

# HSB CLIMATE STRATEGY



# HSB Climate Strategy

The residential sector's impact on the climate is significant. It accounts for almost 40% of Sweden's energy consumption. HSB, as an ethically responsible organisation, wants to be an active model within the industry in climate issues and to be at the forefront of the development of a sustainable housing sector.

HSB's climate effort is forceful, focusing on co-operation and progress. The enterprise entails active opinion-shaping together with other actors in society, and furthermore a change of the energy system within HSB. The transformation is aimed at increased energy conservation and increased utilization of renewable energy sources. The climate effort shall result in decreased climate impact while at the same time strengthening the business and brand of HSB.

HSB's biggest climate impact is the operation of the housing estates. Other major emission sources are building, redevelopments, transports and maintenance tools.

The climate strategy was passed by the board of the HSB National Association on 4 December 2008.

At the time of HSB's 100th anniversary centennial in 2023, HSB housing co-operatives have reduced their climate impact (CO<sub>2e</sub>) by 40%, and for the rest of the HSB organisation the reduction is 50%.

The basis of an active climate effort is determining the operation's climate impact. HSB performs calculations using a common measure for climate impact evaluation, CO<sub>2e</sub><sup>1</sup>, with the year 2008 as starting point. Calculations of HSB's climate impact are done annually and are integrated into HSB sustainability reporting.

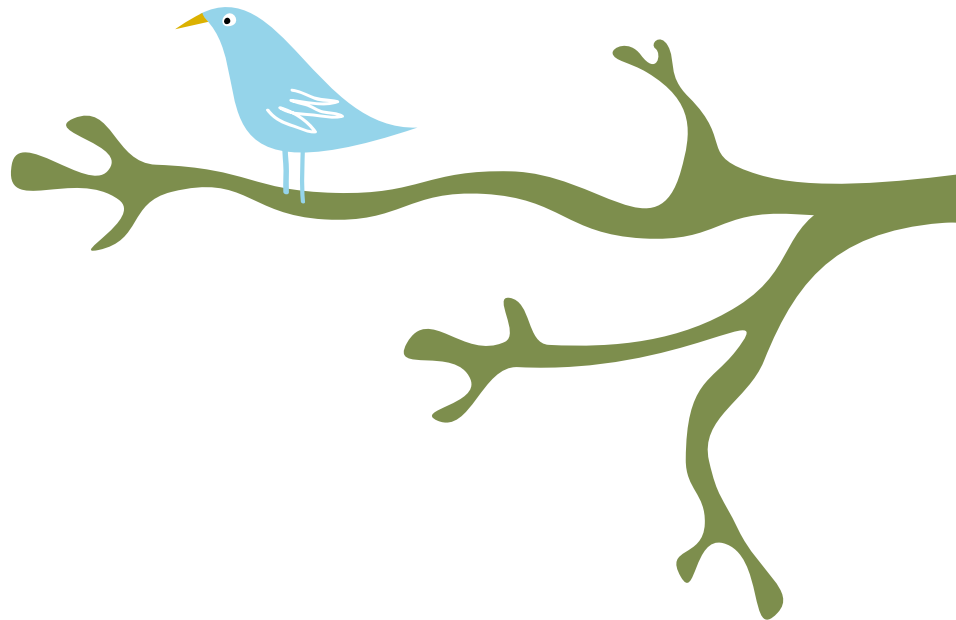
The outline for HSB's climate effort is inspired by the Kyoto Protocol, the international commitment to slow global warming, signed by the world's nations. The different sections of the HSB organisation sign an agreement, the Climate Contract, where they commit to reducing their climate impact by 40 to 50 % by year 2023.

According to the Climate Contract, reducing HSB's climate impact shall be done by increased energy conservation and increased utilization of renewable energy sources. The energy services offered by the HSB Regional Associations to the local housing co-operatives will be improved. Solutions and methods for energy efficiency and alternative energy sources are investigated and serve as foundation for action programmes for the participants in HSB's Climate Contract. The actions shall result in reduced climate impact and also in cost reductions for the housing co-operatives.

The HSB enterprise is self-sufficient with regard to energy consumption in the housing estates by year 2050.

Improving energy efficiency in the operation is top priority for HSB. As energy will still have to be provided to the residential sector, HSB strives to gradually become self-sufficient with energy produced from solar and wind power, and other renewable sources of energy. The goal is to

1) CO<sub>2e</sub> is short for Equivalent carbon dioxide, a measure for greenhouse gases, used to gauge the combined climate impact of different greenhouse gas emissions.



replace all energy sources by year 2050, when HSB shall be producing all energy needed for the housing estates in a way that is sustainable in the long term.

The HSB enterprise is a leading force within the residential sector with regard to climate issues. HSB, through lobbying and information activities, facilitates climate-sensible decision making for property owners.

HSB actively lobbies for political decisions and incentives that make it easier and more profitable for the residential sector to make climate-sensible decisions. HSB actively co-operates with several concerned parties in climate and energy issues, in Sweden as well as internationally. HSB stays updated on the current debate and development, and acts according to the needs that arise.

HSB acts through the self-imposed climate objectives and through co-operation with other leading climate companies to help decision makers in the international climate negotiations to agree on a substantial emissions decrease. First up is the treaty that will replace the Kyoto Protocol and that will be negotiated in Copenhagen in December of 2009.

#### **HSB's lobbying and information activities strive towards:**

- Better conditions for increases in long-term sustainability and quality in construction, administration and housing
- Better terms for financing of measures for long-term sustainability and quality in building and housing
- Reasonable district heating prices
- The passing of a tax swap – from property tax to a climate-based property taxation
- The initiation of a housing subsidy to support rebuilding for energy conservation
- Government keeping the support for solar thermal systems for tap water and home heating, as well as introducing a subsidy for investments in other forms of solar energy installations, such as solar panels for electricity production in residential houses
- Shortened application processing timeframes for the building of wind power plants through simplified processes for application and planning
- Spreading knowledge about better and more energy efficient lighting in co-operation with the Swedish Energy Agency
- An expansion of the number of fuelling points for alternative fuels

# HSB's housing co-operatives form a strong, common organisation

The HSB members' organisation is divided into three sections:

- the local housing co-operatives
- the HSB Regional Association
- the HSB Swedish Tenant-Owner Cooperative Housing Association (HSB National Association).

This organisational form allows all members (540 000 individuals) to exert an influence and to take part in the decision-making process. Members who have not yet been allocated an apartment (100 000 homesavers) belong to an HSB Regional Association. The members already in possession of an apartment (350 000 families), generally belong to both the housing co-operatives and the HSB Regional Association. At present (December 2008) there are 33 HSB Regional Associations in Sweden, each with a varying number of local housing co-operatives and home-saver members.

The HSB Regional Associations are responsible for member activities within the individual associations, and implement new HSB construction projects. HSB Regional Associations deal with technical, financial and administrative matters for both HSB's local housing co-operatives and other property owners. The HSB Regional Associations are members of the HSB

National Association, which holds a yearly meeting attended by approximately 200 delegates. At this meeting, guidelines are drawn up for future activities. The delegates are elected by the HSB Regional Associations from among their members.

The HSB National Association is the central member and interest organisation within HSB. Its main task is to promote the financial interests of its members. The National Association carries out development and opinion-shaping activities on a number of issues, including environmental, energy and housing policies.

HSB's central activities for housing construction are coordinated within HSB ProjektPartner. Its task is to support the HSB Regional Associations in their work to build new housing for its members, be a partner to the HSB Regional Associations on issues of construction and property, and perform certain financial activities.

## **MAKING YOUR VOICE HEARD WITHIN HSB**

A member can make his voice heard all the way from the local housing co-operative, via the HSB Regional Association, to the HSB National Association's yearly meeting. There are always plenty of opportunities for active members to influence development. HSB encourages all members make use of them!

