 Million SEK
- 
- 1 Million SEK = 80 156,50 GBP



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THE SUSTAINABLE  
BUSINESS WILL BE  
THE ONLY BUSINESS  
IN THE FUTURE

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# GREEN HOME FESTIVAL

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ANY QUESTIONS?

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THANK YOU

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