

cltb

COMMUNITY LAND TRUST
BRUXELLES — BRUSSEL



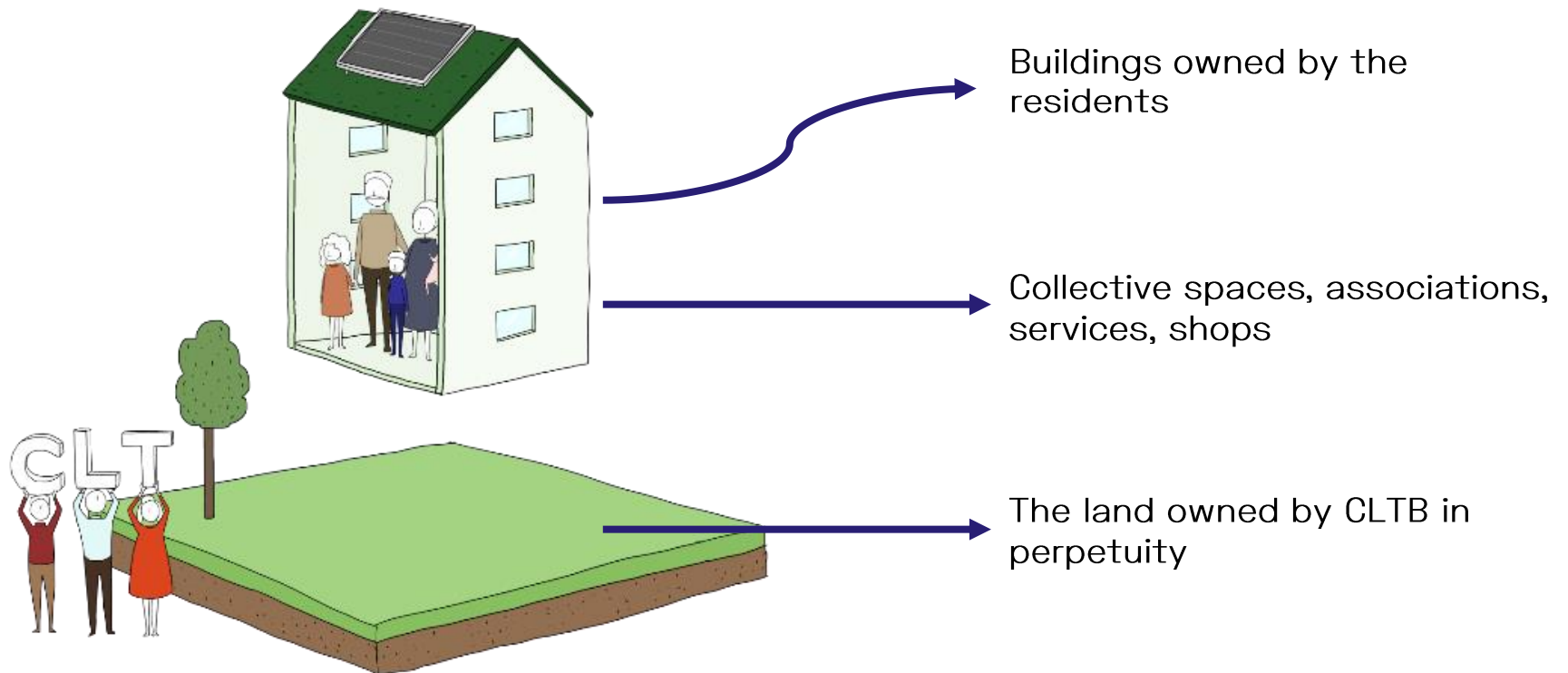
WHO ARE WE?

Community Land Trust Brussels (CLTB) develops permanently affordable housing projects in Brussels for people with limited means, on community-owned lands.



WHAT DO WE DO?

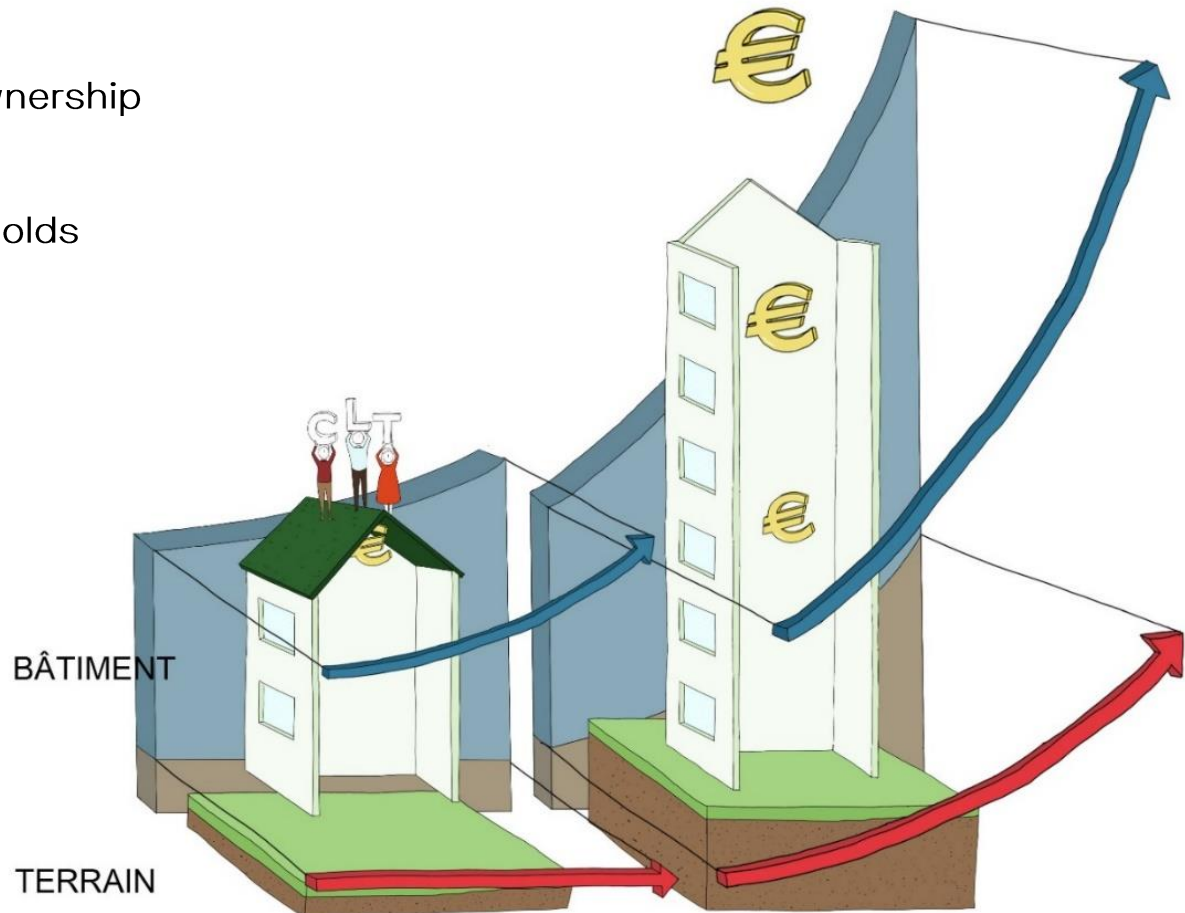
We divide land- and home ownership.
Land managed as a common good.



HOW DO WE MAKE IT DURABLE?

These homes remain affordable generation after generation.

- Innovative model of ownership
- Perpetual affordability for low-income households
- Community-building
- Functional diversity



DO WE (JUST) BUILD HOMES?

Sharing land is also building community.



EMPOWERMENT

We *are* the community we seek to empower.



We don't just build homes, we build communities.

CURRENT STATUS - BE

Housing projects:

- 4 completed project (49 households)
- 2 projects in construction (54 units)
- Fours projects on going (50 units)



Members:

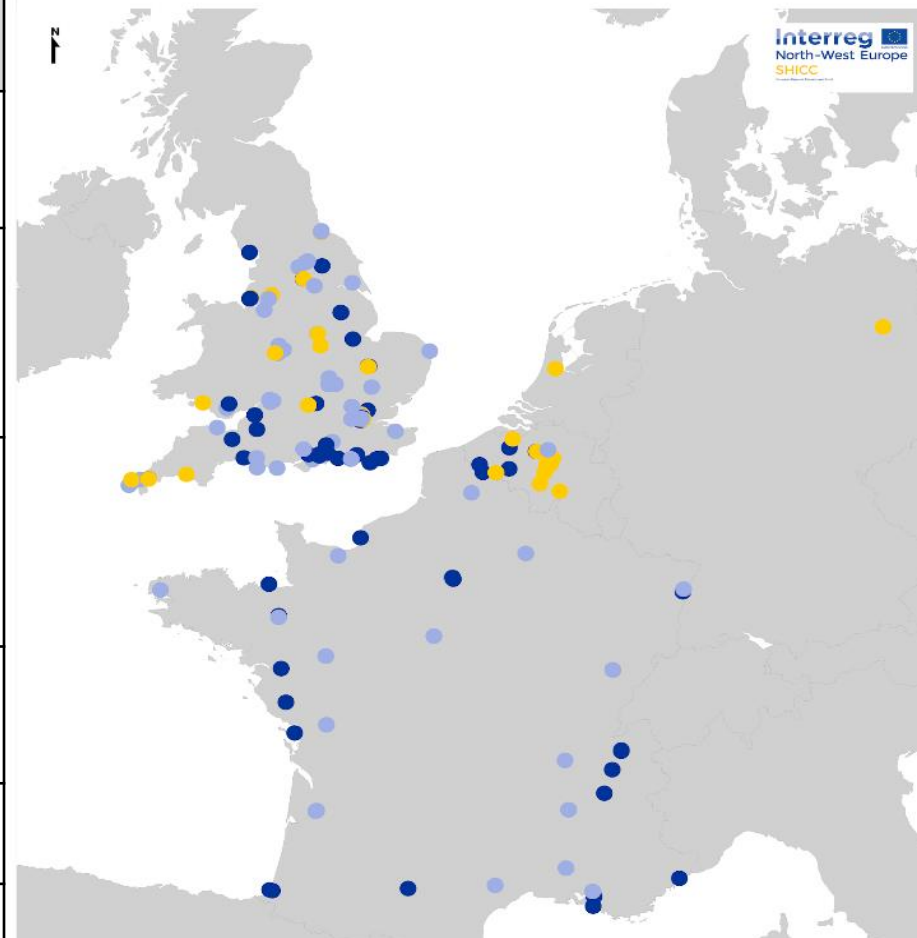
- More than 700 (candidate) owners
- Around 170 supporting members
- About 30 partner associations

CLTS/OFS: WHERE DO WE STAND IN EUROPE?

Country/region	Number of urban CLT/OFS	CLT/OFS housing units	National network
England and Wales	109 established or under creation	935 housing units / 5000 in project	National CLT Network
Belgium	4 established + 10 under creation	49 housing units delivered/ 198 in project	Flemish and Walloon Networks
France	22 established OFS (Organisme Foncier Solidaire)	5 housing units delivered / 8500 planned by 2024	Foncier Solidaire France
The Netherlands	1 under creation	/	Network under creation
Germany	1 under creation	/	/
Ireland	2 under creation	/	/
Scotland	1 under creation	/	/

Community Land Trusts and Organismes de Foncier Solidaire across Europe

November 2019



Interreg
North-West Europe
SHICC

As of November 2019, there are more than 170 urban Community Land Trusts and Organismes de Foncier Solidaire (established or under creation) across Europe

Source: SHICC Partners

- Established CLTs/OFS
- CLTs/OFS under creation
- CLTs/OFS supported by the Start-up Fund



SUSTAINABLE HOUSING FOR INCLUSIVE AND COHESIVE CITIES



September 2017 – December 2021



10 partners: City of Lille, CLTs of Brussels, Ghent, London, Berlin, Amsterdam, National CLT Network of England and Wales, Global Fund for Cities Development, and Scottish and Irish organisations promoting CLTs



1. Prove the concept
2. Create a supportive policy, funding and regulatory environment for CLTs
3. Consolidate the pilots and spread the CLT model across Europe

TOOLS TO SET UP A CLT

- European CLT Guide: Towards a Transnational Movement
- Financial Guide: Tools to Boost CLT Financing
- Six CLT Financial Case Studies
- Ten broader CLT Case Studies

All available on SHICC website: <https://frama.link/SHICC>

PARTICIPATORY PROCESS

2 PILOTS PROJECTS

Process

- The owners' group was formed = buy land
- They received a base (and perpetual) formation an architecture
- They wrote theme self the recommendations for the architects' competitions
- Participatory process can be emancipating

Result

- + Very high level of appropriation of the project by the « owners' group »
- + Project of a high level of (environmental et life) quality
- + "Ownership for the common good, not ownership in common"
- + "Empowerment agenda"
- Level of (architectural) participation vs. long, arduous waiting period(>5 years since they buy the land, before moving)



PARTICIPATORY PROCESS

WHAT DID WE DO TO (TRY TO) MAKE IT BETTER ...

We looked for a new “PARTICIPATORY PROCESS” :

= to ensure the benefits for the inhabitants and maintain the high architectural quality

-> reducing the period of involvement of the “owners’ group” [at +/- 2 years before moving]



ARCHILAB

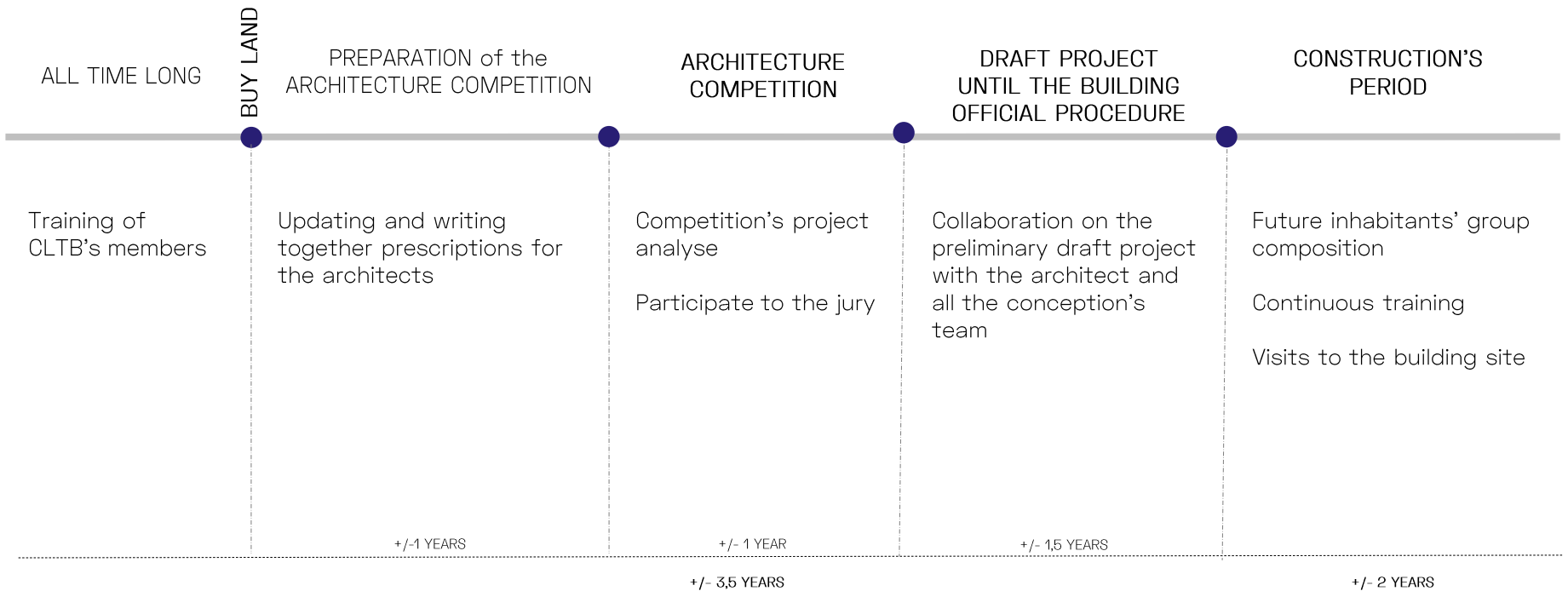
Buy the new processes we keep the future residents and the neighbours in the central place of the design process.

The workshops that we organize are open to all future buyers of the CLTB’s waiting list, the residents of other CLTB’s projects, the neighbourhood associations.

PARTICIPATORY PROCESS

ARCHILAB + PROJECT GROUP

5 STEPS



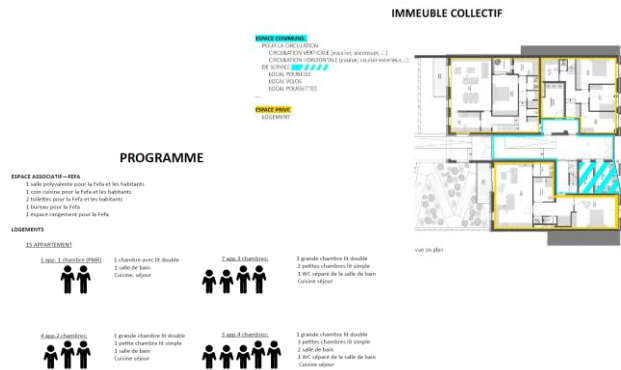
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STEEP 01 - Training of CLTB's members

STEEP 02- Preparation of the architecture's competition

LEARN TO READ A PLAN
VISITING EXEMPLARY BUILDING

SITE VISIT AND KNOW THE NEIGHBORHOOD



CLTB members are invited to formulate general recommendations to be incorporated into technical requests to the architects for the competition.

Activities such as: analytical walks, visits of exemplary building and architectural workshop are organized.

Ours technical documents are evolving all time .

ARCHILAB

STEEP 03- Architecture competition

EXPLAIN THE PROJECT
VALIDATE ANALYSIS TOOLS



COLLECTIVE ANALYSIS AND
CLASSIFICATION



PARTICIPATE TO THE JURY



A group, made up of candidates owners, residents of the other CLTB project, neighbours, neighbourhood association, ... :

- analyses the competition's projects,
- formulates the remarks (that'll make the selected project evolve)
- participate to the jury

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STEEP 04- Draft project

WORKSHOP



RETOUR AND APPROVAL



The architect is designed:

- He meets the citizens before the development of the draft project,
- Present the project before submitting the request for the building official procedure,
- Conducts discussions with fellow citizens about the “essentials” themes of the project (common areas, living together, integrated techniques ...)

PROJECT GROUP

STEEP 05- Construction & living



Once the building official procedure is closed, the CLTB forms a project-group which consists of the future inhabitants of the building.

A series of workshops with the future inhabitants are organized in order to develop with the architect the final choices.

PROJECT GROUP

STEEP 05- Construction & living



During the construction phases:

- Visit of the building-site
- Information session
- Consultation sessions for the drafting of educational tools
- Time of exchange and evaluation during the construction period + 2 years

Thematic groups are formed:

- Dynamic management's group
- Group for the management of the future condominium
- High energy performance "specialist" group

RETOURS

- The inhabitants become the “real” holder of the project
- The project is appropriable and appropriate = “something to be proud of”
- Members of CLTB become ambassadors for the project and the model
- Multiplier effect -> political message’s carrier
- The project is “sustainable” because is understood
- Future projects will be “better” because “we learn for ours mistake” (process en continues evolution)
- Political authorities can “better exploit” the expertise of citizens
- The citizens are really involved in the decisional process
- It doesn’t take any longer ;)

CRITICISM & PERCEIVED POSSIBLE LIMITATIONS

- “Drop in the ocean”
- How can the participation of a member “λ” can be representative of the future inhabitants?
- The architect has to accord too much time to the conception process, longer than usual
- Which is the gain for the community and the public administration to invest an a similar process?
- Why spend time to explain the changing on the project ?
- Why the “experts’ have to be “taught” by the future inhabitants?



THANK YOU

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