

# SUITE – The Housing Project

## Thematic Meeting Nantes Report

24, 25 & 26 June 2009





# SUITE – THE HOUSING PROJECT

SOC THEMATIC MEETING - 24, 25 & 26 JUNE 2009

SOCIAL MIX POLICIES

NANTES & RENNES

**24<sup>th</sup> June – Activities took place in the city of Nantes**

## Social mix in Europe by Darinka Czischke

### Socio-spatial integration policies in Europe

- ! Negative association between concentrations of low-income people and housing tenure arises from the characteristics and historic evolution of social housing in Western Europe
- ! Social housing for many decades (post WW II – 1970s) synonymous of working class housing (positive, aspirational connotation)
- ! Since pos-industrialization in Europe: gradual residualisation and stigmatization (concentration of low-income / socially vulnerable people)
- ! Last decades (1970/80 onwards): a new dimension adds to the (existent) socio-spatial segregation : growing ethnic tension, particularly in areas with high concentrations of low-income residents.

### Social housing in the European Union

Wide diversity of systems and definitions:

- ! **Types of providers** (public/semi-public – not for profit/voluntary –cooperative)
- ! **Tenures** (rental, ownership, intermediary, etc.)
- ! **Relative size of the sector** (1% - 35% of the market)

Recent trends:

- ! Decentralization
- ! Local provision and management (role of local authorities and local actors/stakeholders)
- ! Increasing independence of providers
- ! Central government's role shifting to regulatory role
- ! Challenges: accountability, transparency, efficiency, modernization

### New type of demand for social housing in the EU

New demand:

- ! Increase in number of households
- ! Decrease of household size
- ! Increase in one-person households
- ! Higher proportion of elderly households (ageing of the

population)

- ! Other important categories:
- ! Single parent households
- ! Young families
- ! Ethnic minorities /immigrants

New supply requirements:

- ! More dwellings (building)
- ! Physical adaptation of the stock:
  - ! Smaller dwellings
  - ! Family dwellings
 (immigrants, divorced parents, 'patchwork' families, etc.)
- ! Key role of asset management
- ! Social services to tenants (elderly, ethnic minorities/immigrants, labour market integration, etc.)

#### Social integration policies in European cities

- ! "Area-based policies": main urban policy trend for the last decades in Europe as a way to recuperate areas in economic, urban and social decline.
- ! Assumption: spatial location of specific types of housing (i.e. *social housing*) has got independent effects on people's opportunities.
- ! Examples:
  - ! *Soziale Stadt* (Germany)
  - ! *Contrats des Villes* (France)
  - ! *Contrats des Quartiers* (Brussels)
  - ! *New Deal for Communities* (United Kingdom)
  - ! *Big City policies* (Netherlands)
  - ! Etc...
- ! Spatial dimension of social exclusion/ social integration:
  - ! Location, proximity, density, infrastructure, services, social heterogeneity, social networks, etc.

#### Social mix

- ! Since the 1980s/90s social mix highly popular amongst policymakers across Europe as tool to improve social integration in cities with high levels of socio-spatial segregation.
- ! Assumptions:
  - ! Positive role models
  - ! Proximity will foster social interaction across different social groups
  - ! Increase position on the housing market
  - ! Attraction of better-quality services
  - ! 'Calm' crime-ridden areas
  - ! Improve physical maintenance through influx of well-off residents
- ! What do we understand under "social mix"?
  - ! Mix income communities (MIC's)
  - ! Tenure mix
  - ! Ethnic mix
  - ! Functional mix
  - ! Inter-generational mix

#### Social mix policies:

Lessons from European case studies

- 1.! 'Realistic' expectations about social interaction between groups
- 2.! Living in close proximity is not (necessarily) synonymous of social integration
- 3.! However: measures that facilitate interaction are needed in order to counter-act or stop segregation (some evidence)

4.! Long term vision

5.! Consider social dynamics (mobility, gentrification, etc.)

6.! Mix more possible between groups of less socio-economic difference?

7.! Urban design: promoting typological similarity and harmonized standards, absence of 'barriers' (e.g. buffers), etc.

8.! Role of public spaces to facilitate social interaction (safe, near, adequate size, well-equipped, well-kept, etc.)

#### Nantes Métropole and its population catchment area, by Thierry Violland, Managing Director, Local Public Urban Agency of Nantes Region

Nantes and its suburbs in 1960's, it has a population of 365500 inhabitants and 9.5% of the territory was built up.

Nantes Métropole today:

24 towns

590000 inhabitants (6th intercommunal structure of France) of which 288 000 inhabitants in the city of Nantes

(6th city of France) and 32% of the territory is built up

282 000 dwellings of which 48 000 rented social dwellings

49 000 students

300 000 jobs



#### Presentation of Nantes Métropole Housing Policy, by Anne Berty, Directrice de l'habitat

##### Figures - Rates in the Nantes conurbation area

275 000 dwellings in the conurbation

53 % owning occupants

27 % tenants of the private housing stock

46500 social dwellings

18 % housing in Nantes Métropoles

80 % of the stock built before 1990

64 % social housing in Nantes city

10 social landlords operating in the conurbation

1 subregional Public Housing Company

1 Nantes municipal office

8 social housing companies

6 landlords manage 95 % of social housing stock

Housing price

Social housing cost : 1700 €/m<sup>2</sup>/su

Average selling price of new flats : 3200 €/m<sup>2</sup>/sh

Average rent in the private sector : 11 €/m<sup>2</sup>

#### Local context for social housing

##### Distribution of housing stock•

	Main housing
Conurbation	255350
Nantes city	139361

Excluded: second house (1%) empty dwellings (6%)

	Tenants=owner		Private rental sector		Social stock	
Conurbation	135336	53%	68945	27%	47729	18.3%
Nantes city	53654	38%	52260	38%	30359	22%

Source : Filocom 2005 / DRE / AURAN

Social housing is mainly located in Nantes city and in the north-west district, which amounts to 84% of all social housing.

Nantes Habitat operates 48,9% of the conurbation social park, and 74% of Nantes city social park.

**Social housing :**

State supported sector

3main public findings:

- ☑Social rental: construction and rehabilitation of existing social estates
- ☑social access to property
- ☑improvement of private stock under contract for social use

Social housing is a centralized **competence** but increasing responsibility of local authorities:

- ☑Municipalities:
  - grant building permits
  - PLU, property, urban planning
  - obligation under art.55 law SRU
  - «reservation right» and allocation quota
- ☑Conurbation:
  - in charge of social housing programming on its area through Local Housing Plan (LHP)
  - Social housing funding
  - devaluted construction allowance
- ☑Subregional level (département):
  - in charge of safeguarding and accessibility to housing for underprivileged populations
  - action in favour of social housing within the Subregional Housing Plan

**The priorities of Nantes Métropole’s Local Housing Plan •** meeting 3 major urban and social challenges :

- To support local growth through the construction of new varied housing
- To remedy the various shortcomings of the housing offer, particularly :
  - Rented social housing
  - Help to first-time owners, at reduced costs
  - Housing for youngsters and students
- To carry out an ambitious policy for urban renewal:
  - To preserve diversity in housing and a social mix in old historical neighbourhoods
  - To re-connect social housing neighbourhoods to the towncenter and guarantee social as well as urban diversity

**Facilitating access to social housing:**

- Helping households buy a property in the conurbation
- Through tailored subsidies from Nantes Métropole

Trough rent-control of affordable housing: between 2200 and 2400 €/m<sup>2</sup>net floor area (garage included), that is a sellingpricebetween180000 €and 200000€ for a 80 m<sup>2</sup>property



**Social mix policy in Medway, by Matthew Gough, Head of Housing Strategy and Development**

**Overview**

Medway is located 70 minutes south London. Medway’s unique geography, dramatic topography and rich heritage give it great advantages. Great naval and military heritage, in 90’s navy left the area, so an economic focus of the area disappeared.

Housing is a national policy, the Government set the agenda: 14% social housing, quite low.

**The Project**

Create amenity, Create value: Re-inhabiting the river front and its under-used sites will transform amenity and values in Medway.

There is a change in roles - we are no longer a builder of housing but an enabler by working in partnership with Housing Associations, Developers and Homes & Communities Agency.

The Government set the agenda by looking to develop *Sustainable Housing* and development



## Onsite visits

### Quartier Madeleine Champ de Mars

Nantes Aménagement, Developer contractor

### Grand Projet de Ville Malakoff (big city project)

Urban Renewal and Development Department,  
Nantes Métropole

### Visit of the project Ile de Nantes

Tourism home + SAMOA Developer contractor



25<sup>th</sup> June – Activities took place in the city of Rennes

## Housing Policy of Rennes Métropole and Social mix, by Housing Department

### 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

The danger: socially segregated areas

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

### 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

- Build 4500 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 subsidized housing is available to all who qualify
- Manage the emergency accommodation and housing system

## Onsite visits

### Esplanade Kennedy (quartier de Villejean), Rennes

SEM Territoires, Developer contractor and City of Rennes

### Les Rives du Blosne, Chantepie

SEM Territoires, Developer contractor

### Le Pâtis Les Rues, Mordelles

Bernard Poirier, Mayor of Mordelles





## CONTACTS

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### MORE INFO ON THE PROJECT:

[www.urbact.eu/suite](http://www.urbact.eu/suite)

Facebook: SUITE URBACT

## Agenda for URBACT-SUITE Meeting

## “Social Mix”

Nantes, 24 and 26 June 2009

Rennes, 25 June 2009

PROGRAMME, DAY 1		
Wednesday 24 June 2009 - Nantes		
TIME	VENUE	DESCRIPTION
8:30	Centre Expo	- <b>Welcome</b> Vice-president
9:00	Centre Expo	<b>General presentation of social mix in Europe and analysis of SUITE partners' context</b> Darinka Czischke
09:30	Centre Expo	<b>Nantes Métropole's context</b> Urban planning public agency of Nantes Métropole
09:40	Centre Expo	<b>Housing policy in Nantes Métropole and social mix objectives</b> Housing department, Nantes Métropole
10:30	Centre Expo	<i>Coffee Break</i>
10:45	Centre Expo	<b>Speech of social landlords</b> Nantes Habitat+La Nantaise d'habitations, local social landlords
11:30	Centre Expo	<b>Social mix policy in Medway</b> Medway Council
12:15	Centre Expo	<b>Conclusion</b> Gilles Retière, vice president of Nantes Métropole in charge of housing and town planning
12:30	Centre Expo	<i>Lunch</i>
14:00	Visits	On site visits by bike
14:00	16:00	<b>Quartier Madeleine Champ de Mars</b> ▪ Nantes Aménagement, Developer Contractor
16:00	18:00	<b>Grand projet de Ville Malakoff (big city project)</b> Urban renewal and development department, Nantes Métropole
18:30	20:30	<b>Visit of the project Ile de Nantes</b> Tourism Home+ SAMOA Developer contractor
		Dinner in the Banana's Hangar, Ile de Nantes

## PROGRAMME, DAY 2

Thursday 25 June 2009 - Rennes

TIME	VENUE	DESCRIPTION
9:30	Hôtel de Rennes Métropole (HRM)	Welcome
9:50	(HRM)	<b>Presentation of the program</b> Housing Department, Rennes Métropole
10:00	(HRM)	<b>Welcome and introduction</b> Bernard Poirier, 1 <sup>st</sup> vice president of Rennes Métropole Guy Potin, vice-president in charge of housing in Rennes Métropole
10:20	(HRM)	<b>Housing policy of Rennes Métropole and social mix objectives</b> Housing department, Rennes Métropole
11:45	(HRM)	<b>Social mix policy in Krakow</b> City of Krakow
12:30	(HRM)	<i>Lunch</i>
14:00	Visits	On site visits by bus
14:00	14 :30	<b>Esplanade Kennedy (quartier de Villejean – Rennes)</b> SEM Territoires, Developer contractor and city of Rennes
15:00	16:00	<b>Les Rives du Blossne, Chantepie</b> SEM Territoires, Developer contractor
16:30	17:00	<b>Le Pâtis Les Rues, Mordelles</b> Bernard Poirier, Mayor of Mordelles
17:00	Cultural Center of Mordelles	Snack
18:00	City of Rennes	Visit of the historical center Tourism Home
19:30	City Hall	Cocktail in the City Hall, Rennes Daniel Delaveau, Mayor of Rennes and President of Rennes Métropole
20:15		Dinner in Rennes

## PROGRAMME, DAY 3

Friday 26 June 2009 - Nantes

TIME	VENUE	DESCRIPTION
9:00	Salle du Cens, Nantes Métropole	<b>Exchanges and debates about social mix</b> Led by Darinka Czischke
12:00	Salle du Cens	<b>Steering Committee SUITE-URBACT</b> Housing Department, Rennes Métropole
12:30		<i>Lunch – Salle de l'Erdre</i>

## URBACT II

**URBACT** is a European exchange and learning programme promoting sustainable urban development.

It enables cities to work together to develop solutions to major urban challenges, reaffirming the key role they play in facing increasingly complex societal challenges. It helps them to develop pragmatic solutions that are new and sustainable, and that integrate economic, social and environmental dimensions. It enables cities to share good practices and lessons learned with all professionals involved in urban policy throughout Europe. URBACT is 181 cities, 29 countries, and 5,000 active participants

[www.urbact.eu/suite](http://www.urbact.eu/suite)



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