

THE SUSTAINABLE DISTRICT CONTRACT: DESIGN, IMPLEMENTATION AND MANAGEMENT AT LOCAL LEVEL

RenovaS asbl - Schaerbeek - Brussels

ISOCARP 2015





What is RenovaS?



- Created in 1996
- Task force appointed by the municipality of Schaerbeek for the implementation of sustainable district contracts (SDCs) in its territory



What is RenovaS?



- Sole point of contact for the region
- Precursor of the project leaders scheme
- Management of technical aspects, information and participation

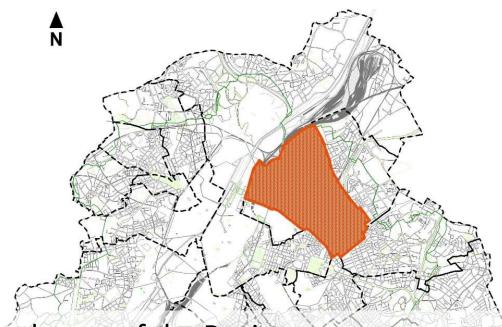




- Cross-functional links between different stakeholders
- Capitalising on experience: implementation of 10 SDCs, with an 11th which might coming soon...



The Municipality of Schaerbeek



Located in the north-east of the Region

Area: 8.14 km²

131,449 inhabitants = 16,147inhabitants/km² = > more than twice the

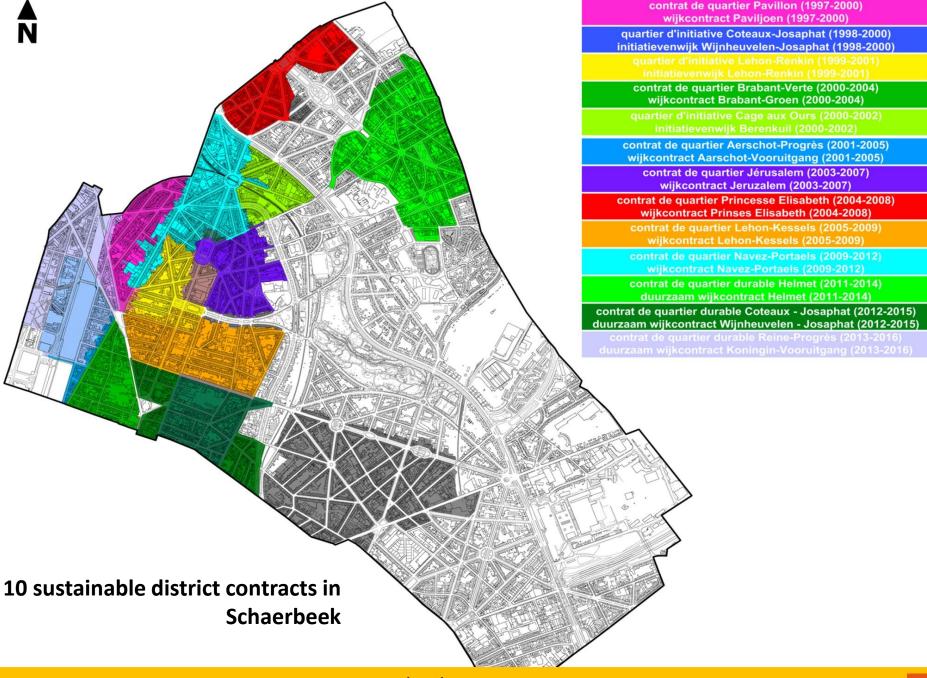
Brussels average

> 150 different nationalities

27% of inhabitants = between 0 and 19 years

Data from 2008





Length of a sustainable district contract: 7 years

1 year to define the project

4 years of implementation

2 years to complete the work

PHASE 0 THE MUNICIPALITY SUBMITS ITS CANDIDACY



Defining the zone and identifying potential operations



Application dossier—sustainable district contract 2013-2016 — Municipality of Schaerbeek



Proposal for a new sustainable district contract in Schaerbeek

REINE-PROGRES

Between Pavillon, Palais, Place Liedts, Aerschot, Rogier and the former course of the Senne

I. PRIORITY	2
II. OPPORTUNITIES	13
III. MOTIVATIONS	17
III.RESOURCES DEPLOYED	20

Project supervised by the alderman for urban regeneration



26

PHASE 1 9 MONTHS TO IDENTIFY PRIORITY ACTIONS



RenovaS recruits the project leader



The municipality appoints the design office



- Diagnosis and programme
- Analysis of physical operations and of socio-economic and environmental needs
- Supplementing and analysing operations identified in year 0





- Hierarchy of operations and helping with choice
- Consulting the municipal services



The municipality and RenovaS work with the design office



- Introduction of district general meetings and district committees
- Meetings chaired by alderman for urban renovation



RenovaS: door to door





Evening workshops with the locals



Workshops with schoolchildren



Workshops with womens' groups



Information stands in public spaces



Calls for socio-economic and environmental projects

Pop-up cubes for the public survey



Validation of programme by municipality and regional government



Assessment of the scheme

- 9 MONTHS FOR PLANNING IS TOO SHORT!
- GROWING SOCIO-ECONOMIC AND ENVIRONMENTAL BUDGETS
- 2008: CHILDCARE SCHEME AND PASSIVE HOUSING MANDATORY
- MIXED SCHEMES WITH SCHOOLS: SCHOOL/DISTRICT SPORTS HALL
- 8 DISTRICT COMMITTEES → 4 DISTRICT COMMITTEES = MORE TIME FOR FOCUSED ACTIONS



PHASE 2 IMPLEMENTATION OF SUSTAINABLE DISTRICT CONTRACT 4 YEARS



The team: 1 project leader, 1 information officer, 1 activity leader and 1 architect





- Local premises open 5 days a week
- Project monitoring with the municipal services, relevant aldermen and supervisory alderman

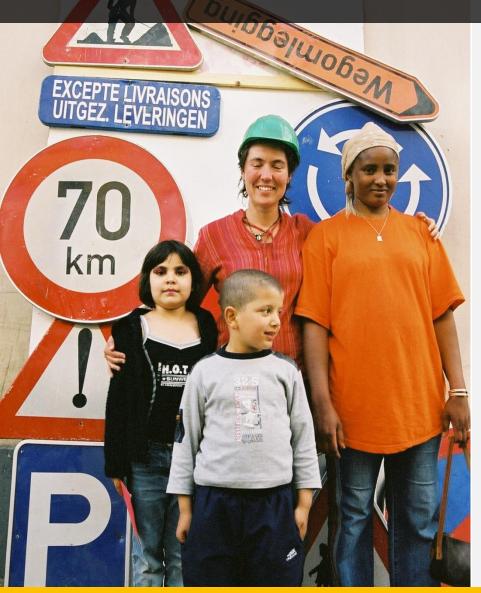




Abandonment of some property operations: feasibility in terms of deadlines for acquisition, expropriation, public procurement, pollution clean-up, energy performance or making contact with the owner



RenovaS' missions



- Project management taskforce for technical operations, from acquisition to handover of works
- Information participation
- Improving living environment
- Fostering social cohesion between residents
- Information about grants advice on renovation and energy

The regulatory participatory mechanism



- District General Meeting GM twice a year for 5 years
 To inform all residents and local district stakeholders
- District Committee DC 4 times a year for 5 years
 Formed at the first GM and consulted for opinions



2 programme leaflets distributed throughout the area / 4 years



A regularly updated website and various social networks



8 newsletters put in every mailbox by the

team





Regular door-to-door contact



Stands in public spaces

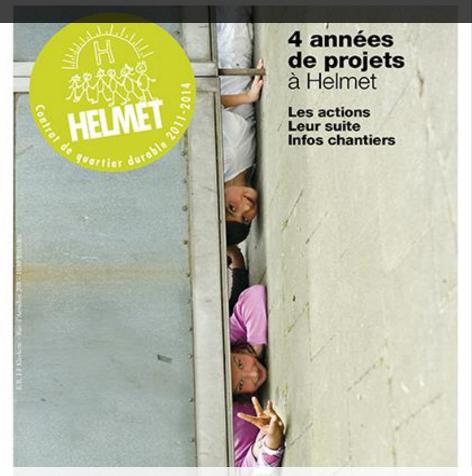




CENTRALISING TECHNICAL WORK AND INFORMATION PROVISION MAKES IT POSSIBLE TO ANSWER QUESTIONS AND HELPS WITH THE PROMOTION OF CERTAIN **PROJECTS**



At the end of the 4 years





- A brochure about the SDC (operations, actions and useful addresses)
 distributed throughout the area
- Posters announcing future operations



At the end of the 4 years





End of socio-economic projects and team's mission; closure of office



Continuity: technical unit monitoring operations right from the start



Continuity: communication unit informs local people and updates website in response to operational progress, openings, etc.



Assessment of scheme



Formal nature of participation sometimes heavy!

Certain operators impede the legally stipulated participation:

- → inconvenient for those who adhere to this requirement,
- → obliges them to seek the views of local people, in some cases when this is not necessary,
- → to ensure that participation is a success, access routes need to be multiplied, in line with the target public and the theme.

Assessment of the scheme

YEARS 0, 1 AND 2
HIGH LEVEL OF PARTICIPATION, AS VIEWS CAN BE TAKEN INTO
ACCOUNT

YEARS 3 AND 4

4 DCS = EXCESSIVE, AS INFORMATION RELATES TO LAUNCH OF PHYSICAL OPERATIONS AND APPROVAL OF PROJECT OWNERS'

ACTIVITY REPORTS

YEAR 4

THE TEAM SUPPORTS PROJECT OWNERS: AVENUES FOR CONTINUING THE ACTION → COMPLEX APPROACH IN VIEW OF SYSTEM OF PUBLIC BUDGET DISTRIBUTION: ANNUAL BUDGET TERMS, ETC.



PHASE 3 2 YEARS TO COMPLETE PHYSICAL OPERATIONS



At the end of the 7 years





Housing
Sports hall for school and district

Crèche



After final handover, management of the buildings is taken over by the relevant municipal service



Public space: fundamental to the regeneration of a district

Redesigning a median strip Reconstructing pavements and lighting Traffic-calming measures



Redeveloping a square includes redesigning façades



Creating a public park in the interior of a city block requires extensive consultation



Thematic workshops adapted for everyone – concrete and time-limited



From local resident to architects office



Local resident's proposal



The plan of the selected architects office



Public space belongs to a more general context:

- lighting plan
- transport plan



How you cross the street depends on your age!







Expertise from 3 to 97 years



Perceptions of public space and its use vary



- → Over 137 nationalities with very varied social and cultural backgrounds
- → Offices
- → Commercial centres
- → Stations
- → Schools



Assessment of the scheme

- WORK IN PUBLIC SPACE COULD START EARLIER, AS IN PRINCIPLE IT DOES NOT REQUIRE ANY APPROPRIATIONS OR EXPULSIONS
- GOOD CONSULTATION = GOOD OWNERSHIP!
 STARTING WORK WITHIN 2 YEARS LEAVES TOO LITTLE TIME FOR CONSULTATION
- RECONSTRUCTING PUBLIC SPACE STIMULATES THE RENOVATION OF FAÇADES
- THE PROMOTION OF GRANTS SHOULD OCCUR FOR 4 YEARS STARTING IN YEAR 3



Creation of housing equivalent to social housing and facilities with mixed use in some cases and combined funding

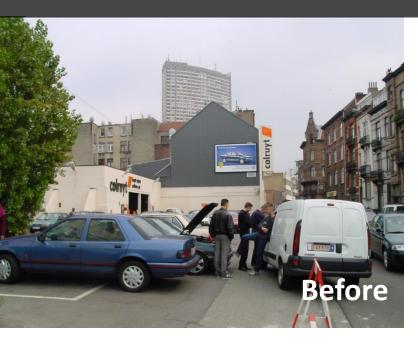


Corner or vacant plots, eradicating eyesores of no interest to private sector





Tidying up street lines Creation of housing and a medical centre





A sports hall combined with classrooms





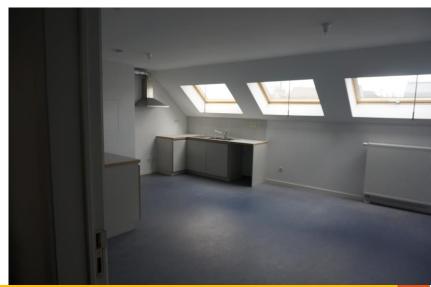




A crèche combined with housing









A women's centre and housing







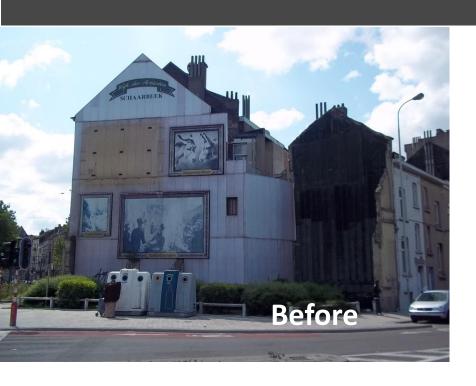
Housing and a workshop for a technical school

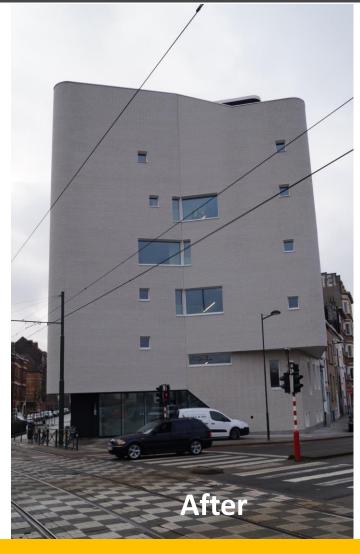
Reducing the intensity of block interiors Green roofs, use of rainwater





Introducing quality architecture Selection of engineering firms by an external panel





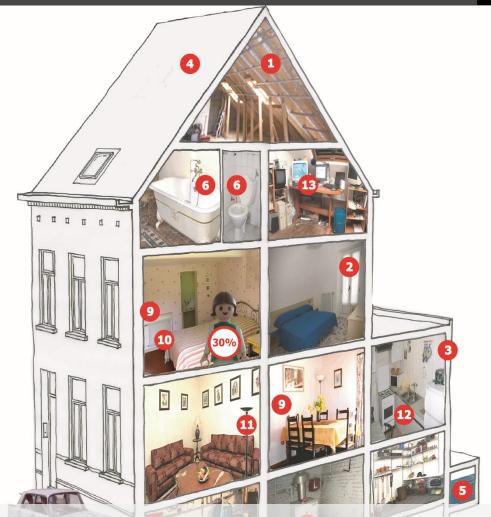
Socio-economic and environmental



Advice on renovation: RenovaS' primary activity – cross-functional scheme



4 expert architects



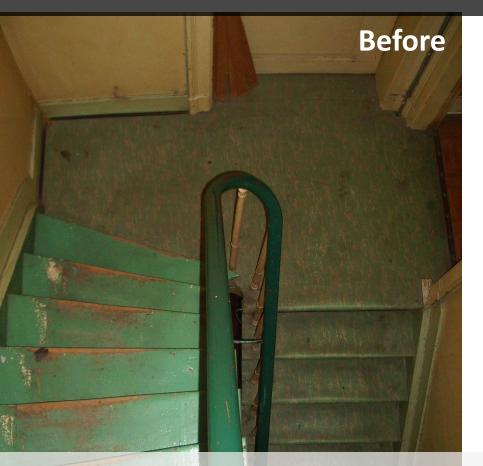


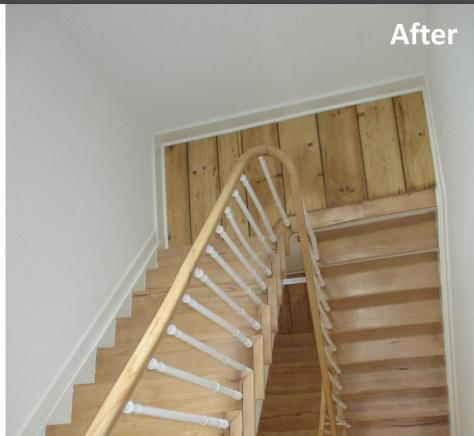
Practical tools: the green house

Premises close to the municipal urban planning service



Pilot operations: the renovation lease





- **Financing**
- → 1/3 SDC
- → 1/3 renovation grant
- → 1/3 social housing agency, paid back through the rent





Extra tuition for schoolchildren and

French classes for parents





Soutien scolaire

POUR QUI? 3tme, 4tme, 5tme, 6tme primaires QUAND? Lundi, mardi, jeudi, vendredi - après l'école où? École 8, rue Gaucheret 124 A

POUR QUI? 14th, 24th, 34th secondaires QUAND? Mercredi + vendredi - 16:00-18:00 où? Soleil du Nord, place Gaucheret 20

POUR QUI? 4tme, 5tme, 6tme secondaires QUAND? Lundi, mardi, mercredi - 17:30-20:00 + dimanche - 11:00-13:00 où? CréACtions, rue Stephenson 79

Schoolondersteuning

Lager onderwijs voor wie? 3*, 4*, 5*, 6* lager onderwijs wanneer? Maandag, dinsdag, donderdag, vrijdag na schooltiid WAAR? Ecole 8. Gaucheretstraat 124 A

Middelbaar onderwijs

voor wie? 124, 244, 344 middelbaar WANNEER? Woensdag + vrijdag - 16:00-18:00 WAAR? Noorderzon, Gaucheretplein 20

voor wie? 46c, 56c, 66c middelbaar WANNER? Maandag, dinsdag, woensdag – 17:30-20:00 + zondag – 11:00-13:00 WAAR? CréACtions, Stephensonstraat 79





Atelier langage français

Pour qui? Enfants de 3 à 12 ans QUAND? Lundi à vendredi après l'école où? École 8, rue Gaucheret 124 A + Maison d'Enfants/Les Amis d'Aladdin. rue Destouvelles 18

Taalworkshop Frans

voor wie? Kinderen van 3 tot 12 jaar WANNEER? Maandag tot vrijdag na schooltijd WAAR? École 8. Gaucheretstraat 124 A + Huis van de kinderen/Les Amis d'Aladdin. Destouvellesstraat 18





Cours d'alphabétisation et de français langue étrangère pour les parents

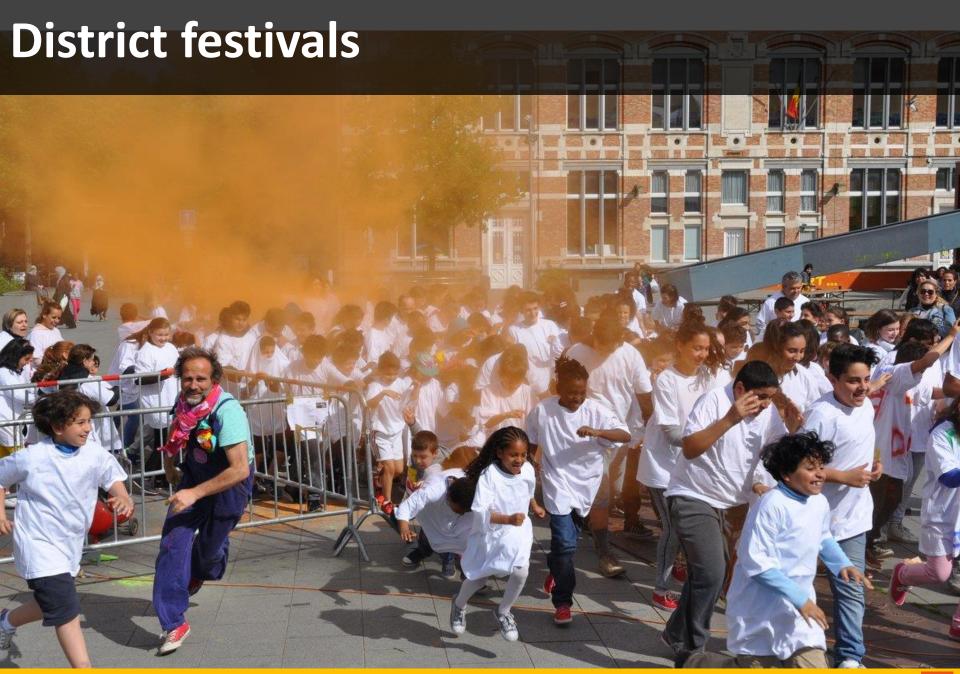
QUAND? Lundi à vendredi - 08:45-11:45 Que École 8, rue Gaucheret 124 A

Alfabetiseringscursus en Frans tweede taal voor ouders

WANNEER? Maandag tot vrijdag - 08:45-11:45 WAAR? École 8, Gaucheretstraat 124 A





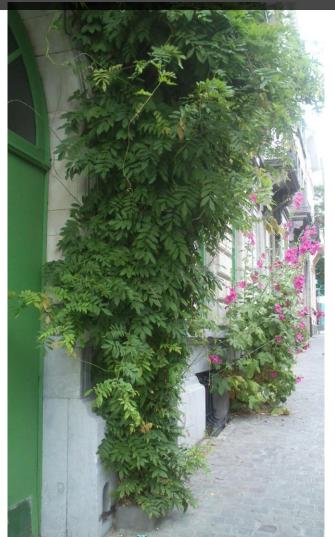


Helping people back into work through socioprofessional integration



Socio-professional integration: reconstructing pavements and installing window-boxes on building fronts





Childcare → interns working at crèches created under sustainable district contracts



Social economy restaurant





Park maintenance, installing green roofs





Changing the district's image: residents and artists



Urban acupuncture

Accrochages asbl and Françoise Schein





Urban acupuncture Julien Celdran and Patrimoine à roulettes asbl





Urban acupuncture Murals by Collectif Sarendip



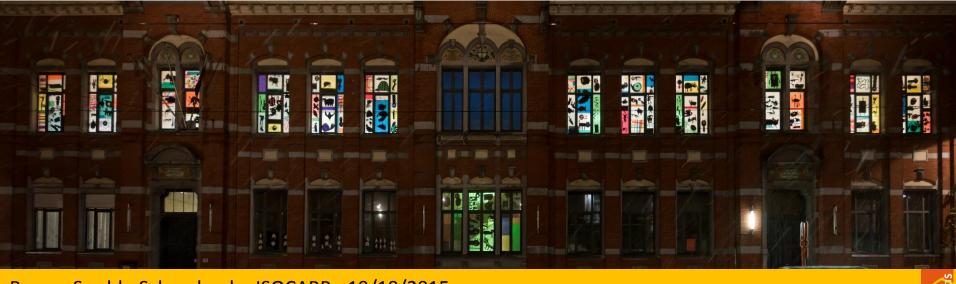




Illuminations Patrimoine à roulettes







Dictionary of Schaerbeekois Constant











Exporting the district's image

Film made with residents - Zumba













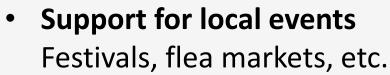
Heritage awareness RenovaS





Additional participatory schemes

- Thematic workshops
 Public space, infrastructure, litter, etc.
- Thematic platforms
 Socio-economic, older people, employment, housing, etc.











Changes in the nature of professions



- Multidisciplinary
- Greater professionalisation: academics and green advisers
- Cross-functional collaboration between teams and with partners
- ICT is a game-changer: PowerPoint, website, social networks...



But there is a need to continue door-to-door contacts, information stands in public spaces, mass mailings, etc.





The hotch-potch of new regulations (building energy performance, etc.) is creating new professions and making the scheme more complex - for better or for worse...



Thanks for your time! RenovaS asbl



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