

Upcycling Trust: Preliminary challenges

Brussels, 25 September 2024

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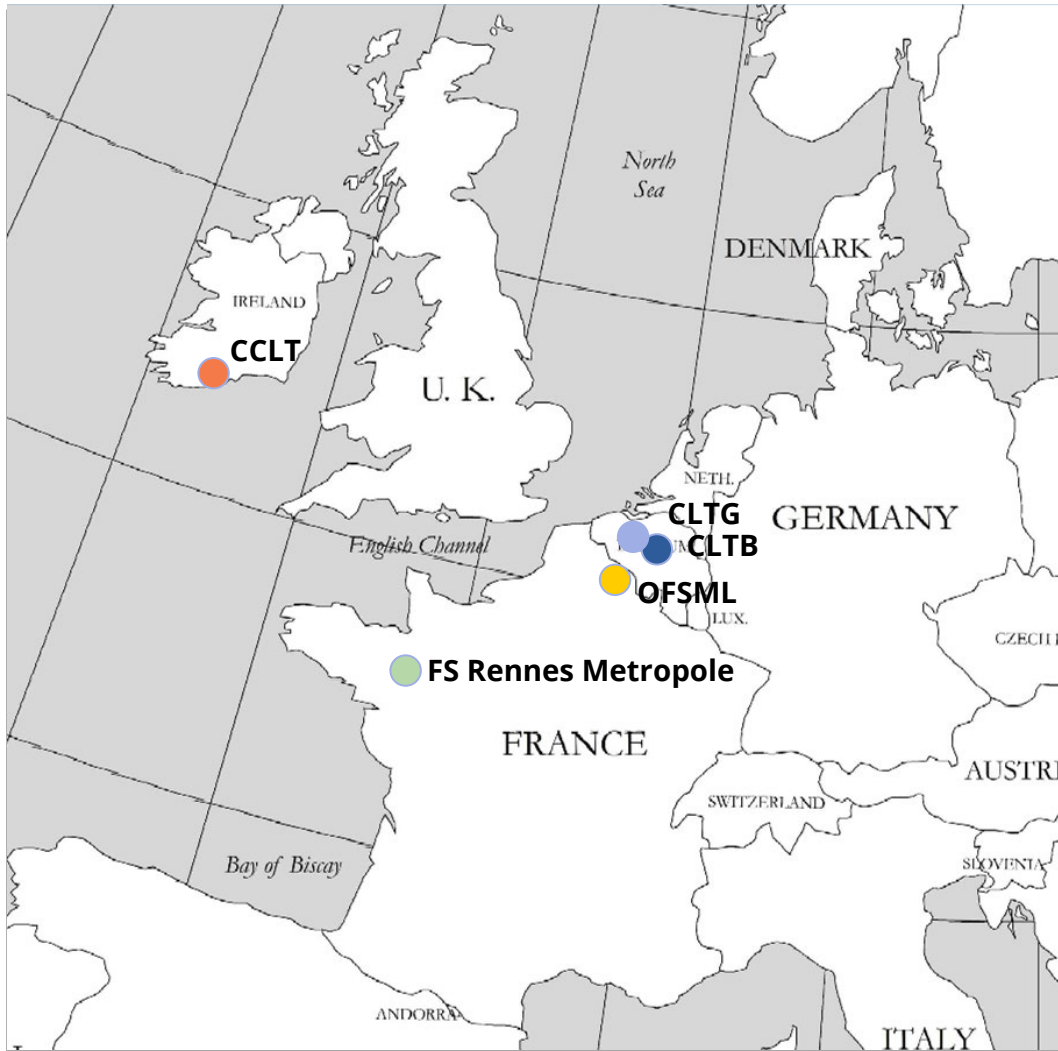
Upcycling Trust - Preliminary challenges

Overview of the partnerships and pilots

Challenges

1. Public support and tripartite governance
 2. Addressing homeowners or landlords
 3. Building communities
 4. Housing typology and types of renovation
-

Partnerships and pilots



5 pilots

BELGIUM

Brussels – CLTB

Gent – CLTG

FRANCE

Lille – OFSML (LMH, MEL & City of Lille)

Rennes – FS Rennes Metropole
(Rennes Métropole)

IRELAND

Cork – CCLT (SOA & Cork City Council)

Coordinators

City of Lille + CLTB Brussels

Transversal partners:

VUB (Brussels)

Habiter 2030 (Lille)

Partnerships and pilots

Upcycling Trust



Cork - CCLT (2024)
No project yet
-Old and derelict housing stock -High need (serious housing crisis)



Gent - CLTG (2015)
-1st Project (34 households)
-One of the 2 CLTs in Flanders
-Socio-cultural organisation
-Pilot: public tendering / City of Gent



Rennes - FS Rennes Métropole (2018)
One of the 1st OFS in France
624 Houses + 1200 soon sold
1700 houses/year between 2023 and 2028
OFS initiated by local administrations



Lille - OFSML (2017)
1st OFS in France
200 Households
Pilot: 15 houses + potentially 65+
OFS initiated by local administrations



Brussels - CLTB (2010)
About 107 households and 100 "in the pipeline"
CLTB recognised as housing actor

Partnerships and pilots



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Many contexts aiming at one Upcycling Trust model

CCLT

All aim at increasing or maintaining affordable housing in their context

CLTG

CLTB

All address built environment in need of renovation

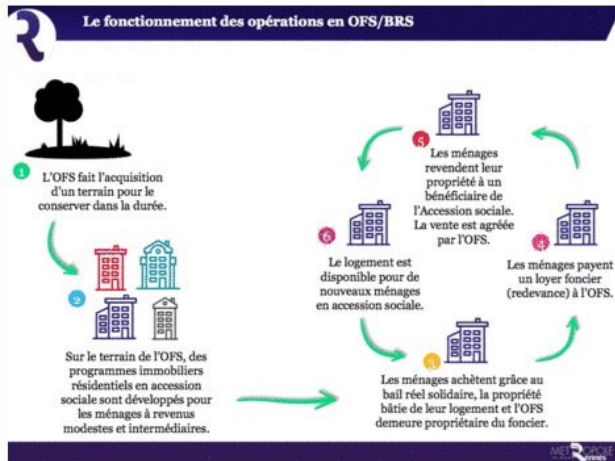
OFSML

FS Rennes
Metropole

All address low income families
> with « flexible » scope

Common European context
> Imposing energy efficiency.

Public support and tripartite governance



General Assembly 2017

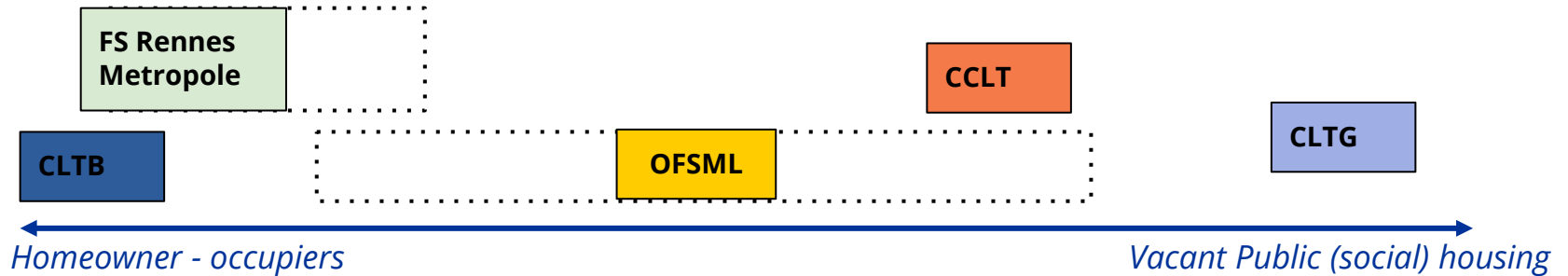


CLTB >
General Assembly

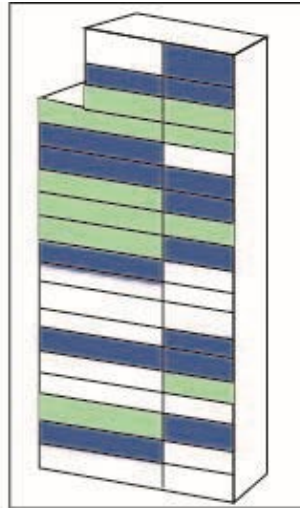
< Rennes Metropole –
fonctionnement de
l'OFS

- Organisations structurally stable
- A 'supportive' political context
- Which stakeholders are involved in the pilot? Community (and civil society) ? Public authorities ?
- And in the governance model ? Tripartite governance model?
- Not initiated by inhabitants

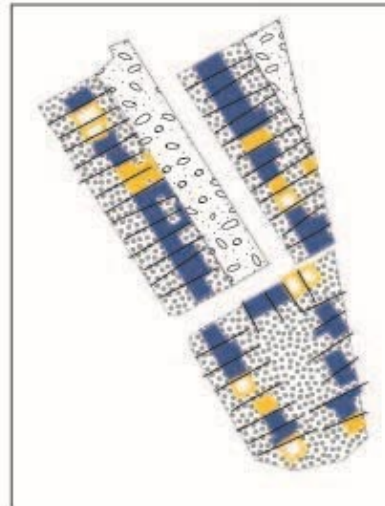
Addressing homeowners or (social) landlords



BRUSSELS Vulnerable homeowner-occupiers



RENNES Apartments in co-ownership
Tenant and owner



LILLE A neighbourhood partially social housing

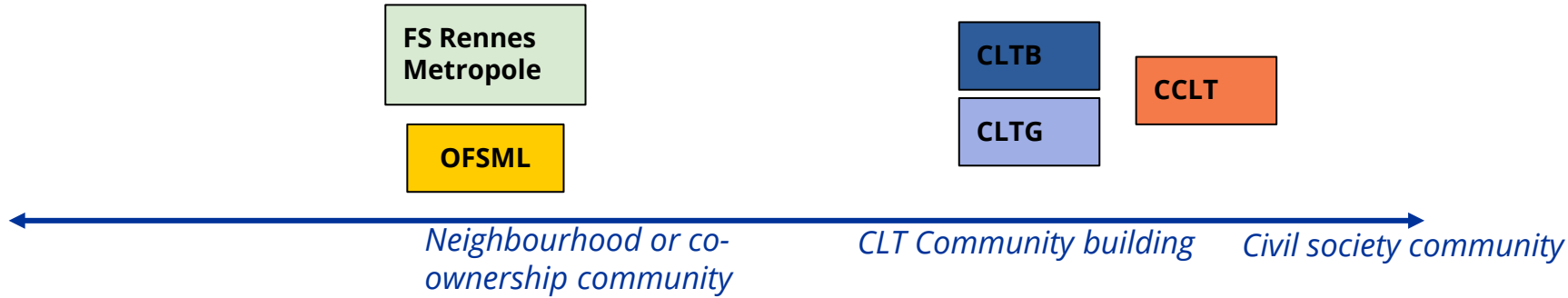


GENT Group of vacant houses - Owned by the city



- How to address occupiers homeowners “in need”?
- Benefit of an area-based approach (focus on a territory, a co-ownership..)
- Addressing homeowners ‘as the left behind’ of renovation policies or using social vacant housing as a lever for the area

Building communities

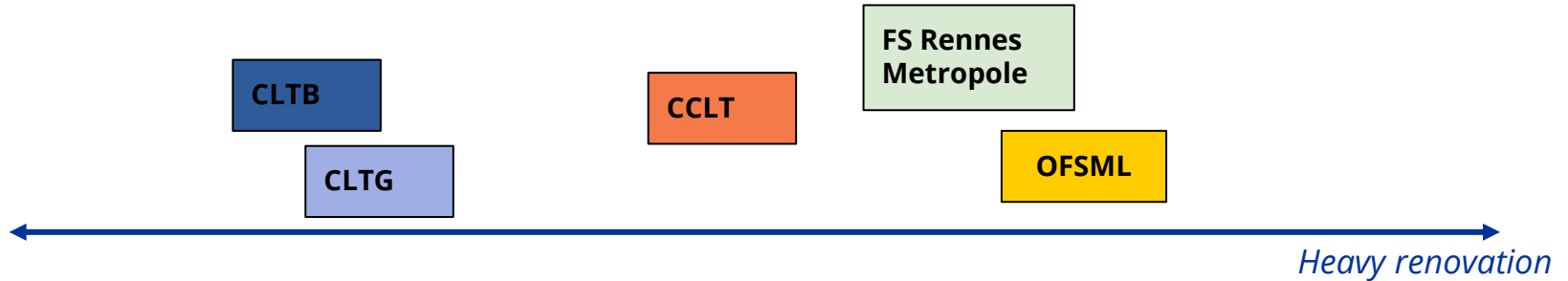


Archilab, 2018



- . *How to create a community with people who aren't neighbours? > within a scattered territory*
- . *How to create a community with people who haven't had the same kind of collective support? and renovation project*

Types of renovation



Dampoort KnapT OP project
~30.000€/house



70.000€ per house > aiming at grouped renovation



~90.000 € per appartement

- . Degree of renovation > Budget per house?
- . Challenge of the typologies > an overall project of renovation
- . Relying on additional subsidies or support?
- . Inhabited renovation: Support during the renovation? Move out?

To conclude

1. Origin of the initiatives

> Impelled by an European
constraining frame

2. Addressing homeowners or landlord

> Difficulty of addressing
home owners-occupiers

3. Aiming at community building

> Difficulty to build a
community from single
family houses

4. Types of renovation

> What do we mean by
“renovation/Upcycling”?
