

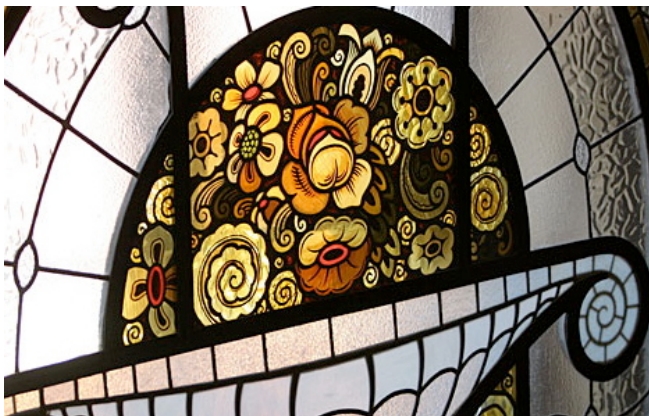
Partner profile: **Bayonne** municipality (France)

1 City data

	Historic Centre	Municipality
Population (inhabitants)	5 600	45 000
Size (hectares)	82 ha	2100

Key characteristics	Former military and commercial place Cultural Centre and Tourism Spot
Main challenges	Historic centre recovering from 30 years of decline Lack of affordable housing Need to improve the buildings' comfort & energy performance

Project coordination team	Name	Function
Elected representative	Martine Bisauta François Bouffant	Sustainable Development Urbanism
Project coordinators	Frédérique Calvanus	Assistant director, Town planning and architectural protection dept.



2- Local State of the art

2.1. Nature of the problem in our city

	Whole city	Historic Centre
Social	After a long period of property speculation Bayonne and its urban areas have to strongly influence the building activity to provide affordable housing to the local population.	The Historic centre concentrates certain unbalance phenomena : low income population (89% of the population are under a level of income required to get a public social apartment), but the Historic centre only count 7% of public social housing). The Historic centre also concentrates isolated people (old people of lonesome women with children).
Economic	The economic activities are mostly based on services, with an important part related to tourism.	In spite of difficulties to find large and medium surfaces, the commercial activities of the Historic centre is quite dynamic (the Historic centre counts nearly 700 commercial activities – 72% of the whole city). The main commercial issue of the Historic centre is a question of balance : balance between proximity activities : food stores... and others, such as restaurants and cafes, clothes..., or tourism products.)
Environmental	The major problem of Bayonne's urban area is to catch up its delay within transport equipment. The second one is to improve an ageing and energy consuming residential park.	The environmental stakes on the Historic centre is to improve the energy efficiency of the ancient building, without introducing in the construction new materials, or new techniques, incompatible with the Historic quality of the original buildings.
Physical	Due to the urban history, the urban fabric of the city out of the ramparts is quite XXX and spontaneous, without real planning during the 20th century	The Historic centre has to deal with a lot of urban pathologies, due to the very high density of the urban fabric, the age and the fragility of the buildings and their inadequacy to the modern way of life (lacks of air and light, fire risks...).
Organizational (Governance)	The local governance must find a new way of dealing with the wider urban scale (in terms of urban planning, operational projects, management of transports, natural spaces' protection...)	The Historic centre's protection benefits for decades from a real political willingness. The financial and human means have been implemented to improve the quality of restorations.
Other		Heritage: The traditional skills in the field of traditional building materials and techniques have been maintained and supported by specific subsidies from for heritage quality, given for years to owners by the municipality. If skills in heritage are still alive, skills for eco-restoration have to be entirely developed. High tech may also be a solution in certain cases, but they have to be implemented with caution.

Problems relating to the city's Historic Centre that require an integrated Local Action Plan

<p>Nature of urban fabric and buildings, elements of urban history and architectural identity, quality of heritage building, type of protection rules</p>	<p>The old city has early met its actual limits and didn't spread out of the 18th century ramparts, while population regularly increased. From this constrained urban growth has stemmed specific housing conditions : the urban fabric is made of four or five floors buildings, built on high and long plots along narrow streets. The buildings are nearly all built on the same model : a front part of housing overlook the street by a narrow façade, a central stairwell distributing the building on both sides and a back part of housing, but in the central part of the block. During the 19 th century, buildings have been Heightened and extended on the rare available spaces in the middle of the block. The consequence of these extensions is that the plots are now quite entirely built and the back part of the buildings usually don't have access to the open-air, being enclosed in the centre of the block. Until WW2, those back parts of buildings were used as kitchens or, more rarely, as bathrooms, and the living rooms were established in the front part. But with increasing division of property, the "back parts" have become independent housings, without natural air and light. These apartments are now occupied by low income persons who cannot afford better places.</p> <p>In 1975, a special urban planning document has been created to protect, and highlight the ancient centre. This document, called Plan for Protection and Highlighting, elaborated under aegis of the Ministry of Culture, is a detailed legal framework which indicates for each building of the centre the nature of restoration to carry out. Such urban planning rules permit to impose demolition of bad adjunctions or inadequate types of constructions. Owners of inappropriate constructions can be forced to demolish them to give back air and light to the centre of the blocks. That is an exceptional measure in public politics, quite difficult to implement technically, financially and socially, because it can spoil partly or totally the owner of their property.</p> <p>In spite of its scope, the Protection and Highlighting Plan has been entirely reformulated from 1990 on Bayonne municipality request. Indeed, the first version of the plan didn't permit to face the urban stakes : strengthen cultural heritage in constant degradation and improve housing quality of life.</p> <p>The urban form has been qualified as <i>nearly uninhabitable</i> by the architect and urban planner Alexandre Méliassinos who has elaborated the second version of the Plan for Protection and Highlighting. These version envisages imposed demolition as a way of developing the urban fabric at the block level, and not only building after building. Otherwise, the architectural protection is extended to most buildings, so as to protect the old city for its whole quality as an urban monument.</p>
<p>Social and demographical balance/problems</p>	<p>The Historic centre concentrates low income population who meets lots of problems to find a correct apartment. A sort of second housing's market is existing with decayed and nevertheless expensive apartments.</p>
<p>Balance/difficulties in term of urban functions</p>	<p>Bayonne municipality has to preserve the historic attractiveness of its ancient centre, in terms of administrative, commercial, cultural or educational functions. The local context is one of a very high competition between urban territories.</p> <p>In terms of traffic, it has tried to preserve the Historic centre from cars, by giving the priority to the pedestrians. The scale of the Historic centre (82 ha and 300 m of ray) allows to keep entirely cars away from the very centre, if somehow, solutions are offered for the cars of inhabitants.</p>
<p>Urban facilities for inhabitants</p>	<p>The daily equipment of the Historic centre is adequate, excepting the nursery which receives children from all the city.</p>
<p>Quality of housing</p>	<p>The specificity of the urban fabric has generated a loss of interest and an important population decrease between 1960 and 1990. The number of inhabitants fell under 5000 in 1990 (the lowest level Bayonne has met). In consequences, the buildings have been totally or partially disused, ill-maintained and decayed. In addition to the decay phenomenon, the structure of the ancient buildings makes them inadequate for modern life and disqualified in terms of social expectations (shortage of light and air, tightness of the buildings, fire risks, noise pollution, discomfort...).</p>

Economic dynamism : qualification of commercial life and economical activities	The commercial activity in the Historic centre is dynamic but quite unbalanced geographically and in terms of activities. The "Petit Bayonne" neighbourhood knows a certain instability of daily shops, eg food retail shops, but a high concentration of leisure activities as bars and restaurants. It is the place to be in for night activities, which is sometime difficult to conciliate with a residential function. Astonishingly, the Historic centre hasn't yet developed a commercial specialization around cultural products (eg book shops). Another sector, placed in the "Grand Bayonne" demonstrates an emergence of commercial specialization around antiques and artistic skills.
--	--

2.2 Experience of tackling the problem so far

Existing policies/projects implemented or strategic plans adopted to do so, etc.

Project Issues	Existing policies
Social challenges to the Eco-restoration of Historic Centres	Agenda 21 and Charter of citizen participation adopted in march 2010.
Urban Planning challenges to the Eco-restoration of Historic Centres	P.S.M.V. : Plan for Protection and Highlighting 'modification is in process to open the way to implement some solutions (double glass windows for 19th century buildings, solar panels in certain situations with some aesthetic conditions...)
Technical challenges to the Eco-restoration of Historic Centres	Knowledge of the physical and thermal behavior of ancient buildings, Join convention between the city and Gaz de France Suez to improve the knowledge of ancient buildings qualities and to test innovation solutions.
Economic challenges to the Eco-restoration of Historic Centres	Municipal grants for heritage restoration have been "eco-conditioned" since 2009 and will be tested until the end of 2010 to be readjusted if necessary.
Governance challenges to Eco-Restoration	Assessment tools for grants efficiency in process through a General Interest Programme 2009_2010.

2.3 Lessons learnt from the experience

When local policies/ projects have been implemented, were they successful? Have the barriers faced? How have they been overcome?

Project Issues	Lessons learnt from the experience
Social challenges to the Eco-restoration of Historic Centres	It is necessary to solve the conflict between inhabitants, who need evolution of comfort and performances of their housing, and heritage protection policies.
Urban Planning challenges to the Eco-restoration of Historic Centres	Unbalance of urban functions, in particular touristic and festive functions, begin to penalize heavily the daily life in the historic centre.
Technical challenges to the Eco-restoration of Historic Centres	The first step of the technical study has permitted to identify the main targets of future energy saving policies. The second step widened the focus from an energy saving objective to the willingness of reducing global environmental impact.
Economic challenges to the Eco-restoration of Historic Centres	Eco-restoration in unaffordable for owners and not attractive for investors. Architects and craftsmen need to be trained to technical and products.
Governance challenges to Eco-Restoration	

2.4 Potential good practices already observable in the city

Concrete results or processes that have been tried

Priorities	Potential Good practices observable in the city
Social challenges to the Eco-restoration of Historic Centres	Involvement of citizen through the charter of citizen participation. This charter has not been tested on a precise project yet.
Urban Planning challenges to the Eco-restoration of Historic Centres	
Technical challenges to the Eco-restoration of Historic Centres	Technical studies in collaboration with ADEME and Gaz de France- Suez. : Cycle life analysis, thermal behaviour of a typology of ancient buildings.
Economic challenges to the Eco-restoration of Historic Centres	Training sessions in traditional restoration for craftsmen.
Governance challenges to Eco-Restoration	

2. 5 Needs of the city in relation to the project topic

Project Issues	City's needs
Social challenges to the Eco-restoration of Historic Centres	Citizen consultation to be carried out about concrete projects, Definition of needs : to live in the historic centre today; how to define a societal project meeting today's needs.
Urban Planning challenges to the Eco-restoration of Historic Centres	
Technical challenges to the Eco-restoration of Historic Centres	Research for adapted solutions Elaboration of training plans
Economic challenges to the Eco-restoration of Historic Centres	Help to the analysis of the financial tools Analysis of the potential support opportunities Identification and mobilization of the networks of businesses
Governance challenges to Eco-Restoration	National and European networking Basque country networking, Improving integrated policies and projects among municipality's departments

2. 6 Focus of the city's Local Action Plan

At this stage, which do you think will be the main priorities your Local Action Plan will focus on?

Project Issues	main priorities of our Local Action Plan	Pilot Projects
Social challenges to the Eco-restoration of Historic Centres	To identify the expectations of the inhabitants and to answer them, To develop the ancient centre while respecting Historic heritage but bringing some of the indispensable evolutions.	Citizen Participation Charter The creation of a local workgroup on this theme integrated by local actors and by inhabitants
Urban Planning challenges to the Eco-restoration of Historic Centres		
Technical challenges to the Eco-restoration of Historic Centres	Finding a panel of economically affordable technical solutions, that can be recommended to owners.	Implementation of solution on a pilot building, seen as an exemplary realization.
Economic challenges to the Eco-restoration of Historic Centres	To identify lacks and resources of the local economy to answer the demand of eco-restoration.	Inventory of the local economy's potential, and guidelines for a specific training session.
Governance challenges to Eco-Restoration		

2. 7 The Operational Programmes and your Local Action Plan

Relevant priorities or measures set out in the Operational Programmes for ERDF and ESF that might be accessed in the future as a result of the Local Action Plan

Priorities	Measures
Priority 3 : Exploiting energy environmental potential	3-1-1 To organize the production and consumption modalities in a sustainable way 3-2 To protect and valorise the environmental potential of Aquitaine
Priority 4 : Sustainable development of the specific territories	4-3 Networking of socio-economic actors for territorial projects.

Relationship with your OPMA's	ERDF	ESF
Have you already established a direct contact with the OPMA in charge of your region ?	yes	yes
If yes, have they expressed an interest in :	yes	yes
The theme of the project ?	yes	yes
Being informed of the project's activities and outputs ?	yes	yes
Participating in your local ULSG's activities ?	yes	yes
Participating in LINKS european activities (publications, Meetings)?	yes	yes

MANAGING AUTHORITY INSTITUTION (The official body that manages ERDF and ESF funds in your country / region)	ERDF MANAGING AUTHORITY INSTITUTION: Person in charge : Christine CARDINET Function: Address: 4, Esplanade Charles de Gaulle 33000 BORDEAUX Tel: +33 05-90-65-03 Mail: christine.cardinet@aquitaine.pref.gouv.fr	ESF MANAGING AUTHORITY INSTITUTION: Person in charge: Jean-Phillippe D'Aurignac Function: Address: 4, Esplanade Charles de Gaulle 33000 BORDEAUX Tel: +33 05-56-90-65-67 Mail: jean-philippe.aurignac@aquitaine.pref.gouv.fr
--	--	--

2. 8 The stake-holders and your LINKS project's Urbact Local Support Group

Outline of the stakeholder analysis on the basis of which the foundations of the Local support Group have been laid.

Stakeholders	Needs & interest in the specific topics of LINKS	Experience/Knowledge in specific topics or subthemes	Capacity and motivation to bring about change at local level
Key Stakeholders			
Lead department / officers Town Planning Department	Want to improve the knowledge of technical solution and to solve the conflict between heritage protection and environment protection.	Have now a good approach of what has to be analyzed and implement to get some solid references which can used for a guidelines.	All the studies launched for two years have been implemented in that direction
Other dpts Sustainable development	The department in charge of the Agenda 21 and of the implementation of the Climat plan want to find solutions to improve energy efficiency in the historic centre.	A good experience in the citizen involvement which will be usefull for the project.	The elected representative in charge of sustainable development is the referent for LINKS within the municipality
Local politicians	The social pressure about evolution needs in the historic centres is quite high, so finding solutions is important.	Policies definition, knowledge of citizens requests	The Agenda 21 is a very important project of the municipality. LINKS is an aspect of the Agenda 21, with a European visibility.
Key local agencies	Implement policies	technical	Information, prescription
OPMA	quality local projects	Project methodology	Funding; development priorities
Universities	Develop research	Scientific & technical	Training, research
Important other Stakeholders			
Professional organisations	For some of them, the question of the image is important: to be within the leader of the them of eco-restoration.		Impact on the business community
Inhabitants associations	Have their needs taken in account is important. For years, the heritage protection has been the only directive, sometimes far away from inhabitants' realities.		Owners decide to launch the restoration of their own dwellings and influence others

Members of your City's Local Support Group

First name	Family name	Institution	Function	Role in the ULSG (*)
Martine	BISAUTA	Bayonne municipality	Vice-mayor / Sustainable Development	T
François	GOUFFRANT	Bayonne municipality	Vice-mayor / Urbanism	T
Frédérique	CALVANUS	Bayonne municipality	Assistant director,.	C
Anne-Claire	MANTEROLA	Bayonne municipality	Town planning and architectural protection dept	T
Nathalie	AGUESSE	Bayonne municipality	In charge of Bayonne's Agenda 21	T
Soraya	DAOU	Anah	Chargée de mission à la délégation technique	M
Isabelle Louis	LAPOIRE HENRI	Caisse des Dépôts et Consignations	Regional manager (Bordeaux) Direction of territory and networks (DVDU) Paris	M
Eric	AUFAURE	ADEME	Chargé de mission	T
Marie	CHABENAT	School of AVIGNON	In charge of training programmes	T
Laurence	PEANT	CAPEB Pays Basque	General secretariat	M
Muriel	PERRIN	A.N.V.P.A.H. National Association of Art and History	Charged of mission	M
Nicolas Jacques	SALMON TORTOS	NOBATEK	Head Manager Engineer	T T
Gilles	VACELET	private	Architect	M
Antoine	BRU-GUEROLLE	private	Architect	T
Sonia	MARTINE DEL CAMPO	COL	Development Department Manager	M
Benoît	CAUSSADE	PACT Pays Basque	Director	M
Jean-Philippe	Aurignac	SGAR FSE (OPMA)	Representative of FSE	M
Jean-Baptiste	ETCHETO	Conseil de développement du Pays Basque	President	T
Jean-Michel	PITOUN	Le nouveau patrimoine	Operator	M

C: Coordinator of the ULSG, T: Member of the Coordination team, M: Member

2. 9 Relationship of the city to the LINKS project

Expectations

Exchange of experiences

Consciousness raising of the population & ancient building owners

Guidelines for integrated policies for the eco-restoration of historic centres

Needs

to improve the buildings' comfort & energy performance

to understand & take in account the needs of the inhabitants

To establish a panel of technical solutions for eco-restoration compatible with the architectural character of historical buildings

To identify all adapted financial sources for eco-restoration

Role in the project

Activity	Coordinator	Participant	Expert	Beneficiary	Host
Project management	X				
WG : Social challenges to the Eco-restoration of Historic Centres		X	X	X	
WG : Urban Planning challenges to the Eco-restoration of Historic Centres		X	X	X	
WG : Technical challenges to the Eco-restoration of Historic Centres	X	X	X	X	
WG : Economic challenges to the Eco-restoration of Historic Centres	X			X	X
WG : Governance challenges to Eco-Restoration		X	X	X	
WG : Communication /dissemination	X		X	X	

Coordinator: in charge of coordinating the activity (1 to 3 cities may jointly coordinate a Work Group)

Participant: participates actively to the Work Group, Expert: will bring their experience/knowledge to the partnership; Beneficiary: will benefit from the experience/knowledge from other partners; Host: will host a meeting/seminar/conference