

UPCYCLING TRUST

AN INNOVATIVE SOLUTION TO SUPPORT ENERGY RENOVATION
WHILE SAFEGUARDING ACCESS TO AFFORDABLE HOUSING

CONFERENCE

GHENT, 1 APRIL 2025

Interreg



Co-funded by
the European Union

North-West Europe

Upcycling Trust



CLT
GENT



VRIJE
UNIVERSITEIT
BRUSSEL



Self Organised
Architecture



Cork
City Council
Comhairle Cathrach Chorcaí

RENNES
MÉTROPOLÉ



HABITER
2030



AGENDA

- **14:00-14:45 OPENING REMARKS**
- **14:45-15:00 PRESENTATION OF THE UPCYCLING TRUST PROJECT**
- **15:00-15:10 TESTIMONY VIDEOS FROM BENEFICIARY RESIDENTS**
- **15:10-16:10 PANEL DISCUSSION**
- **16:10-16:25 AUDIENCE Q&A**
- **16:30 RECEPTION**

OPENING REMARKS

*INTRODUCTORY WORDS AND FACILITATION: **BERT VAN DEN BROELE** DIRECTOR, **HET PANDSCHAP***

- **FILIP WATTEEUW** ALDERMAN FOR HOUSING, ENVIRONMENT, CLIMATE AND ENERGY OF THE CITY OF GHENT
- **MATTHEW BALDWIN** DIRECTOR OF HOUSING TASK FORCE, EUROPEAN COMMISSION
- **SORCHA EDWARDS** SECRETARY GENERAL OF HOUSING EUROPE
- **KETI TSKITISHVILI** DIRECTOR OF THE EUROPEAN COMMUNITY LAND TRUST NETWORK

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THE UPCYCLING TRUST PROJECT

AN INNOVATIVE SOLUTION TO SUPPORT ENERGY RENOVATION WHILE SAFEGUARDING ACCESS TO AFFORDABLE HOUSING

Presentation:

Jean-Baptiste Debrandt - City of Lille

Geert De Pauw - Community Land Trust Brussels

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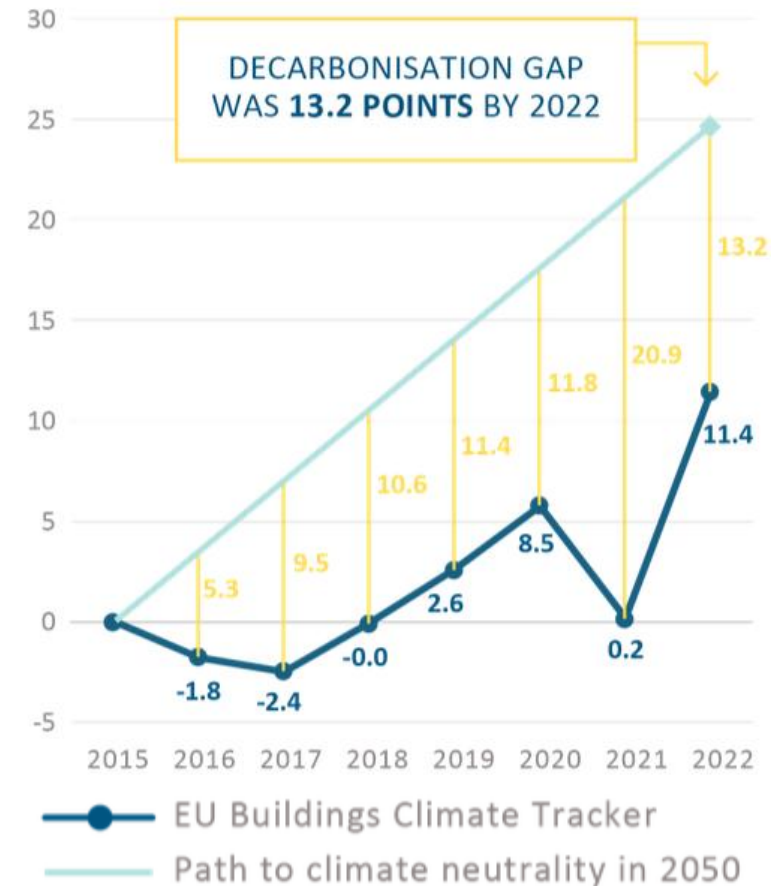


Context

- EU building sector significantly off track to climate objectives (EU [EPBD](#): -60% emissions by 2030, zero-emission building stock by 2050)

CLIMATE PROBLEM AND HOUSING PROBLEM

- Significant increase of housing costs in recent years
- Increasing energy poverty
- Many renovation support measures do not reach the low-income households, lack of social safeguards
- Risk of increased “renovictions” of vulnerable households, “green gentrification” of cities
- In turn worsening the housing crisis



Source: Buildings Performance Institute Europe, 3rd Buildings Climate Tracker

Community Land Trusts

Community (organisation)
Democratic and inclusive governance

Homeowners
or tenants

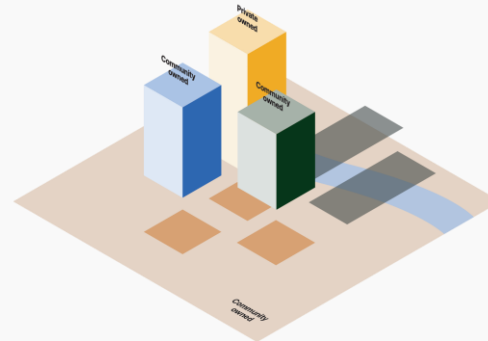


Community members who
do not live on the land

Broader
public interest

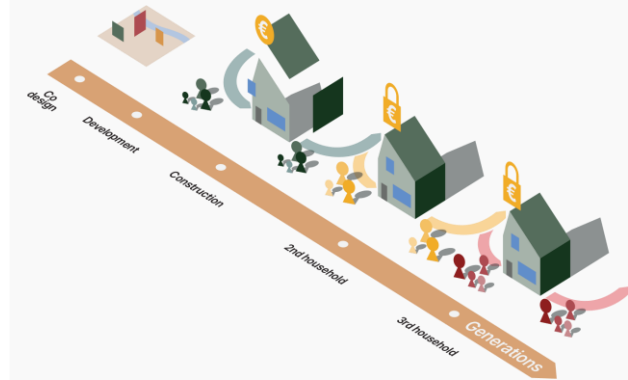
CLTs are non-profit community-led organisations. Their democratic governance structure **balances collective and individual interest.**

Land (ownership)
**Separate ownership
of land and buildings**



The land is owned collectively by the CLT. Residents buy or rent the asset above, it can also be run by a co-operative. This makes the asset more affordable. For example, **homes on CLT land are typically sold at about 1/3 of market rates.**

Trust (operation)
Permanently affordable



These are the legal mechanisms by which CLTs steward the land over the long term. They own and manage the land in trust for the benefit of the local community, ensuring the homes and other assets **stay permanently affordable.**

Organismes de Foncier Solidaire

- Inspired by the CLT approach in wider Europe, since 2014 France has adapted this approach to the French legal context through the establishment of the Organismes de Foncier Solidaire
- OFS acquire land or buildings and make them available, and affordable to buyers through long-term leases.
- This system is rapidly expanding, with over 3,500 housing units delivered by November 2024 and over 20,000 planned by 2027.

500+ CLTs across Europe

20 000+ OFS homes by 2027



Impact of CLTs/OFS

- **Permanent affordability:** genuinely affordable homes across generations by decoupling land ownership from property ownership, a model that counters speculative real estate dynamics
- **Anti-displacement:** enabling communities to remain rooted in their neighborhoods
- **Cohesive neighbourhoods:** increased cohesion, connection and health
- **Climate action and sustainability:** long-term, multi-lifecycle development perspective
- **Just Transition:** drivers of circularity and buffer against the social challenges of the transition

Upcycling Trust – EU Interreg project

2024-2028

Total project cost: 5.300.000 €, 3.180.000€ supported by the **EU Interreg North-West Europe programme (NWE0200273)**

Objective: provide a solution to achieve deep energy efficiency renovation *while* safeguarding access to permanently affordable housing for low-income households *with Community Land Trusts/Organisme de Foncier Solidaire*

Upcycling Trust – EU Interreg project

Project overview:

1. Jointly develop and test financial, technical, architectural solutions of the model
2. Focus on circularity
3. Jointly design solutions for community involvement, multi stakeholder partnership and governance
4. Promote the roll out of our new approach on multiple levels as a tool for urban resilience

Upcycling Trust model

Combination of:

- *Decarbonisation*: Support for deep retrofit and circular renovation
- *Decommodification* of private housing by integrating the CLT/OFS model

Pilot homes in 5 cities with different contexts: Lille, Brussels, Ghent, Rennes, Cork

Project partners & stakeholders

Close partnership in and across 5 cities/3 countries

- **Local CLTs or OFS:** OFS Lille, OFS Rennes, CLT Brussels, Cork CLT, CLT Ghent
- **Local and regional authorities** (City of Lille, Lille Métropole, Lille Métropole Habitat, City of Rennes, Cork City Council, Brussels Capital Region)
- **Relevant non-governmental stakeholders** (Habiter 2030 (Lille), Self Organised Architecture (Ireland), Réseau Habitat (Brussels), Vrije Universiteit Brussel, Labland (Ghent), Pandschap(Ghent))



BRUSSELS PILOT - COMMUNITY LAND TRUST BRUSSELS

Prevent renoviction of low-income owner-occupiers by providing all-in-one (financial, technical, social) support to meet energy efficiency requirements

- **“Lock-in” affordability** of private homes renovated with subsidies by integrating the CLT
- **Promote as a new tool** for the energy renovation support schemes in Brussels (ex: Social Climate Plans and National Building Renovation Plans)
- 2 pilot renovations launched



← Rue de Rome

Rue de Savoie ↓



LILLE PILOT

Context:

- LMH owns 15 lots out of a total of 85 housing units in Alouettes with homogenous architecture. These are individual houses from 1955 with social housing and private owners.
- Many derelict and vacant buildings in low-income “Petit Maroc” district

Objectives:

- **Prioritize the upcycling of vacant buildings** to provide temporary housing for social tenants, **convince owner-occupiers**.
- Enhance tenant comfort through **thermal and safety renovations**, as well as improve the architectural image of the neighborhood.
- Possibility for social tenants to purchase affordable home



GHENT PILOT

- “Spijkstraat”: Burned down private home and community space in a residential area

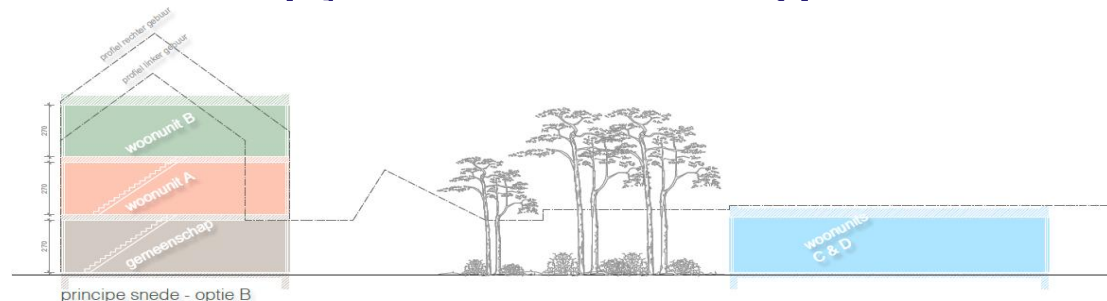


Objectives:

- To renovate and transform into 4 housing units
- To sell and/or rent to low income private renters/buyers

Legal and financial mechanism: combination of donation to and purchase by the Trust, which retains ownership of the land

Local partners: Het Pandschap, who is in charge of the renovation process



CORK PILOT

- CLTs recognised in Ireland by law in 2021 - Cork CLT is the first pilot
- Many derelict and vacant buildings in the historical center
- SOA and Cork City Council will renovate one dwelling that is to an affordable 'cost-rental' dwelling aimed at the mid-lower end of the intermediate segment, where the need is acute and which is not being adequately served by current approaches.
- Focus on circular retrofitting



RENNES PILOT

Ambition: Organisme Foncier Solidaire Rennes Métropole (Rennes Métropole, social landlords, building cooperatives): in 2023-2028, 1,700 new affordable housing units

Problem(s): new housing production requires land artificialisation and a long lead time.

Solution : preserve the soil by working on existing buildings through real estate recycling/rehabilitation. in order to produce other housing in dissociation.

Focus on condominiums. social housing and specific neighborhoods in the old town center



Added-value of the Upcycling Trust model

- **High social impact** for a just transition through one-time investment simultaneously addressing energy targets and affordable housing demand
- **Protecting public investment** in renovation while creating intergenerational benefit and housing security
- **Circular approach:** start from existing buildings, and apply circular renovation strategy
- **Resilient communities:** empowering residents through community governance delivers cohesion at neighbourhood level
- **Prevention of vacancy:** Safeguarding vulnerable households against speculative real estate dynamics and rising energy costs

TESTIMONY VIDEOS FROM BENEFICIARY RESIDENTS

YOLANDE SFORZA, BRUSSELS PILOT RUE DE ROME

https://www.dropbox.com/scl/fi/3eaqqu8u8kzm1o1nhrqaf/YOLANDE_ENGLISH.mp4?rlkey=0bwqaux75mzo6jypzssxy7y1&st=vvfe3m5v&dl=0

RODOLPHE KOSTER, BRUSSELS PILOT RUE DE SAVOIE

https://www.dropbox.com/scl/fi/76n0odfj241meb6ykrfvr/RODLOPHE_ENGLISH_OFFICIAL.mp4?rlkey=w47nqn4p8p97kz3mj4fb7c116&st=rn22wg4e&dl=0

PANEL DISCUSSION

MODERATION: DALI MALNOURY PROJECT ASSISTANT, COMMUNITY LAND TRUST BRUSSELS

- **HILDE REYNVOET** DIRECTOR OF DEPARTMENT FOR HOUSING, CITY OF GHENT
- **WALDO GALLE** PROFESSOR OF ARCHITECTURAL ENGINEERING, VRIJE UNIVERSITEIT BRUSSEL
- **AILBHE CUNNINGHAM** SOCIALLY ENGAGED ARCHITECT, SELF ORGANISED ARCHITECTURE & CORK COMMUNITY LAND TRUST STEERING COMMITTEE
- **GILLES GUILLAUME** SAAMO GENT, GENT KNAPT OP

QUESTIONS FROM THE AUDIENCE

CLOSING REMARKS

GEERT DE PAUW, PROJECT MANAGER, COMMUNITY LAND TRUST BRUSSELS

THANK YOU!

JOIN US FOR THE RECEPTION DRINKS

CURIOUS WHAT'S NEXT? FOLLOW THE PROJECT:

[HTTPS://UPCYCLINGTRUST.NWEUROPE.EU/BLOG](https://upcyclingtrust.nweurope.eu/blog)