

STANDUP ACADEMY 2026 · SESSION 4: INTEGRATED ENERGY SYSTEMS

The ElectriCITY Model – Sweden's Response to Energy Communities?

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WHY BRFS?

42 % of Swedish Apartment Residents Are Tenant-Owners

42%

Tenant-owned apartments

Share of all apartments in Swedish multi-dwelling buildings

1.15M

Homes

Owned through bostadsrättsföreningar (BRFs)

29K

BRF associations

Across Sweden — the dominant form of collective housing

Any serious energy community strategy in Sweden must begin here — not with individual households, not with utilities, but with BRFs.

Source: SCB (2025). Dwelling stock 31 Dec 2024. scb.se

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THE BRF CHALLENGE

Willing but Structurally Constrained

Volunteer Boards (~8 hrs/month)

Lay members on short terms — knowledge leaves when they do.

Short-Term Cost Over Strategy

Decisions favour immediate savings over long-term decarbonisation.

Major Steps Need a Vote

Collective approval slows large investments.

Sources: Palm (2013); Hauge et al. (2013); Sustainability 7(4) (2015); Blomqvist et al. (2022)



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THE PRESSURE

Two Forces Are Pushing Boards to Act

Rising Energy Costs

Energy and heating bills are BRFs' largest operating expense — and they have surged.

The EU Buildings Directive

EPBD recast (2024/1275) mandates deep renovation of worst-performing buildings. Sweden's stock is exposed.

The question is not whether BRFs need to act — it is **who helps them take the first step.**

Source: Directive (EU) 2024/1275, EPBD recast

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ENERGY COMMUNITIES

EU Ambition vs. Swedish Reality

The EU Framework

Renewable energy communities (RED II, Art. 22) and citizen energy communities (Dir. 2019/944, Art. 16) give citizens the right to produce, share, and trade energy collectively.

Sweden's Gap

Cross-boundary sharing remains constrained. Energy-sharing rules are not expected before **2027** — BRFs cannot yet act as full energy communities.

We cannot wait for the law to catch up. The model must work **within today's constraints.**

Sources: Dir. (EU) 2018/2001 Art. 22; Dir. (EU) 2019/944 Art. 16; Gjorgievski et al. (2021) Renewable Energy 169.



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OUR APPROACH

Efficiency First — Not as a Compromise, as a Strategy

> "Energy efficiency first" — the guiding principle of EU energy policy, enshrined in Directive (EU) 2023/1791, Art. 3.

Before sharing, before storage, before any community structure: **reduce what you consume.** Efficiency cuts costs immediately, builds trust with the board, and funds the next step.

This is not a fallback. It is the logical entry point for a BRF with no prior energy experience.

Source: Directive (EU) 2023/1791 (Energy Efficiency Directive recast), Art. 3

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THE ELECTRICITY MODEL

Started With Ten Residents in Hammarby Sjöstad, 2011

Three Energy Meetings / Year

Regular, structured dialogue between the board, residents, and energy advisors.

Training & Certification

Volunteer boards gain competence and earn the ElectriCITY certification — a quality mark for members, banks, and buyers.

Digital Platform

Annual reports, energy declarations, and cost benchmarks — made legible for a lay board.

Source: LocalLife / ElectriCITY programme documentation, 2011–2026

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THE METHOD

A Three-Step Staircase — Each Step Pays for the Next

1

① Efficiency · 0–2 years

Energy audit, dynamic energy declaration, control system optimisation. Immediate cost savings fund the next step.

2

② Act Together · 2–5 years

Joint procurement across associations. **10–25 % lower prices** on electricity, heating, and building services through collective bargaining power.

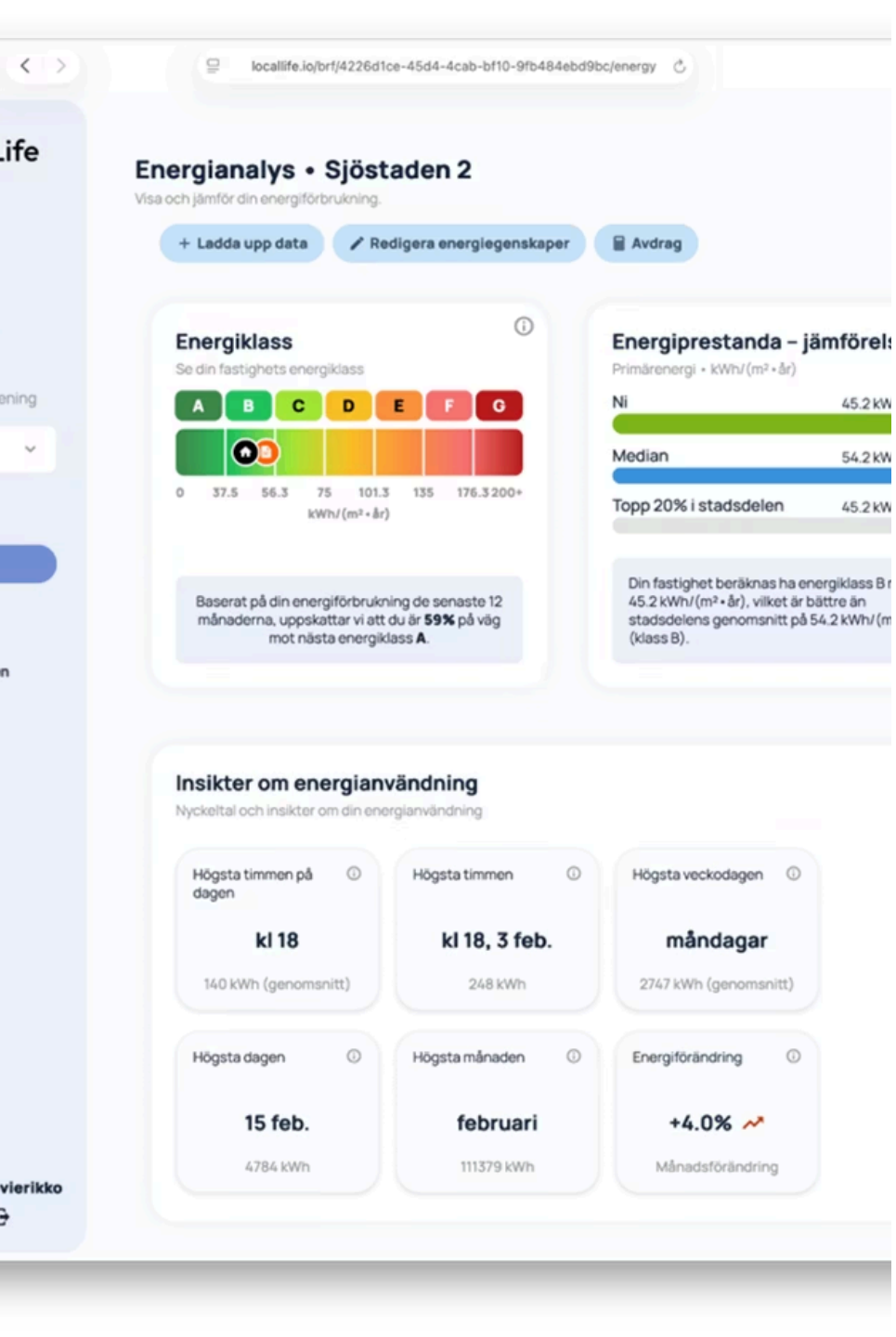
3

③ Storage & Sharing · 5–10 years

Battery storage, solar, EV infrastructure, and — when the law allows — electricity sharing across boundaries.

Source: ElectriCITY model framework, LocalLife 2011–2026

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RESULTS

What the Model Has Delivered

50%+

Lower energy use

Achieved by half of all member associations in the programme

2.4M

SEK saved

By a single association through the model — documented in annual reports

G→C

Energy class climb

One pilot association on a certified path from the worst class to C

Joint procurement has consistently delivered **10–25 % lower prices** on energy and building services across participating associations.

Source: LocalLife programme data; ElectriCITY association reports 2011–2026

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2026 PILOT

Scaling the Model — Three Locations, One Framework

1 Kallhäll

First cohort of associations onboarded under the expanded programme.

2 Finnboda

Mixed-age stock — testing the staircase model across different renovation starting points.

3 Gustavsberg

Nine associations across all three areas in 2026.

A **joint framework agreements** enables collective procurement at scale. **Target: 40 associations by June 2027.**



Source: LocalLife / ElectriCITY pilot programme data, 2026

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AI & THE BRF

Turning Annual Reports Into Actionable Advice

The hardest problem is not data — it is interpretation. A volunteer board cannot extract an action plan from a 60-page annual report.

KTH SPARA

A conversational AI agent trained on BRF annual reports — delivers prioritised recommendations a board can act on immediately.

From Document to Decision

Lowers the expertise barrier for lay boards and retains knowledge when individuals leave.

Source: KTH, arXiv:2511.08587 (2025)

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TAKEAWAY

Is This Sweden's Answer to Energy Communities?

The EU framework imagines citizen energy communities built around rights — to produce, share, and govern. Sweden's legal infrastructure is not there yet.

The ElectriCITY model builds the **social and technical infrastructure first** — through BRFs, through efficiency, through collective action — so that communities are ready when the law catches up.

> The BRF is not an obstacle to the energy transition in Sweden. It is the vehicle.



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