

UPCYCLING TRUST WEBINAR 25/09/2024

COMMUNITY LAND TRUST
BRUXELLES — BRUSSEL

The logo consists of the lowercase letters 'cltb' in a bold, rounded, orange font. The 'c' is a simple curve. The 'l' is a vertical bar with rounded ends. The 't' has a horizontal crossbar with rounded ends. The 'b' has a vertical stem and a rounded bottom loop.

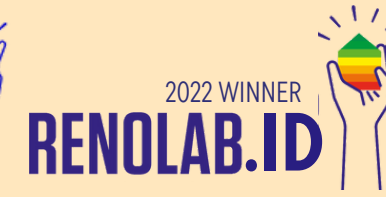
PRESENTS



CLT RENO SOLIDARITY PACK

A new tool to help low-income Brussels homeowners renovate their home to meet energy standards and to guarantee affordable housing forever.

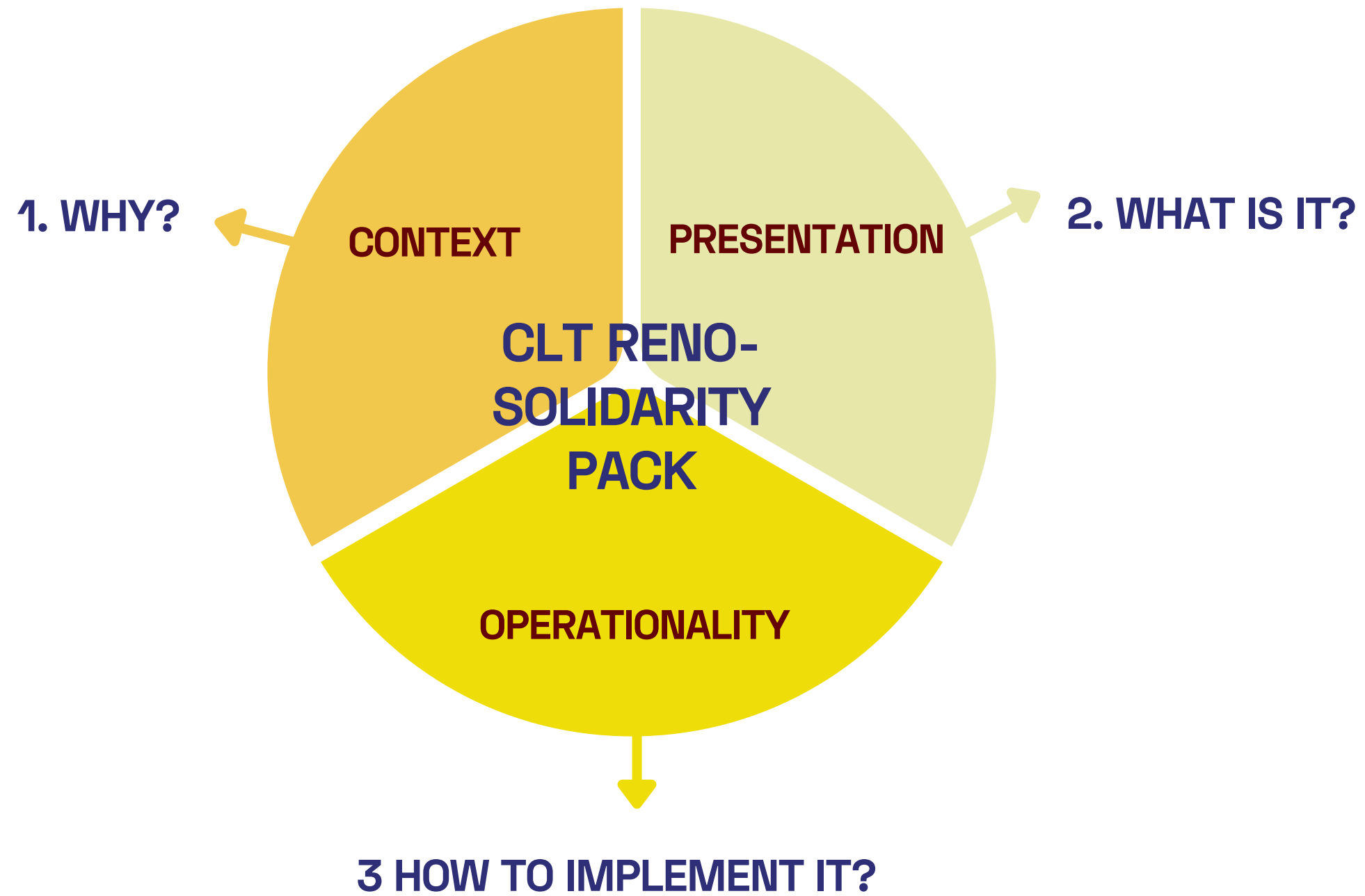
A PILOT ACTION RESEARCH PROJECT SUPPORTED BY



Upcycling Trust



PRESENTATION CONTENT



1. WHY A 'CLT RENO-SOLIDARITY PACK'? WHAT ARE THE CHALLENGES?



GLOBAL WARMING



2020, EUROPEAN GREEN DEAL

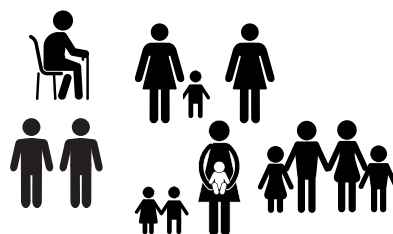
OBLIGATION TO MASSIVELY REDUCE GREENHOUSE GAS EMISSIONS BY 2050



2024, TRANSCRIPTION OF THE LAW IN THE BRUSSELS CAPITAL REGION

2030-2050, RENOVATION STRATEGY:

MANDATORY ENERGY RENOVATION OF HOUSING



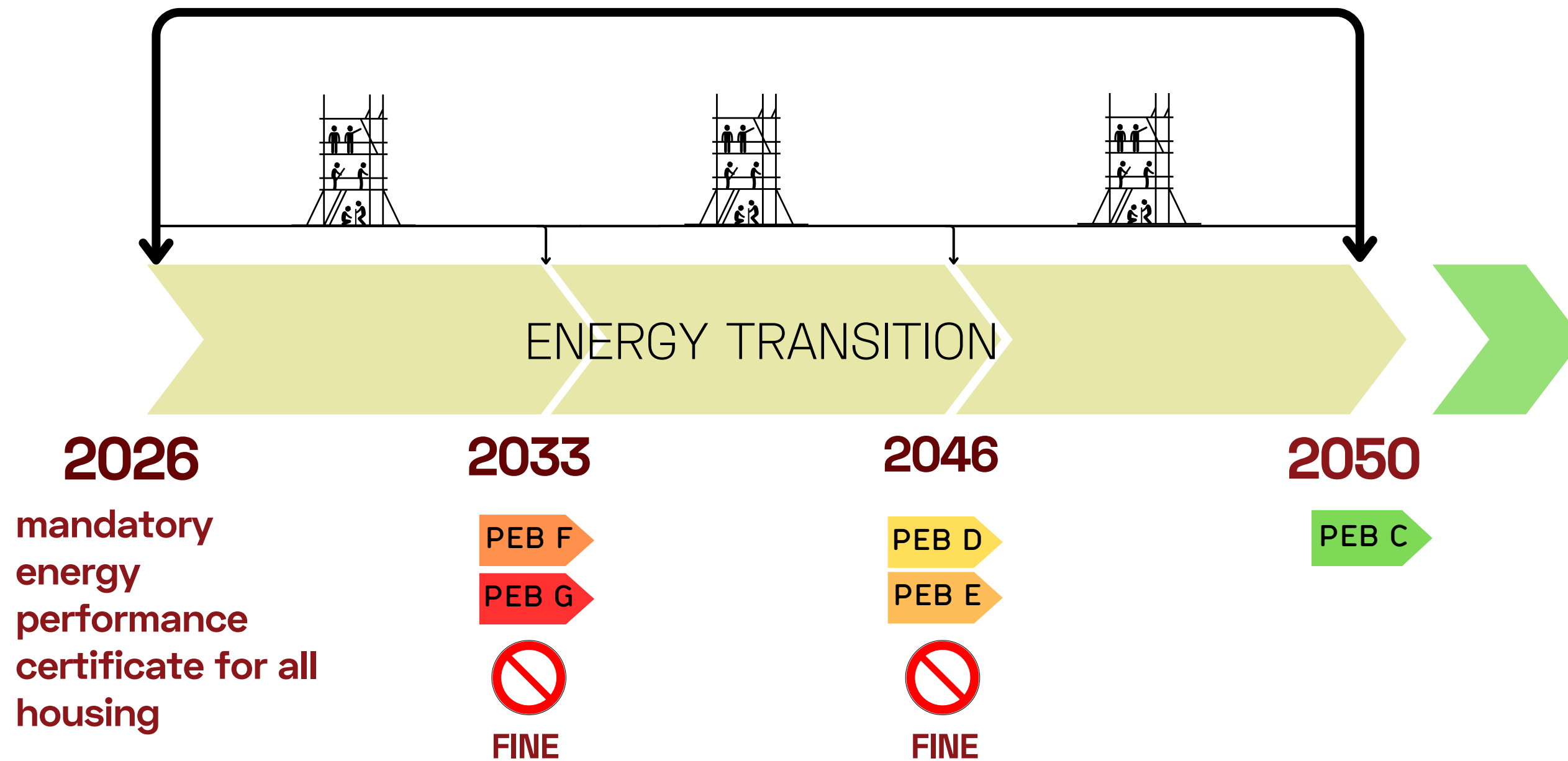
LOCAL REALITIES IN BRUSSELS

NEW CLIMATE LAW

BRAKES and RISKS



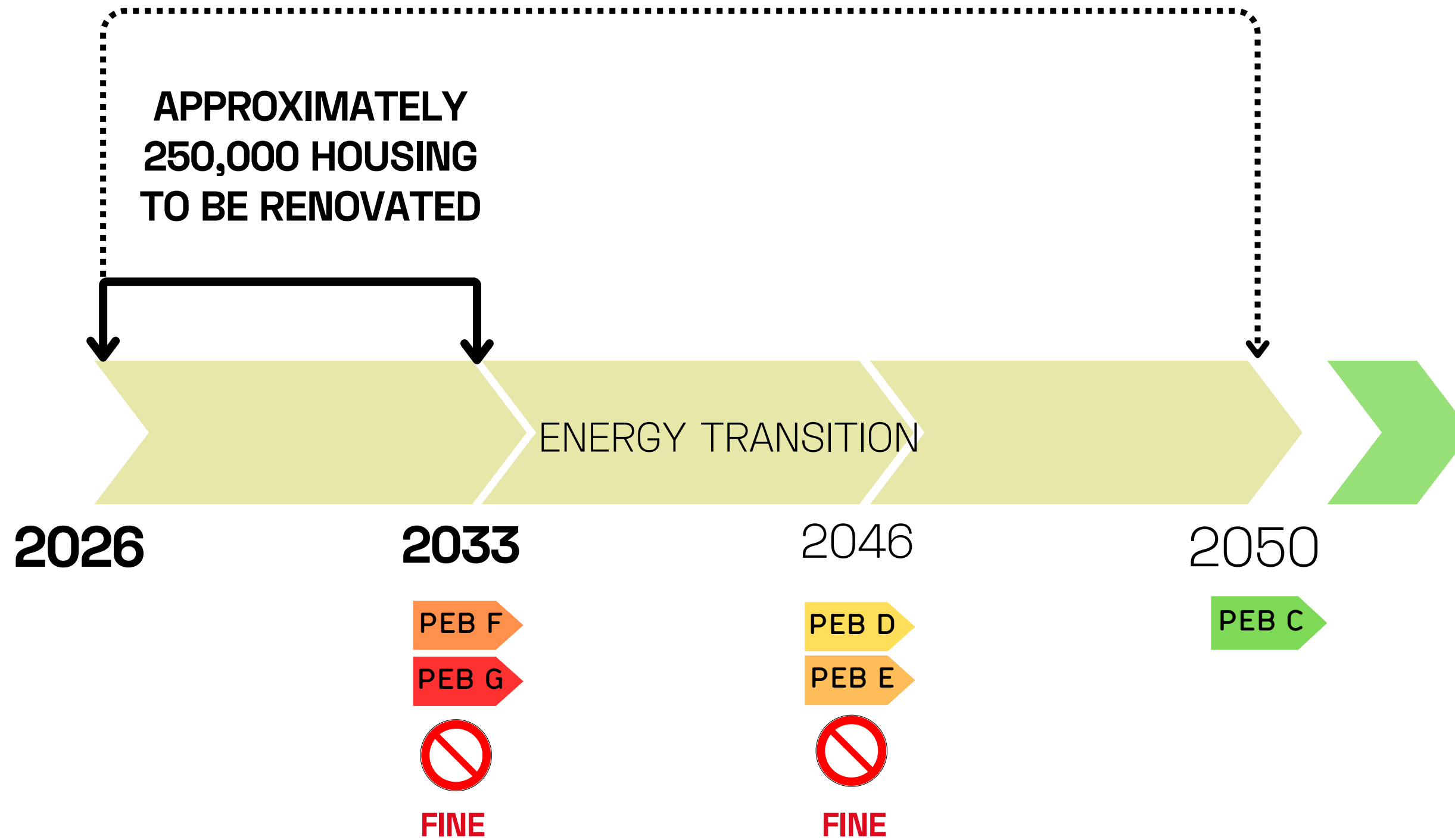
2026-2050 APPLICATION OF THE RENOVATION STRATEGY MANDATORY MEASURES FOR ENERGY RENOVATION OF HOUSING



PEB = energy performance of buildings

	kWh/m ² /an
PEB C	96-150
PEB D	151-210
PEB E	210-275
PEB F	276-345
PEB G	+ 345

APPROXIMATELY 563,000 HOUSING IN THE BRUSSELS CAPITAL REGION



PEB = energy performance of buildings

	kWh/m ² /an
PEB C	96-150
PEB D	151-210
PEB E	210-275
PEB F	276-345
PEB G	+ 345

Some figures (2023)



39 607 social housing in Brussels

56 000 households waiting for social housing in Brussels

70 % buildings date from before 1945 (6% after 1981) and often require renovations for comfort, safety, health, and urban upgrades

27,6 % Brussels residents in a situation of energy insecurity (2020)

0,3 % Brussels housing meet the requirements of energy legislation for 2050

36 > 39 % **Homeowners cannot finance energy renovation**

42 > 47 % **Homeowners cannot finance energy renovation if we add comfort renovations**

39,8 % **Rental owners: They can finance the energy renovation of their own family home, but not necessarily the renovation of a second rental property.**

FINANCING THE ENERGY RENOVATION IS A MAJOR BRAKE

- > General inflation/COVID
- > Impoverishment
- > Prioritization of expenses
- > Increase in energy insecurity
- > Debt situation
- > Insufficient savings

**LACK OF FINANCIAL
CAPACITY OF
HOUSEHOLDS**

**HIGH COST OF
RENOVATION**

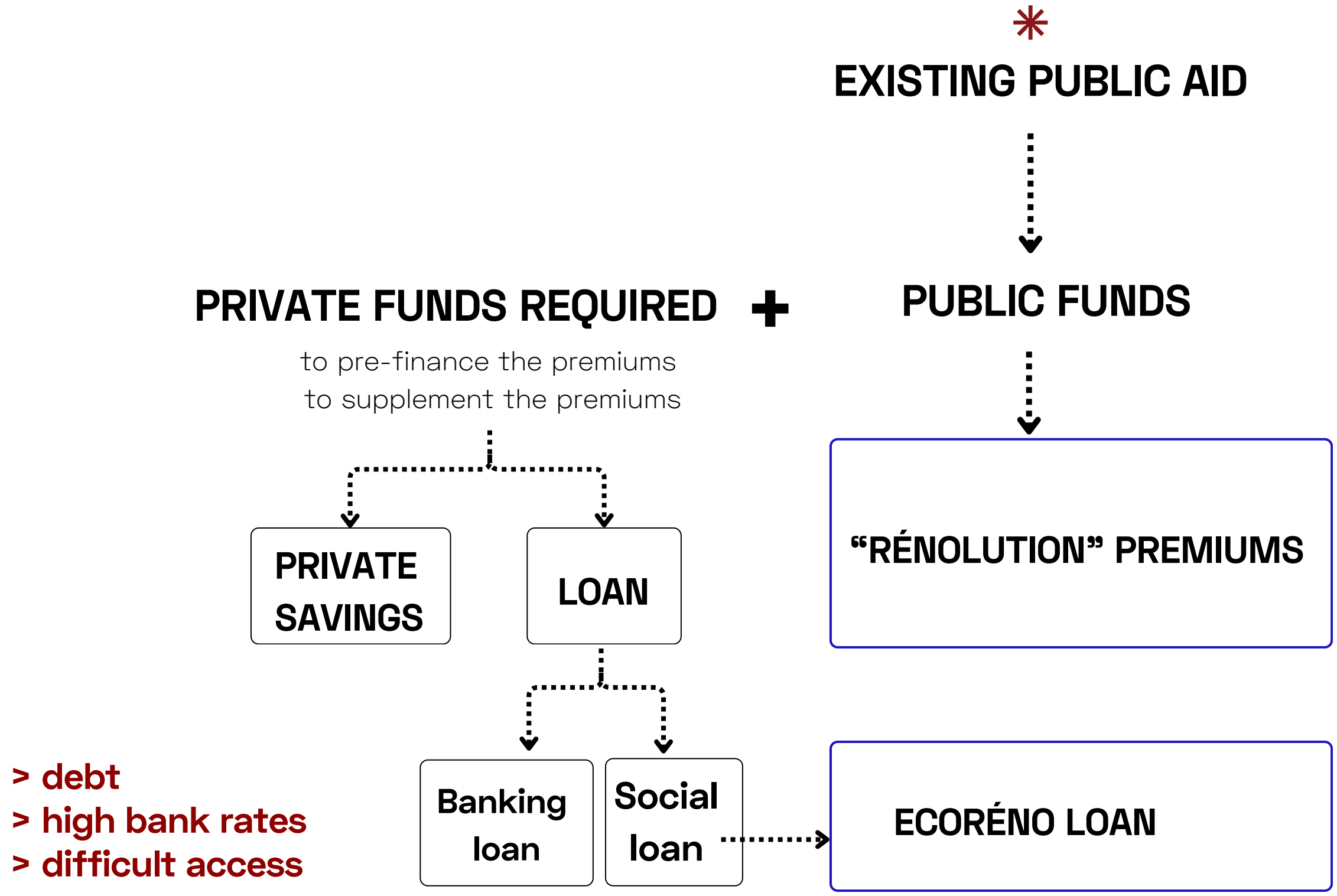


- > Conditions of the building: additional cost of health, safety work, ...
- > Urban planning violations - additional cost
- > General inflation
- > Increase in the cost of renovation
- > Costly implementation of new 'high-tech' technologies
- > Overcharging of contractors/price increases
- > Limited availability of resources/price increases

**EXISTING PUBLIC AID IS
UNSUITABLE FOR LOW-
INCOME OWNERS**



FINANCING THE ENERGY RENOVATION



**AUGUST 2024
PREMIUMS
SUSPENDED...
BUDGET EXHAUSTED.
UNCERTAIN
CONTINUITY FOR 2025**

- > debt
- > high bank rates
- > difficult access

- > insufficient maximum amount
- > payment after renovation
- > pre-financing required
- > no guarantee of payment
- > administrative complexity
- > premiums also granted to high-income households

- > small landlord excluded
- > elderly people excluded

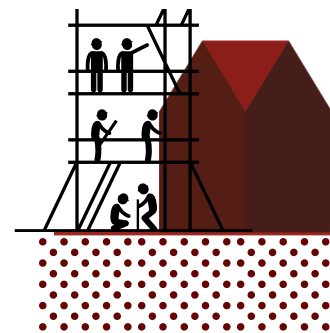
IDENTIFIED RISKS



energy-
consuming

BEFORE RENOVATION

- DECREASE IN THE VALUE OF THE PROPERTY
- 'FORCED' SALE OF HOUSING
- NEW MARKET FOR PRIVATE REAL ESTATE COMPANIES
- SOCIAL EXCLUSION AND DEEPENING HOUSING CRISIS
- EVICTION OF VULNERABLE TENANTS AND OWNER-OCCUPIERS



RENOVATION

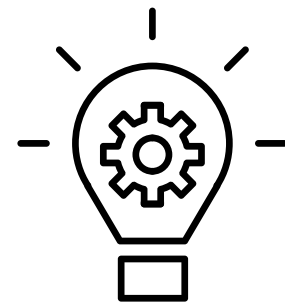
- SKILLS DEFICIT / QUALITY
- LACK OF AVAILABILITY (CONTRACTORS, RESOURCES, SUPPORTS)
- INCREASE IN THE PRICE OF RENOVATION
- UNCONTROLLED ENVIRONMENTAL IMPACT



thrifty

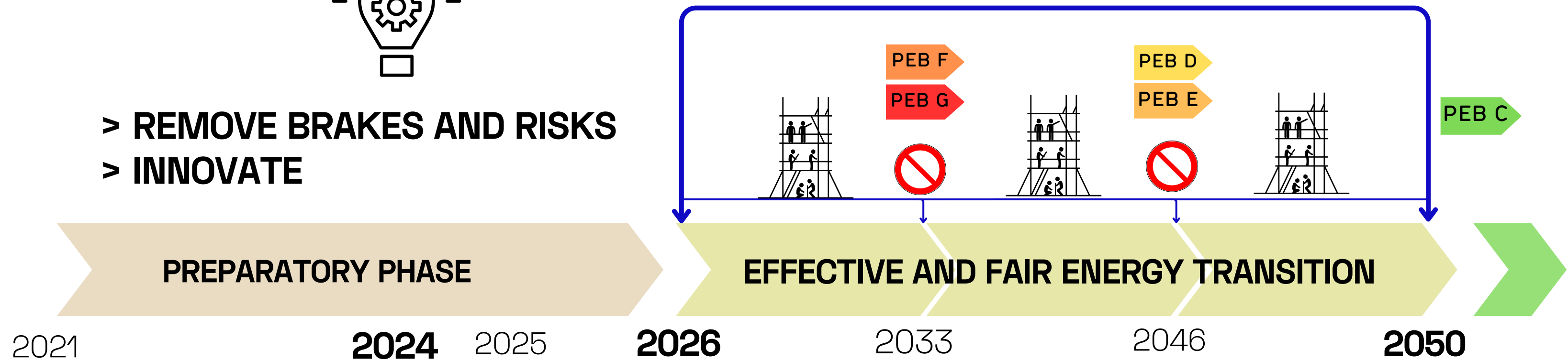
AFTER RENOVATION

- PREMIUMS CAPTURED BY HIGH INCOMES HOUSEHOLDS
- SPECULATION ON RENOVATION
- OVERALL INCREASE IN HOUSING PRICES
- SOCIAL EXCLUSION / INCREASE IN PRECARIOUSNESS / HOUSING CRISIS



- > REMOVE BRAKES AND RISKS
- > INNOVATE

2026-2050 APPLICATION OF THE RENOLUTION STRATEGY




WE ARE HERE

THE CLTB SOLUTION :

PILOT ACTION RESEARCH PROJECT



- **MODEL A NEW FINANCIAL AND SOCIAL TOOL BASED ON THE CLT MECHANISM TO HELP LOW-INCOME HOMEOWNERS RENOVATE THEIR HOMES**
- **EXPERIMENTING WITH THIS TOOL**

TO RESPOND TO CLIMATE CHALLENGES
AND REMOVE BRAKES

TO RESPOND TO SOCIAL CHALLENGES
AND REDUCE RISKS

PROJECT SUPPORTED BY:

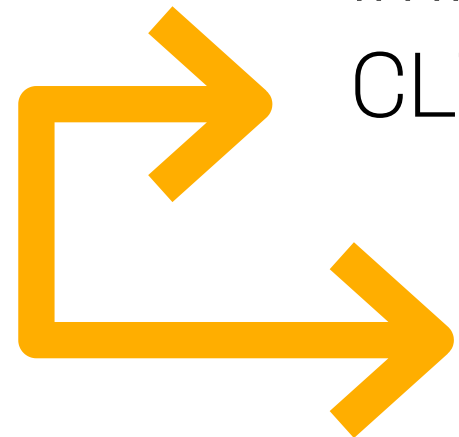


Upcycling Trust



1. WHAT IS THE CLT RENO-SOLIDARITY PACK?

cltb



RESEARCH 1:

RENO-SOLIDARITY INVESTMENT
immediate purchase of the land by
CLTB to finance the renovation



BRAKES

RESEARCH 2:

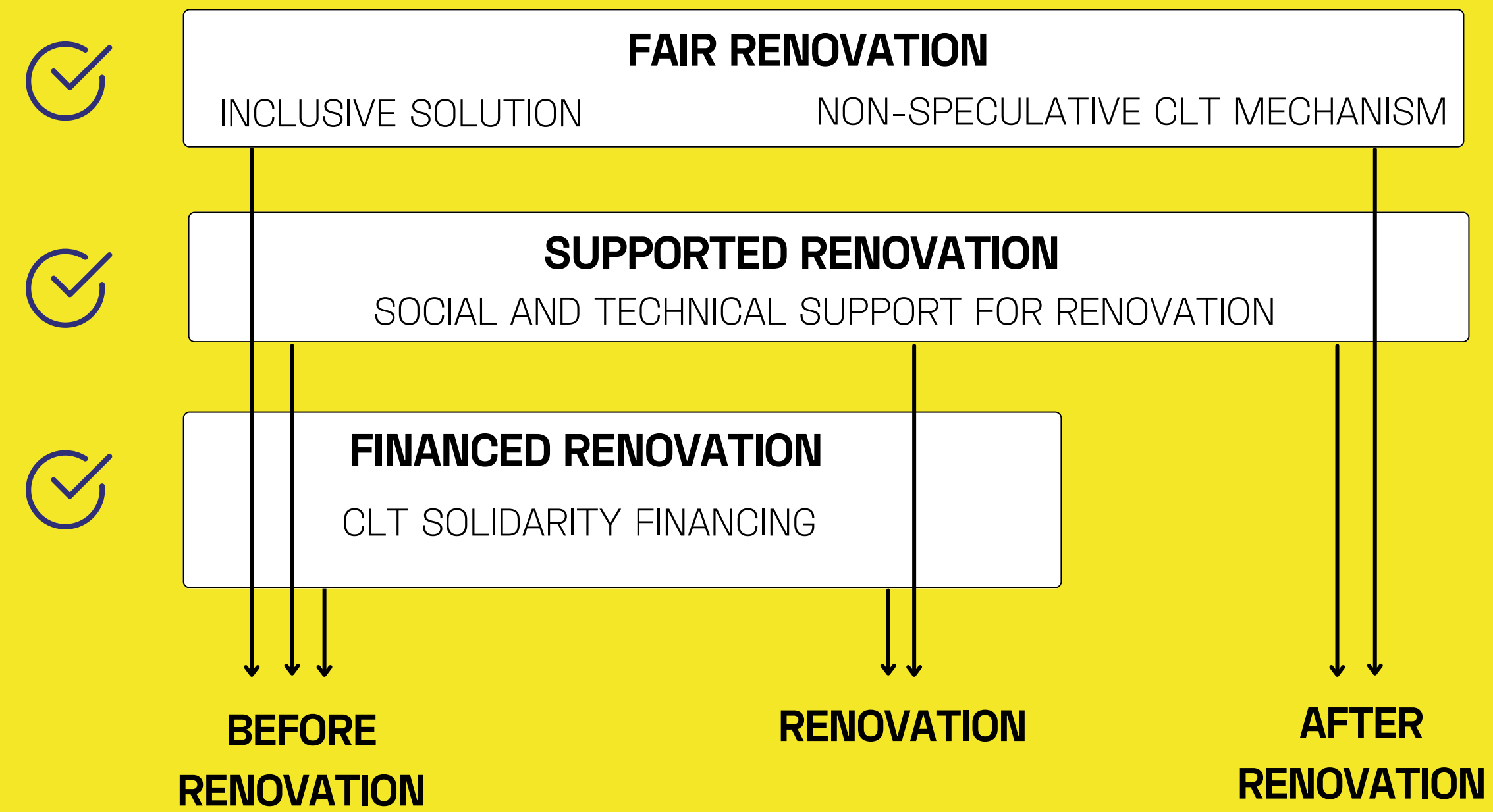
THE CLT RENO-SOLIDARITY PACK





CLT RENO SOLIDARITY PACK

AN “ALL-IN-ONE” SOCIAL AND FINANCIAL TOOL ...





CLT RENO SOLIDARITY PACK

... FOR A FAIR RENOVATION PROGRAM

INCLUSIVE AND NON-SPECULATIVE CLT MECHANISM

- to help low-income owners
- to counterbalance property speculation/limit the affordable housing crisis

GLOBAL SUPPORT

- To facilitate the renovation, guarantee its durability and quality
- To encourage and relieve the owner

CLT SOLIDARITY FINANCING

- To make renovation possible and inclusive
- To avoid forced sales and administrative fines
- To avoid debt/over-indebtedness

... FOR MORE AFFORDABLE HOUSING ON THE CLT MODEL

**Creation of
affordable social
housing through the
renovation and
socialization of
existing and
occupied buildings**





CLT RENO SOLIDARITY PACK

TARGET PUBLIC :

- **OWNER-OCCUPIERS**
 - > SINGLE-FAMILY HOMES,
 - > APARTMENTS BUILDING,
 - > GROUP-HOUSING
- **OWNER-OCCUPIERS WHO RENT A PART OF THEIR HOME.**
- **WHO HAVE A MODEST INCOME**
- **WITH A NON ENERGY-EFFICIENT HOUSING: PEB G AND F**

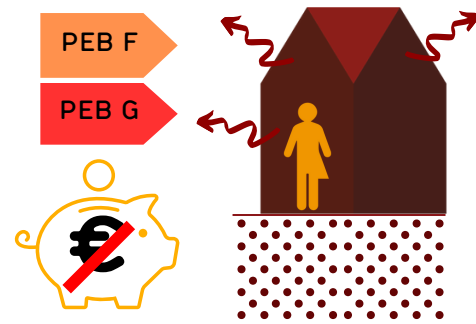
OK FOR:

- **INDIVIDUAL RENOVATIONS**
- **COLLECTIVE RENOVATIONS BY HELPING OWNERS WHO CANNOT KEEP UP WITH OTHERS FINANCIALLY. (UNBLOCK THE SITUATION)**

HOW DOES THE CLT RÉNO SOLIDARITY PACK WORK?

INTEGRATE THE CLTB SYSTEM

0 CANDIDATE ELIGIBLE FOR THE CLT PACK



low-income owner-occupier

1 AUTHENTIC ACT/NOTARIAL DEED

An icon for step 1 showing a brown house with a person inside, similar to the icon in step 0, but with red wavy arrows indicating renovation or energy issues. It is on a dotted ground.

- ✓ RENOVATION FINANCING with CLT conditions
- ✓ RENOVATION SUPPORT

MUTUAL COMMITMENT

An icon for step 1 showing a brown house with a person inside, similar to the icon in step 0, but with red wavy arrows indicating renovation or energy issues. It is on a dotted ground.

- ✓ RENOVATE
- ✓ INTEGRATE THE CLTB SOLIDARITY SYSTEM

CLTB

THE OWNERS REMAIN FULL OWNER OF THEIR HOMES BUT UNDERTAKE:

- **RENOVATING THEIR HOME ACCORDING TO THE STUDY AND THE AGREED TIMEFRAMES**

- **INTEGRATING THE CLTB SOLIDARITY SYSTEM:**

=> DO NOT CHANGE THE FUNCTION OF THE HOUSING

=> IN CASE OF RENT: RENT THEIR HOUSING ACCORDING TO SOCIAL CONDITIONS

=> IN CASE OF SALE: SELL THEIR HOUSING TO THE CLTB AND ACCORDING TO THE CLTB RESALE FORMULA

(THIS IS THE CLASSIC CLT FORMULA INCLUDING THE REIMBURSEMENT OF THE RENOVATION FINANCING AND THE VALUATION OF THE RENOVATION.)

IN ORDER TO GUARANTEE THESE COMMITMENTS, THE OWNER GRANTS THE CLTB

=> A PURCHASE OPTION, A RIGHT OF PRE-EMPTION AND A PREFERENTIAL RIGHT

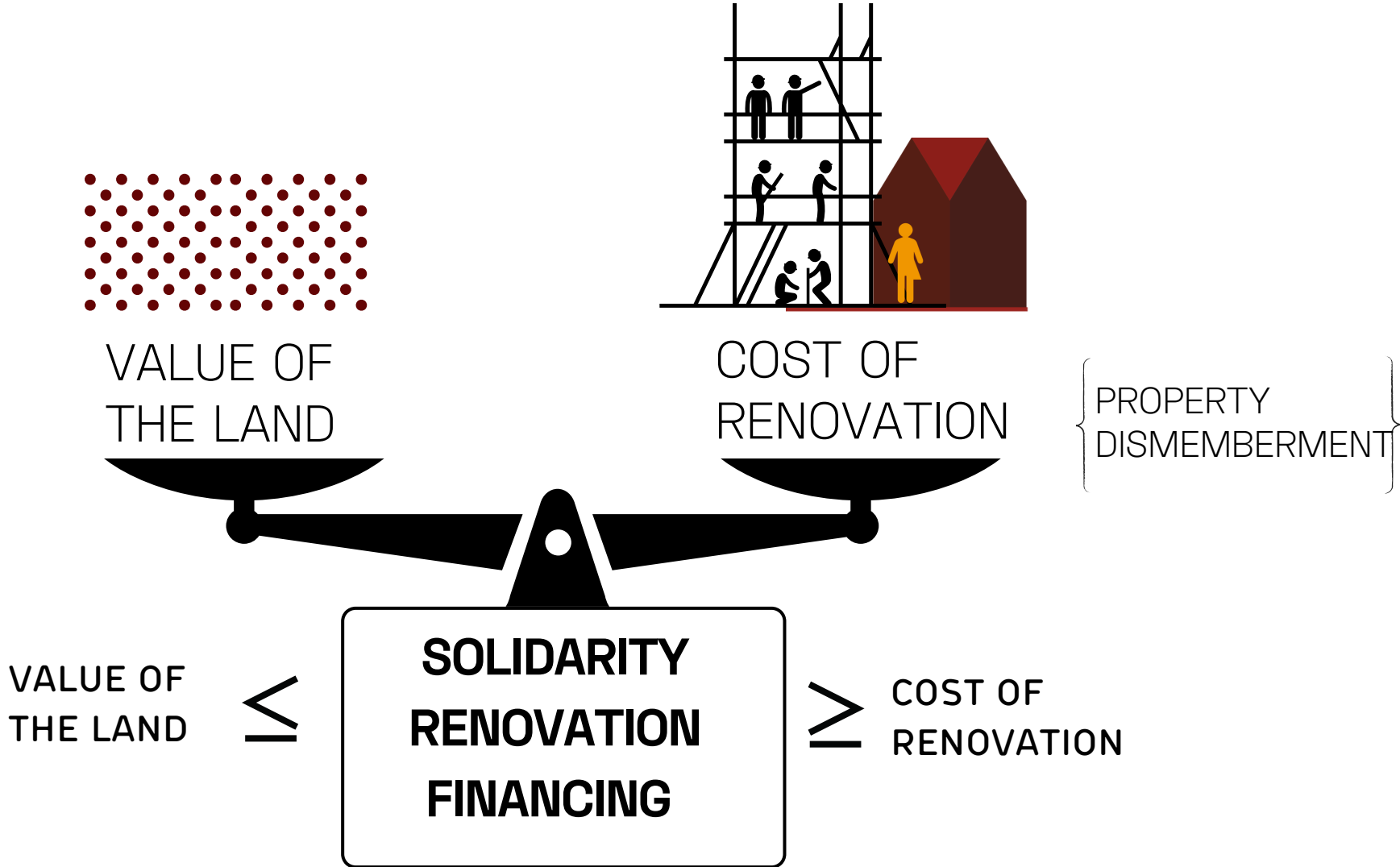
ALSO :

=> THE HEIRS INHERIT THE DEED AND CAN EITHER REMAIN IN THE CLTB SYSTEM OR RESELL TO THE CLTB,

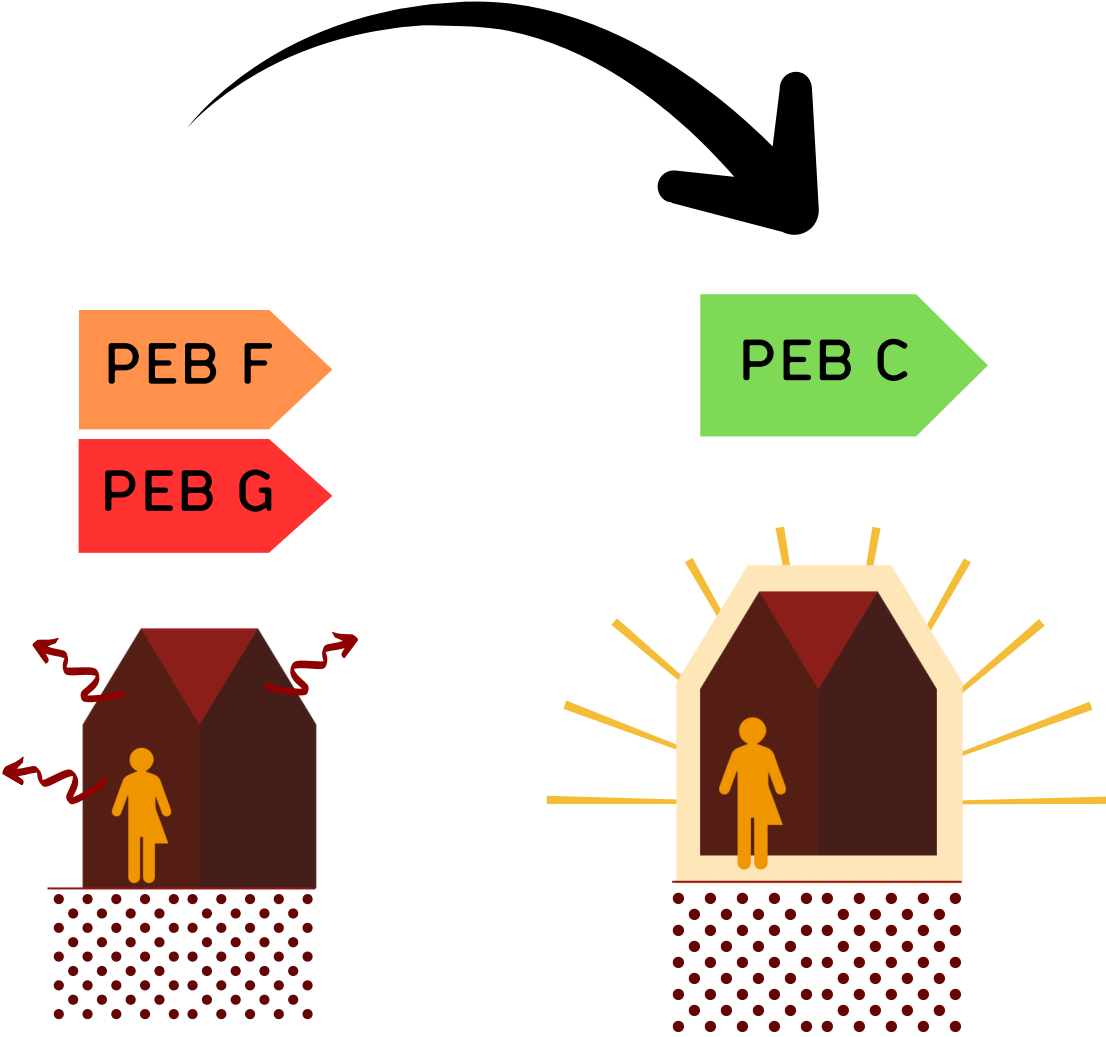
=> THE OWNER BECOMES A MEMBER OF THE CLTB AND INTEGRATES ITS COMMUNITY DYNAMICS

CLTB COMMITS TO FINANCING THE WORK

CALCULATION



DEEP RENOVATION QUALITY LEAP IN ONE GO



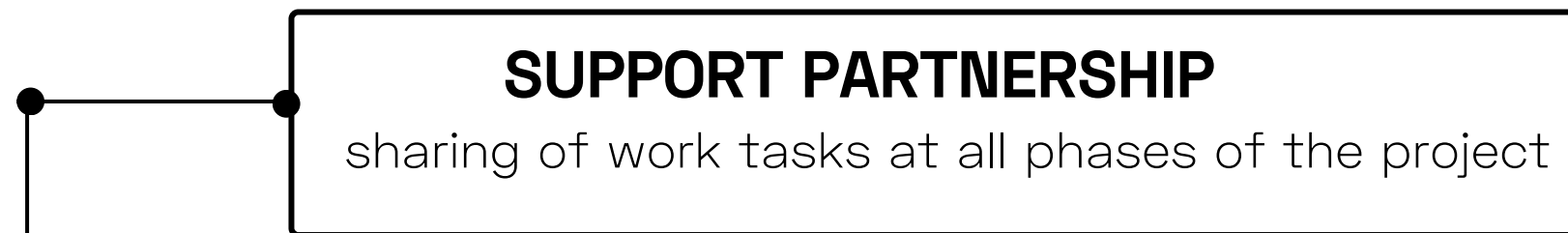
CLTB COMMITS TO PROVIDING SUPPORT FOR THE RENOVATION

SOCIAL AND TECHNICAL SUPPORT IN THE FORM OF A PARTNERSHIP

OPERATOR/COORDINATOR

OPERATIONAL PARTNERS

CLTB



ASSOCIATIONS

(ARCHITECT)



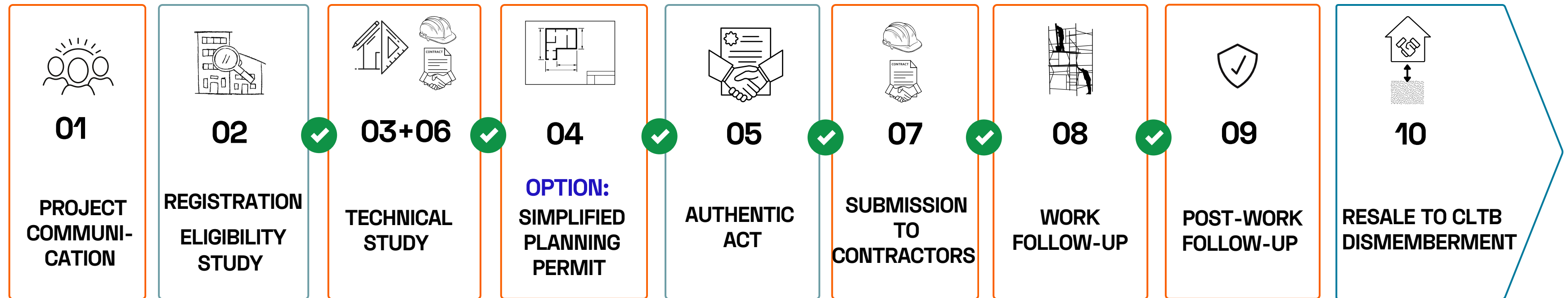
CONTRACTORS

OWNERS-OCCUPIERS
BENEFICIARIES

ALL-INCLUSIVE SUPPORT: TECHNICAL AND SOCIAL AT ALL PHASES OF THE PROJECT

EXAMPLE:

SUPPORT PHASES FOR A PROJECT WITHOUT PLANNING PERMIT (or simplified), WITHOUT ARCHITECT



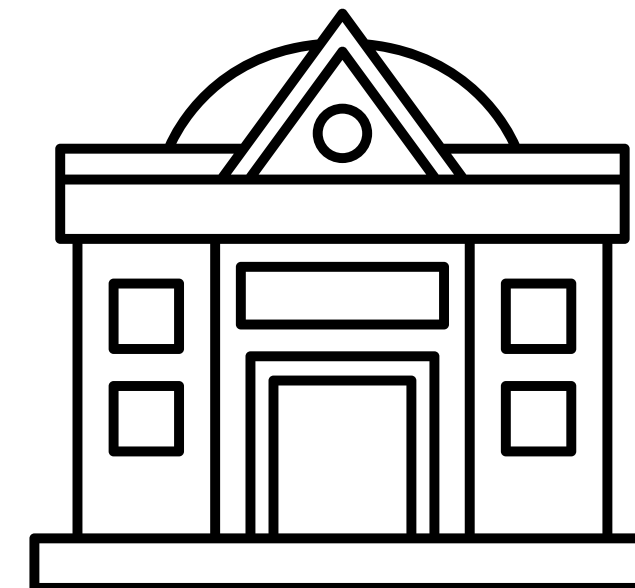
CLT RENO
SOLIDARITY
PACK

AUTHENTIC ACT

- > FINANCING,
TERMS AND CONDITIONS
- > SUPPORT
TERMS AND CONDITIONS
- > RENOVATION CONDITION
- > CONDITION OF INTEGRATING THE
CLTB SOLIDARITY SYSTEM

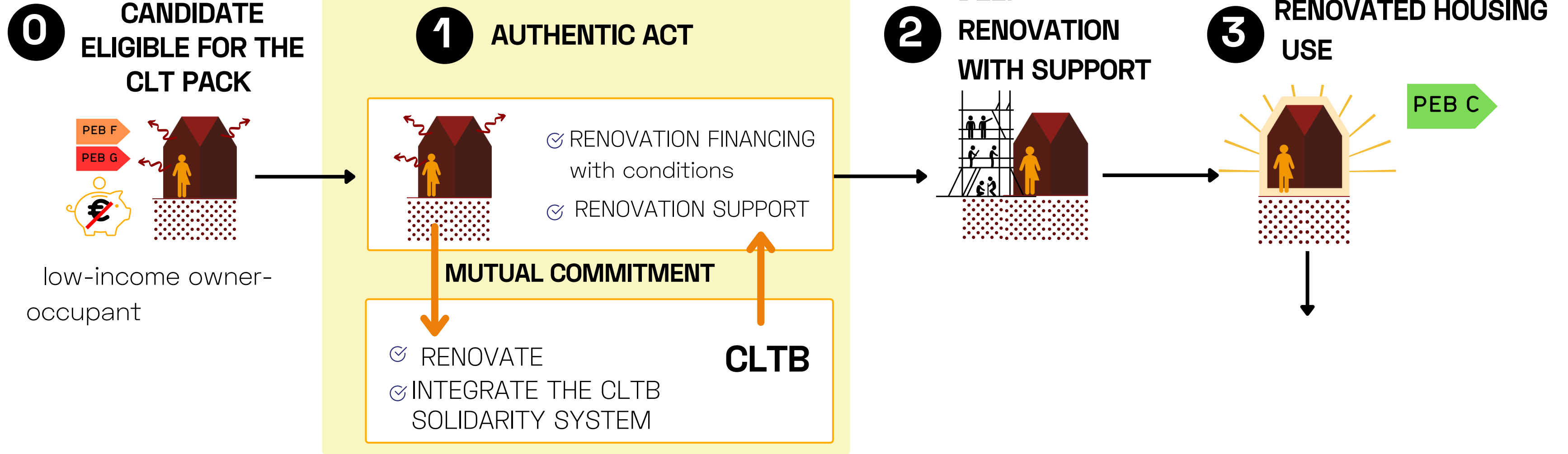


A.G.D.P.



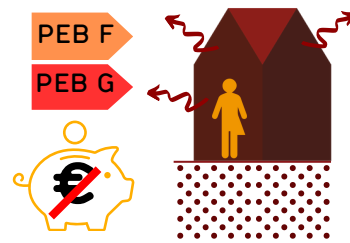
TRANSCRIPT TO THE
ADMINISTRATION

INTEGRATE THE CLTB SYSTEM



INTEGRATE THE CLTB SYSTEM

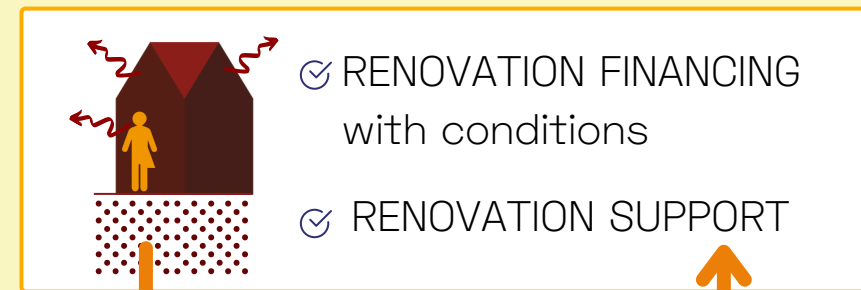
0 CANDIDATE ELIGIBLE FOR THE CLT PACK



low-income
owner-occupant

SOLIDARITY

1 AUTHENTIC ACT

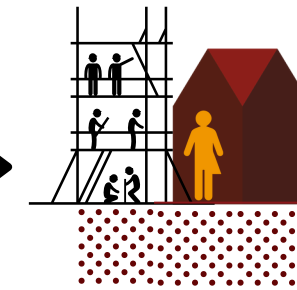


MUTUAL COMMITMENT

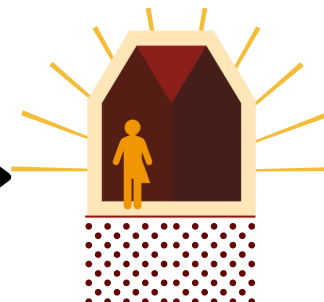
- RENOVATE
- INTEGRATE THE CLTB SOLIDARITY SYSTEM

CLTB

2 DEEP RENOVATION WITH SUPPORT



3 RENOVATED HOUSING USE



4 WISH TO RENT THE HOUSING

CLT SOCIAL RENTAL CONDITIONS

5 WISH TO RESELL THE HOUSING

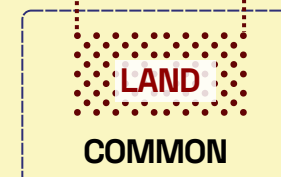
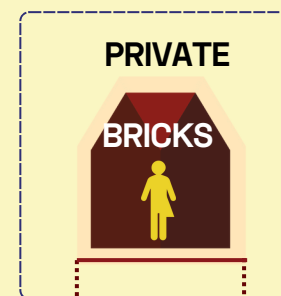
RESALE TO CLTB

CLT resale formula with reimbursement of renovation financing and valuation of the work

6 DISMEMBERMENT

A HOUSEHOLD ON THE CLTB LIST BUYS THE BRICKS

CLTB ACQUIRES LAND THANKS TO THE REIMBURSEMENT OF RENOVATION FINANCING



CLT OWNERSHIP

LOTS OF BENEFITS!

For owners:

- A direct, substantial financing, without debt, with CLT conditions
- No fine, no forced sale in case of inability to renovate
- Lifelong maintenance of housing
- A fully renovated, more economical home that meets regional requirements
- Reducing energy bills and energy insecurity. Improving comfort.
- Participation in the climate justice and the energy transition
- Participation within the CLTB in reducing real estate speculation and exclusion.
- Technical support for the work and also later as CLT member

For the Brussels Capital Region:

- Innovation and an example in a just energy transition.
- The Brussels Capital Region responds to environmental challenges = more energy-efficient housing and the reduction of greenhouse gas emissions.
- The Region responds to social issues and the housing crisis = more affordable housings forever thanks to CLTB
- The Region responds to human challenges by keeping people in their neighborhoods, reducing their energy insecurity and increasing their comfort.
- Public funding is invested and benefits the community with a very long-term social impact = social added value

3. HOW TO IMPLEMENT THE CLT SOLIDARITY PACK ?

TESTING THE PROJECT WITH HOMEOWNERS-OCCUPIERS

ACCEPTANCE OF THE PROJECT BY THE BRUSSELS CAPITAL REGION

FUNDS GRANTED TO CLTB TO DEVELOP THE PROJECT ON A LARGER SCALE

PROJECT OBJECTIVE: COMPLETE THE EXISTING TOOLS IN THE BRUSSELS CAPITAL REGION

EUROPEAN FUNDS

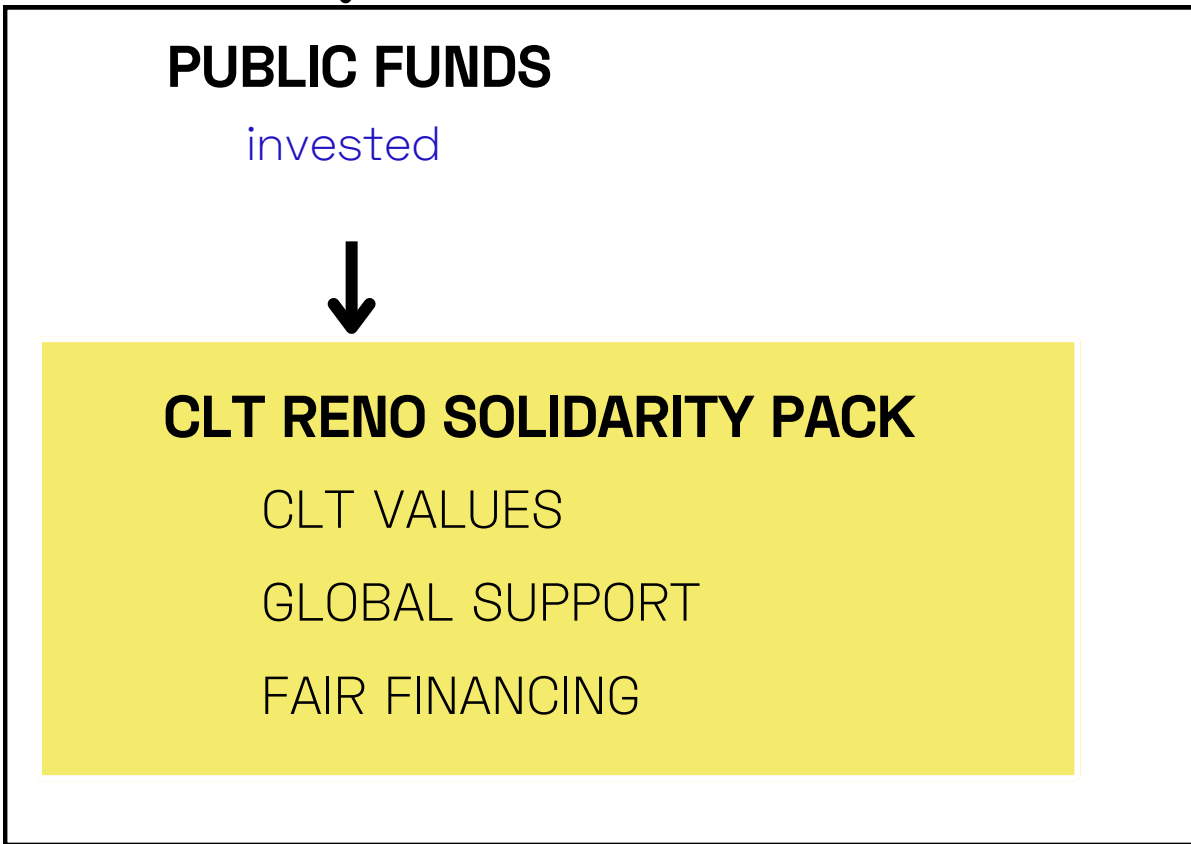
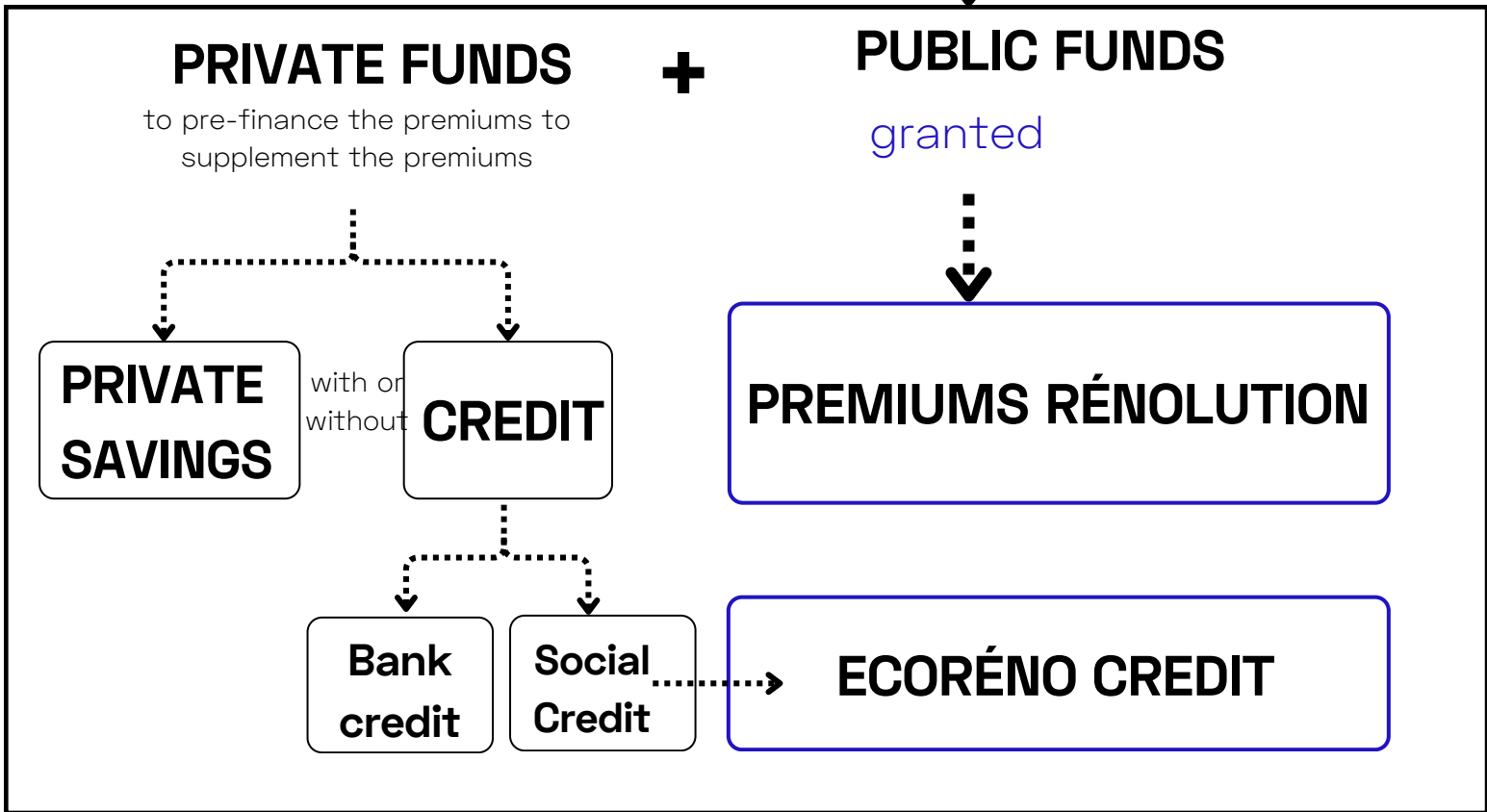
REGIONAL FUNDS

PUBLIC FINANCING OF
RENOVATIONS

NEW!

existing financing

social financing



TESTING THE PROJECT WITH HOMEOWNERS-OCCUPIERS



RENOVATION OF AN
APARTMENT IN A CO-
OWNERSHIP OF 3 HOUSING

BELONGING TO AN OWNER
OCCUPIER IN A PRECARIOUS
FINANCIAL SITUATION AND IN
FUEL POVERTY



Interreg



Co-funded by
the European Union

North-West Europe

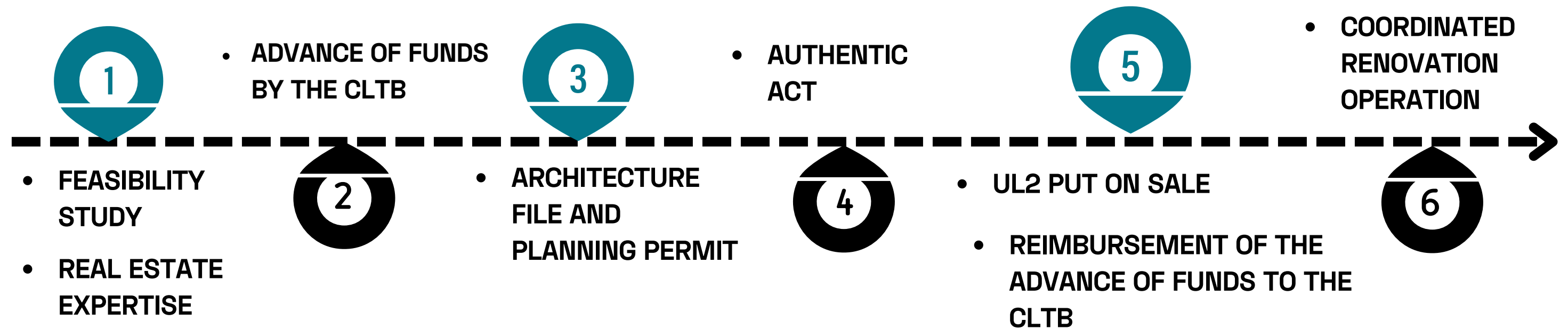
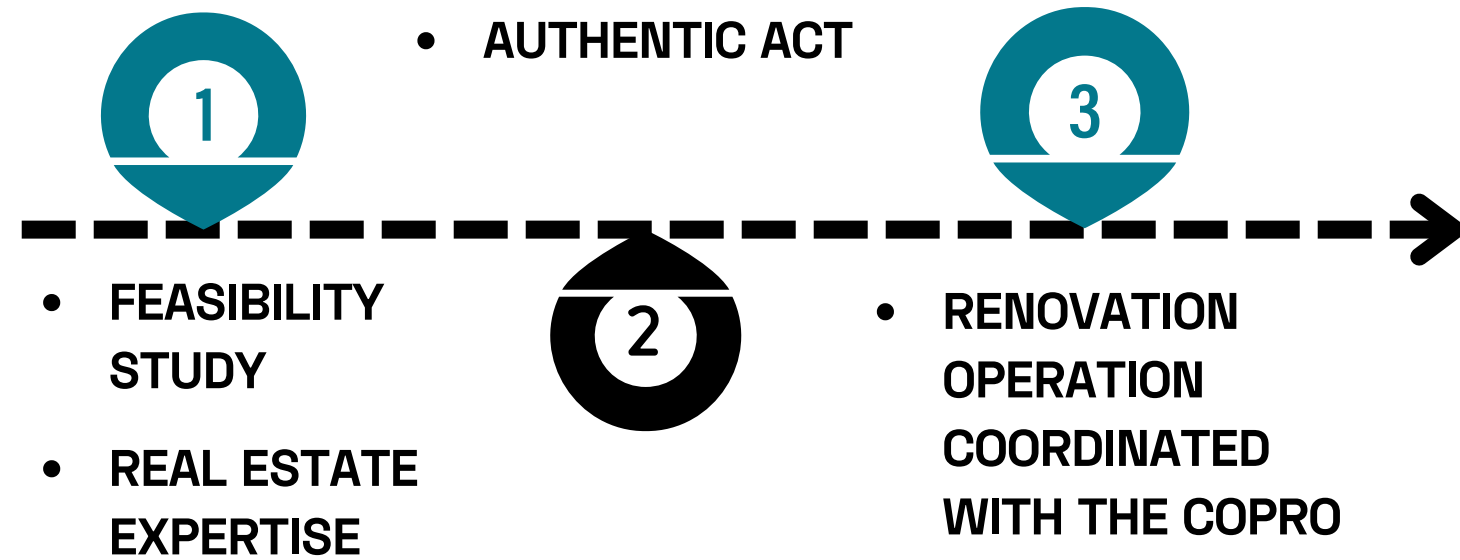
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RENOVATION OF A HOUSE
COMPRISING 2 APARTMENTS
AND 1 OFFICE SPACE,

BELONGING TO AN OWNER-
OCCUPIER-LANDLORD IN A
SITUATION OF FINANCIAL
DEADLINE AND AT RISK OF
LOSING THEIR HOME.









**Work In
Progress**



**THANK YOU FOR
YOUR ATTENTION**

cltb

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