

RENNES METROPOLE

URBACT II – SUITE

Meeting 24/25/26 June 2009



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Presentation outline

- ▶ Rennes Métropole
- ▶ Striking the right social balance
- ▶ Objectives
- ▶ Action plan
- ▶ Fostering social balance through contractual agreements

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Rennes Métropole



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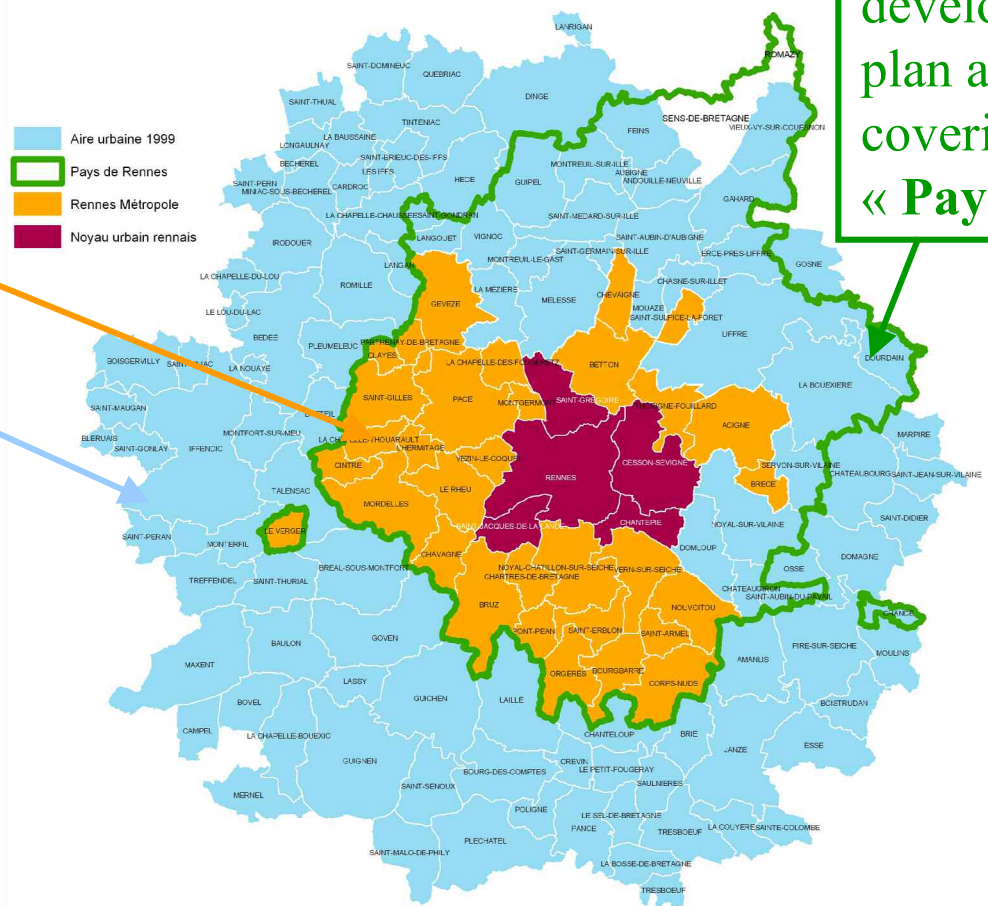


Rennes Métropole territorial entities

Rennes Métropole:
 61,000 hectares
 37 municipalities
 400,000 inhabitants
 (including 212,000 in
 Rennes)

Outer urban area:
 500,000 people

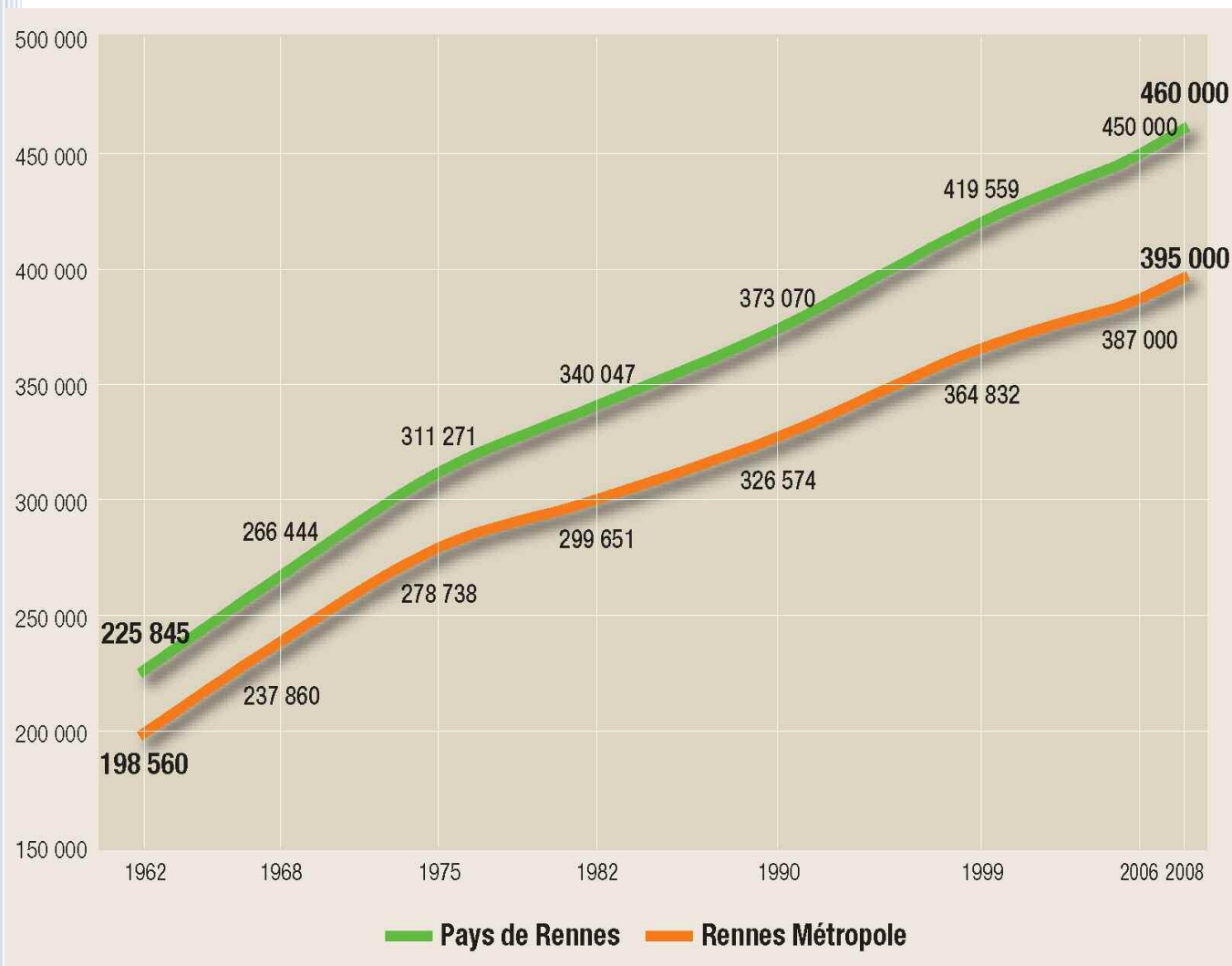
SCot
 development
 plan area
 covering the
 « Pays »



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Sustained population growth: catering for ever more people



Rennes Métropole

1999-2008: +0.9% /year

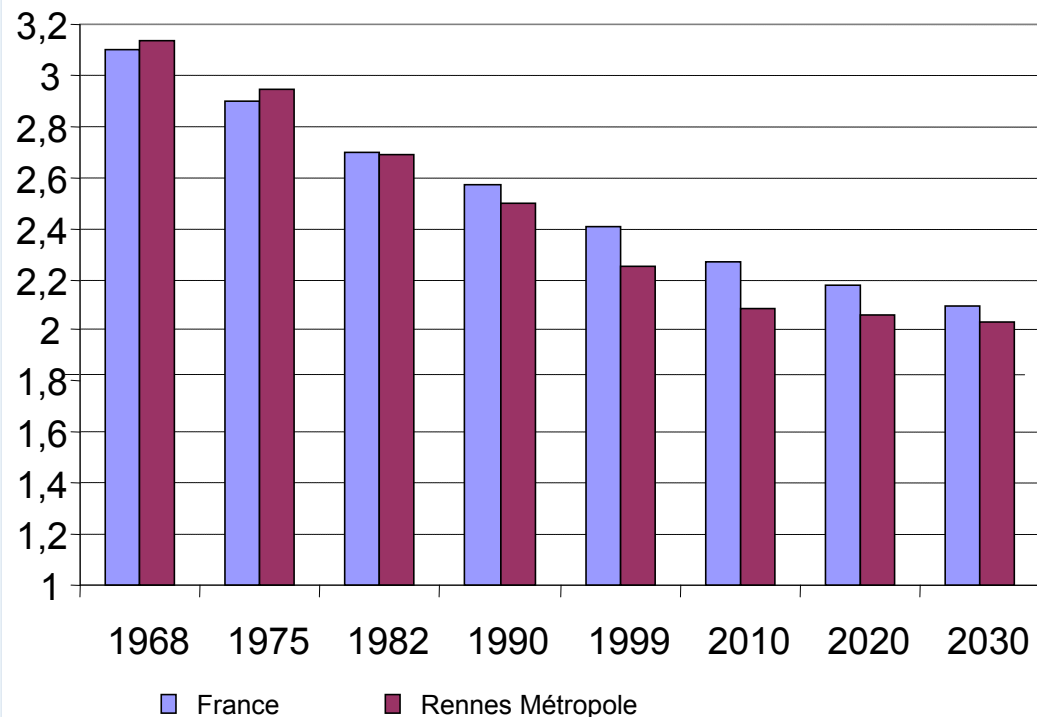
2006-2007: +1.0% /year

More than 5,000 new residents expected in the urban area every year

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Changing household size



- Housing needs: 1,300 new dwellings /year
- New qualitative expectations
- Very different situations to take on board

Striking the right social balance means planning ahead, with the range of housing needed to meet household expectations



Striking the right social balance



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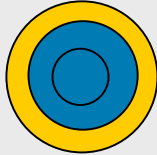
Striking the right balance through the Local Housing Plan (PLH)

- ▶ Achieving a balanced society through community action
- ▶ Mixing income groups and age groups over the urban area and within towns
- ▶ Mixing income groups and age groups in council housing

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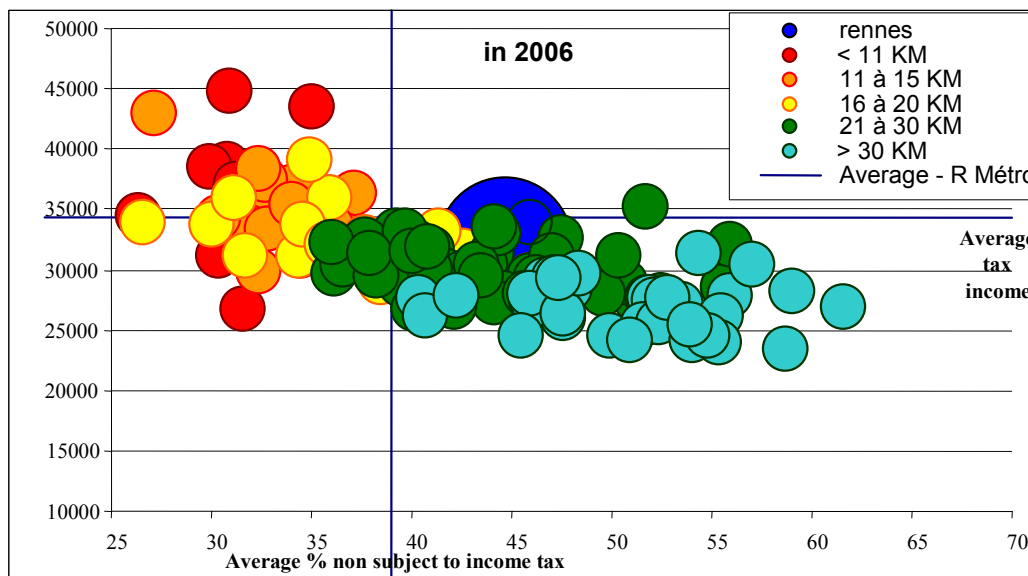
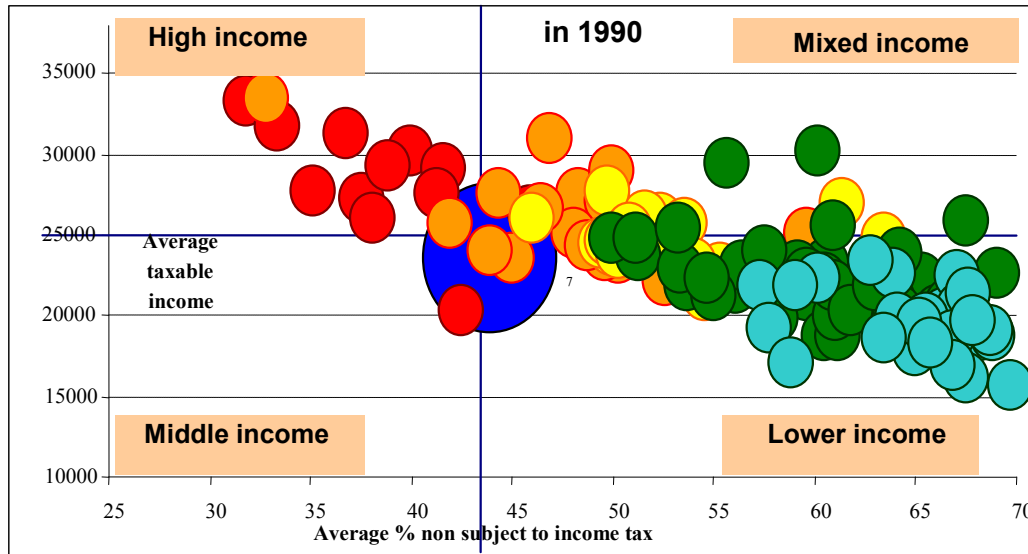
The danger: socially segregated areas

	City of Rennes	Rennes Métropole outside Rennes	« Pays » outside Rennes Métropole
			
Average annual income	22,540	26,019	21,678
% households > 2 persons	25%	49%	51%
30-49 year-olds: % change as share of total population	- 0.4%	- 0.1 %	+15.5%

- Increasing territorial specialisation
- Selection through income
- Families and young households ejected from central areas
- Travel-to-work distances increasing



The danger: socially segregated areas



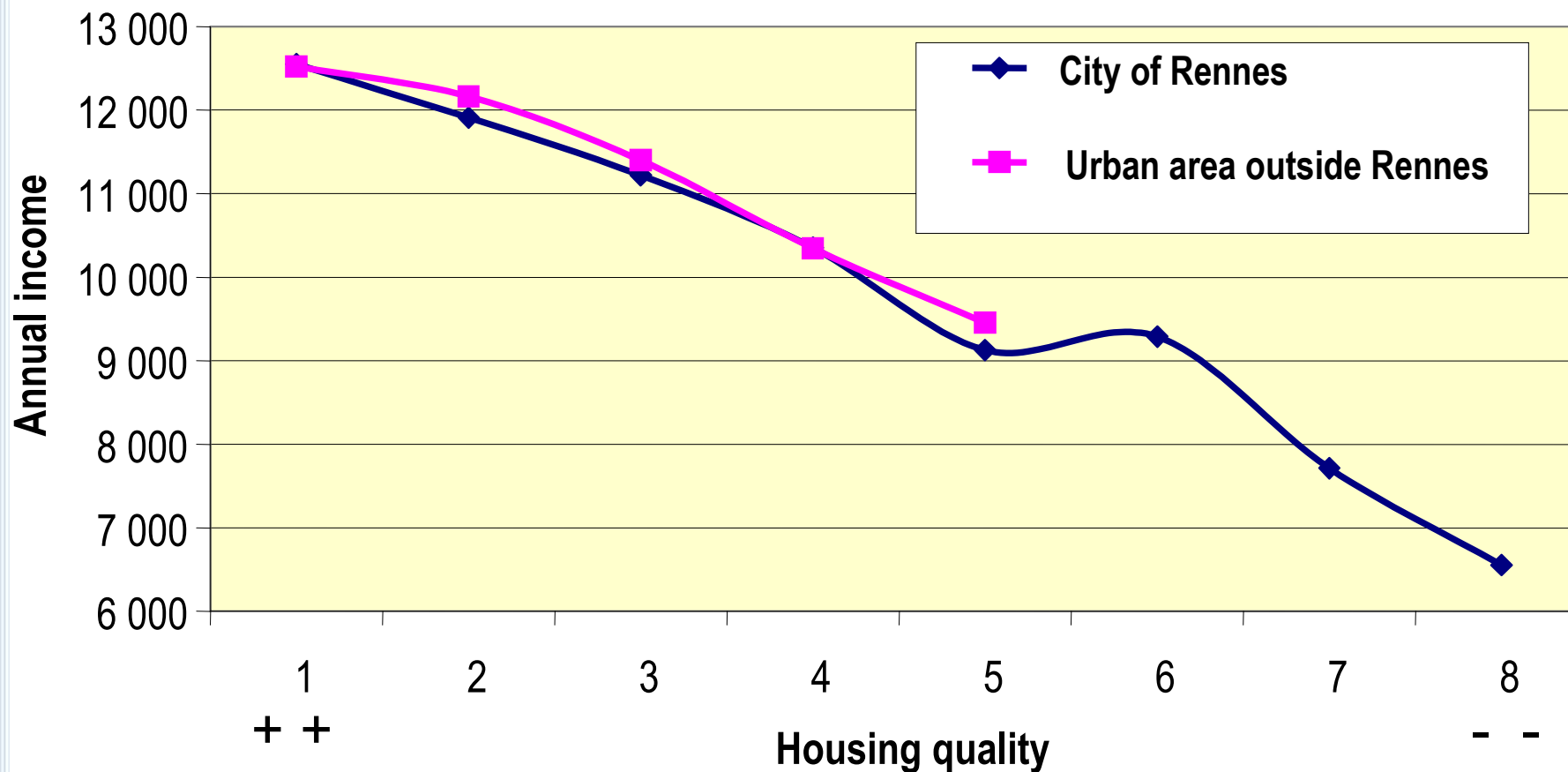
- City of Rennes: more «lower income families»

- Up to 15km from Rennes city centre: majority of «middle and high income families»

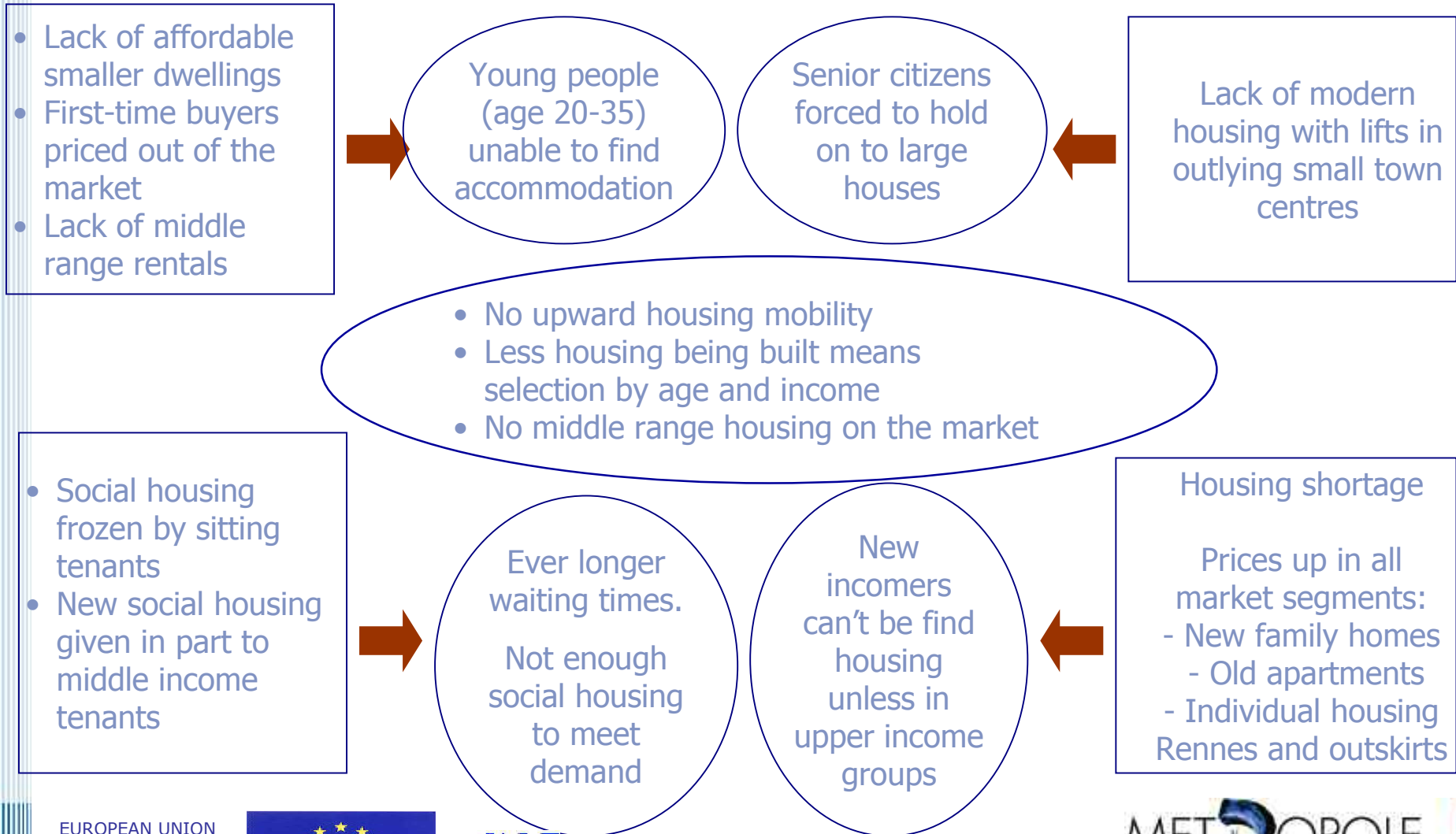
- Beyond 20 km: mainly « lower income families»

Achieving the right balance in council housing

- ▶ Household income and housing quality: a major challenge for social balance



Impact of quality mismatch on housing sociology



Objectives



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Objectives under the Local housing programme

- ▶ Throughout the area, achieve:
 - social balance (mixed income and age groups)
 - access to housing for all, in particular for lower income families
- ▶ Making room for the young working population needed to maintain the area's economic growth
- ▶ Making allowances for an ageing population
- ▶ Stop rising prices:
 - in newly built property (keep costs down)
 - in older property (market prices)
- ▶ Limit urban sprawl





Action plan



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An action plan to achieve a better social balance

- ▶ Build 4,500 homes a year
- ▶ Spread population growth throughout the metropolitan area
- ▶ Offer affordable housing to people in every income bracket
- ▶ Improve development policies
- ▶ Make sure that subsidised housing is available to all who qualify
- ▶ Manage the emergency accommodation and housing system

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Development objectives

- ▶ Every new development with over 30 dwellings must offer a full range of accommodation for different income groups

4,500 new dwellings per year

**2,250
Subsidised dwellings**

- ▶ **1,125 social housing - rental**
 - PLUS (rent: 5.5€/m2/month)
 - PLAI (rent: 4.9€/m2/month)
- ▶ **1,125 middle range dwellings**
 - low income first-time buyers (1,800 to 1,900 €/m2)
 - controlled rental (rent: 6.8 to 7.5 €/m2/month)

**2,250
Unsubsidised dwellings**

- ▶ **private rental**
(Average rent: 9.3 €/m2 /month)
- ▶ **private purchase**
(Median price: 2,800 €/m2)

Offering housing to suit every income range

Product	Very low income rentals (PLAI)	Rented social housing (PLUS)	Middle income housing (PLS)	Subsidised first-time buyers
Monthly household income (*)	680 €	1,700 €	2,700 €	2,500 €
Monthly payments (rent or loan repayments)	535 €	550 €	670 €	650 €
Personal government grant	400 €	95 €		
Sum paid by household	135 €	455 €	670 €	650 €

(*) Example for a couple with 2 children in a 3 bedroom dwelling

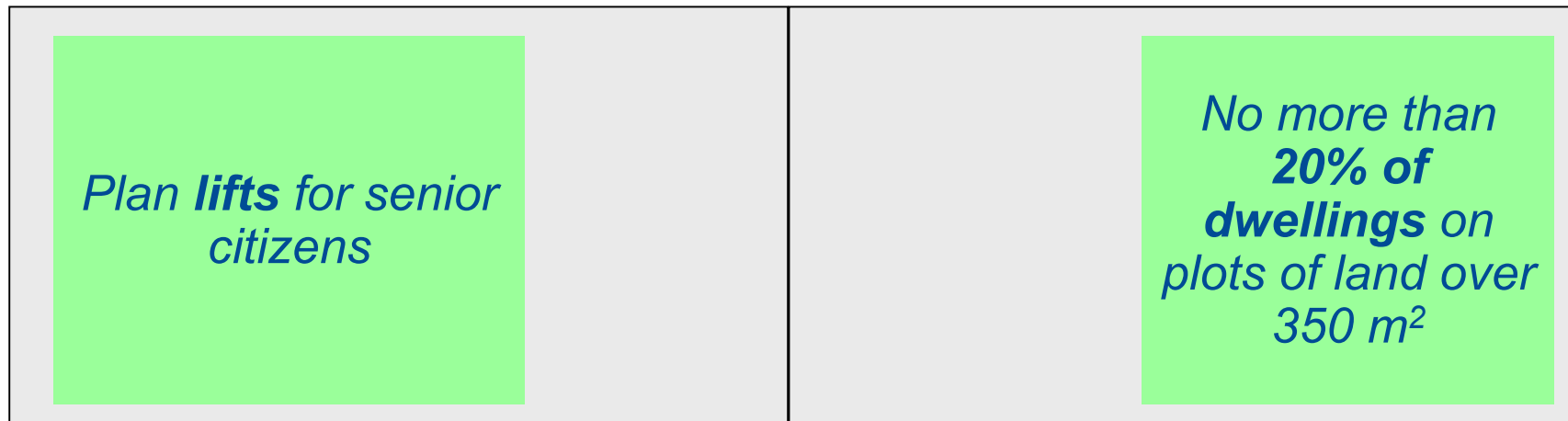
Income shown above does not include family allowances and grants



Making room for all: saving space through more diverse urban development

**At least 50%
Apartments or mixed housing**

50% optional



Put urban renewal first
Innovate: high density estates, mixed apartment/houses...

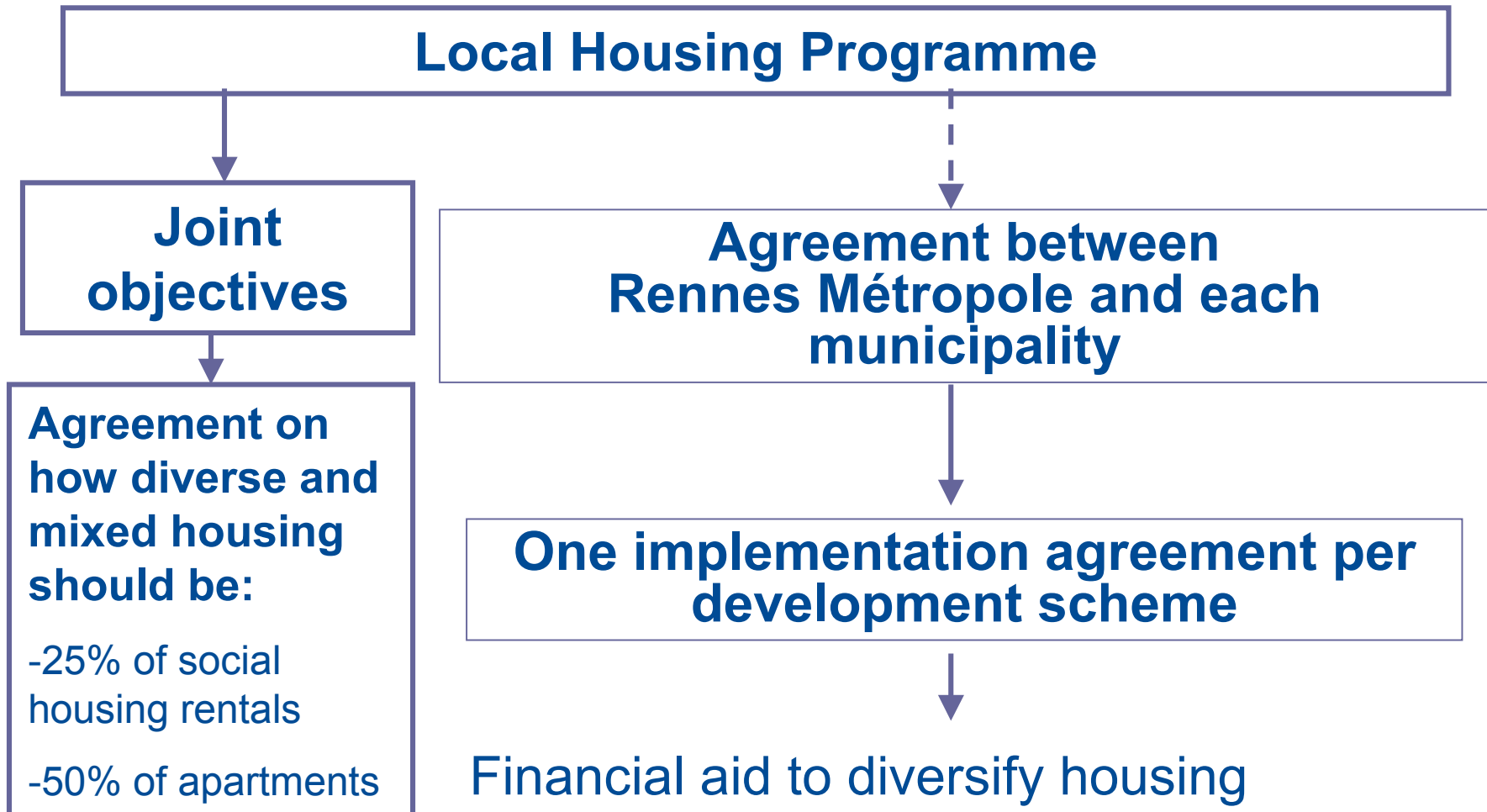
Fostering social balance through agreements



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How agreements work



An agreement for each commune

Municipality



Rennes Métropole

- Implements proactive land use policy
- Makes commitment to deliver in pluriannual batches up to 2012
- Committed to diversity in each development scheme

- Conducts studies
- Provides operational grants
- Provides financial support for housing diversity
- Funds land bank
- Supports communication



An agreement for each urban development scheme

Developer



Rennes Métropole

- Purchases land according to a price scale
- Plans regular delivery of housing
- Plans space for diversity and social balance according to the size of the scheme

- Provides grants to help acquire land
- Financial aid to help control land costs, designed specially for subsidised housing

Commune

Adapts existing council agreements

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An agreement for each housing development

Project owner



Rennes Métropole

- Plans and distributes subsidised housing
- Sets sales price and rental agreements according to local housing programme products available
- Contracts out sale of subsidised housing

- Helps toward land purchase
- Awards funding guarantee, triggering:
 - reduced rate VAT
 - individual housing grants
- Supports subsidised housing funding:
 - balance
 - set rate

