

Real estate and the urban commons. Alternative real estate models to market logics.

COMMUNE

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Cifre Thesis with Plateau Urbain*



Urban common and collective property

Because real estate market, land values and rents are unaffordable for people working in the SSE sector, cultural or associative sector.



Le 6B, Saint-Denis, ©Le 6B



Mains d'Œuvres, Saint-Ouen, ©Fanny COTTET

Many cultural and SSE actors gather to work together in buildings they call « third places ».

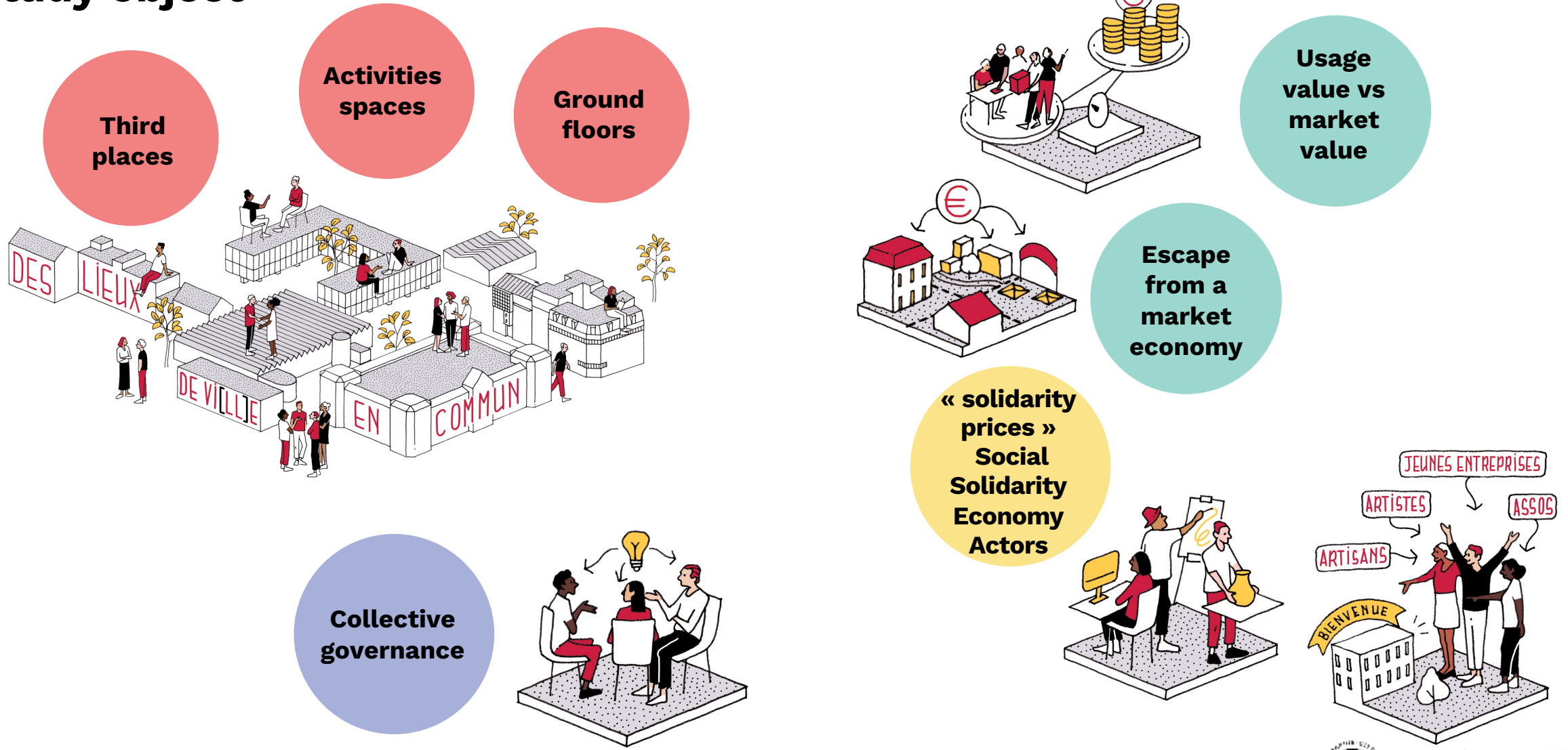
To escape from market logics and private owners they tend to own buildings and project they occupy.

1

Introduction

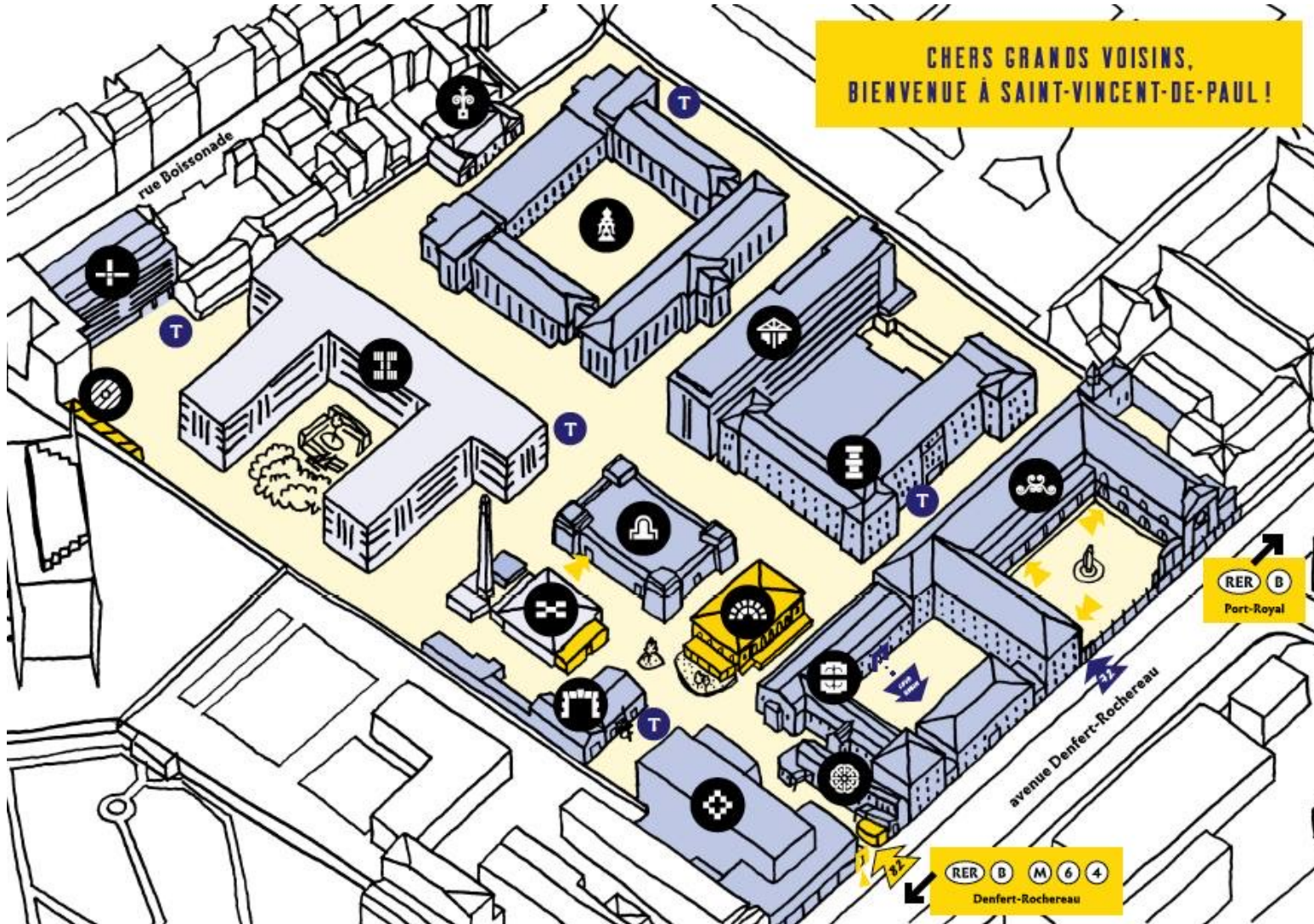
1/ Introduction - Definitions

Study object



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Study object



CHERS GRANDS VOISINS,
BIENVENUE À SAINT-VINCENT-DE-PAUL!

RER B Port-Royal
RER B M 6 4 Denfert-Rochereau



©Sarah Cantaloube



©Chloé Priou



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1/ Introduction - Definitions

Research at the crossroads of different fields and disciplines

Urban Planning

Urban projects
Urban production
Real Estate
CLT movement

Meehan (2014)
Le Rouzic (2019)

Géographie critique

Privatization
Neoliberalization

Lefebvre (1968)
Harvey (2012)
Guironnet (2017)

Economy policy

Institutionalization
Public Policy
New Public
Management

Action research

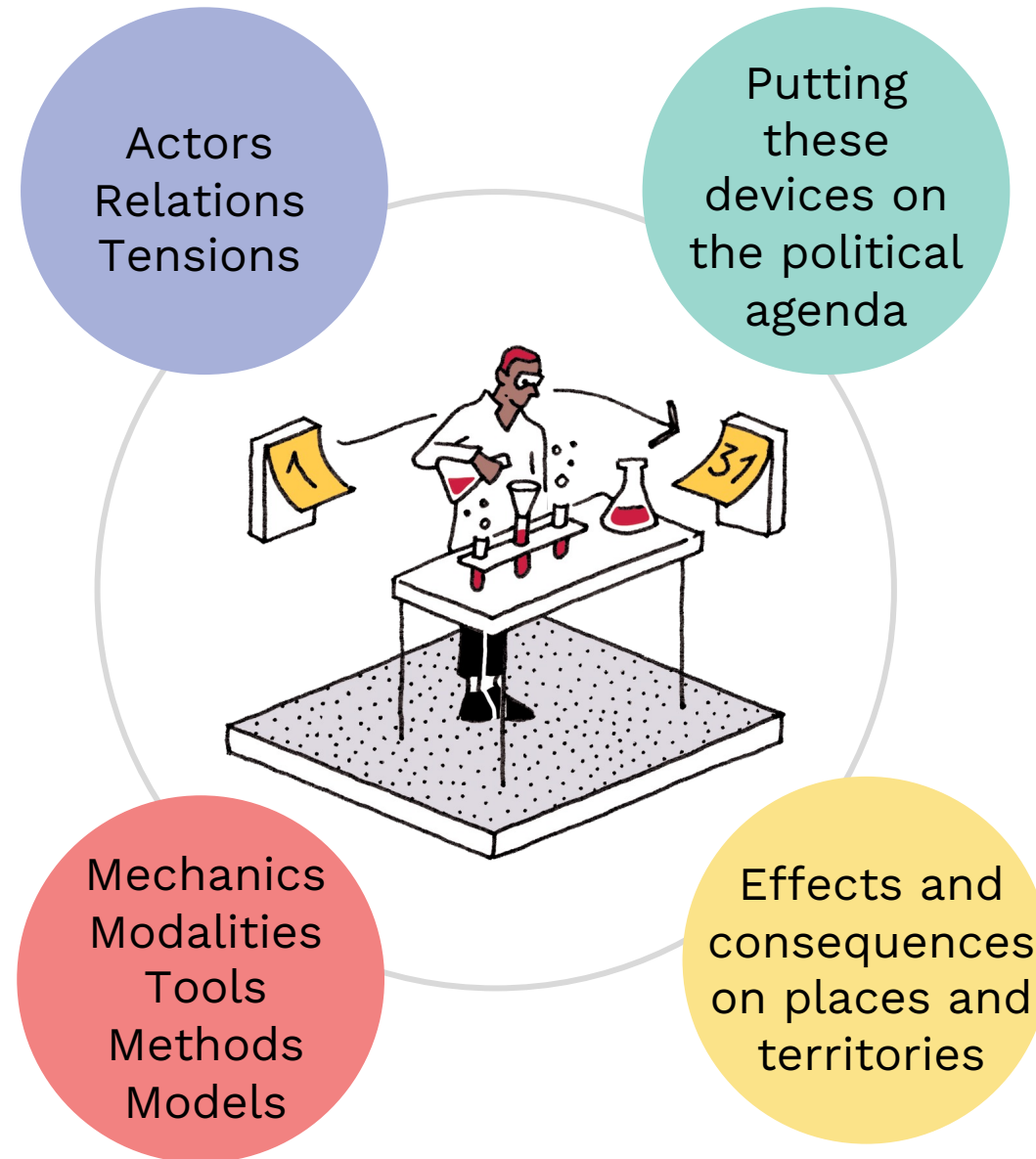
Observing
participation

***A theory that cuts
across all the
others:***

***The commons-
based approach
(Ostrom, 1990, 2010)***

1/ Introduction

Research questions



2

Survey Protocol and Materials

2/ Survey protocol and materials

Protocole

National scale

- Analysis of the scheduling processes
- Analysis of solidary real estate

Metropolitan scale: Paris, Lyon and Lille

- Understand the specific mechanisms of these montages in tense zones.
- Comparison of three metropolitan terrains and trajectories

Case Studies

Understand the actors, tools, methods and tensions in the elaboration of alternative real estate models to market logic.

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**Foncière
MEL**

Materials

- Integration and observation of about fifteen meetings with: Réseaux régionaux de TL, ANCT and France TL.
- Integration of the solidarity property network
- 14 interviews with property owners

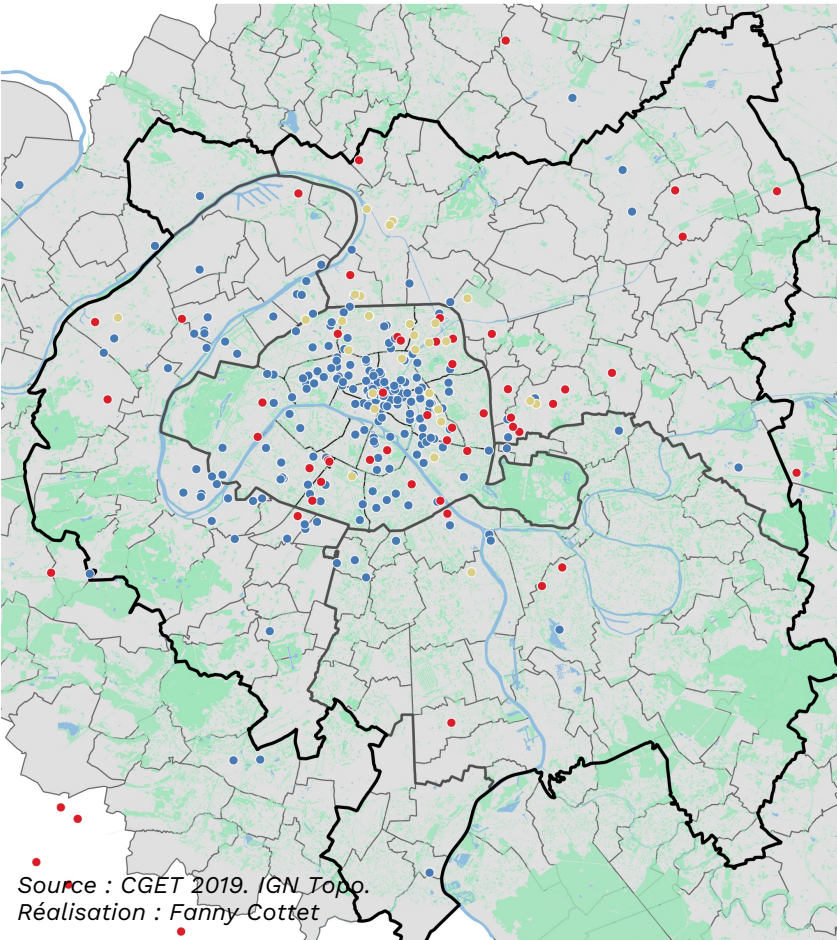
- 37 interviews on 3 cities with: landlords, planners, metropolises and third-places
- Census of locations in each of these cities
- Meeting observation

- 3 years of participation in the Base Commune solidarity property.

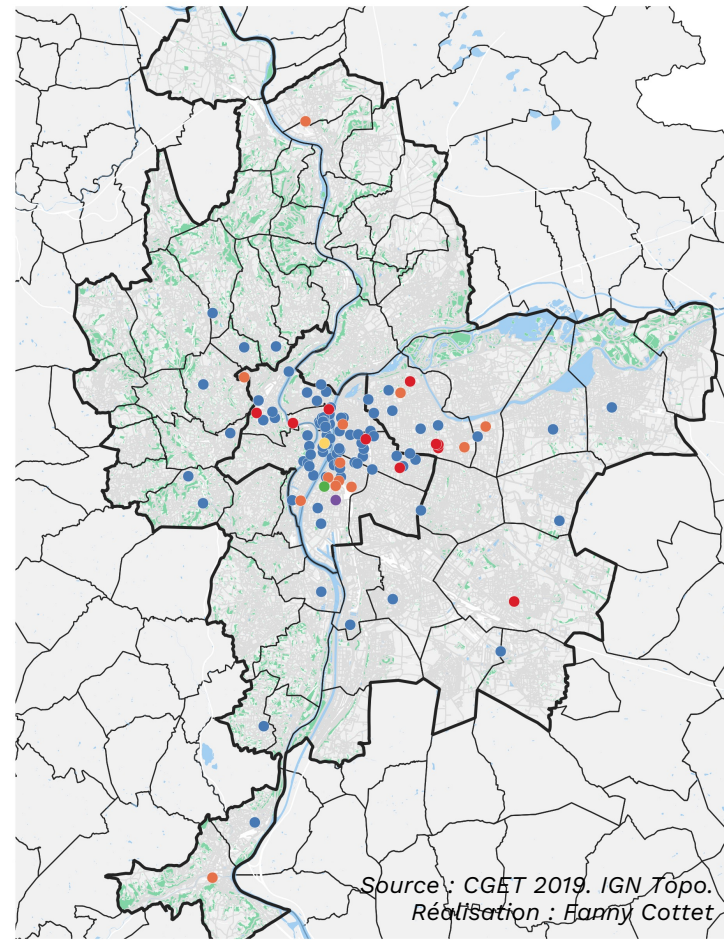
2/ Survey protocol and materials

Localization of third-places studied

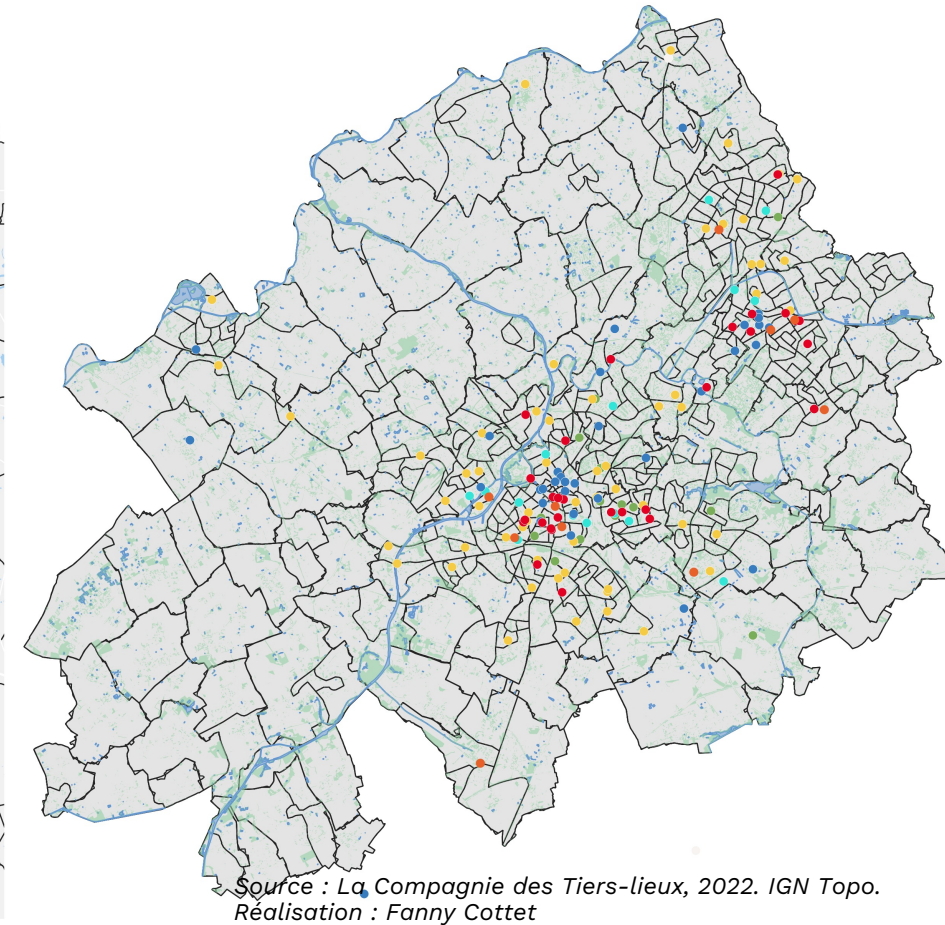
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306 Third-places in **Paris**



115 Third-places in **Lyon**



163 Third-places in **Lille**

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Results

3/ Results

Results presented



1

Putting land and real estate issues on the agenda

2

A “top down” movement
on accessible land

3

A Bottom-up
movement on solidarity land

12

Public land
owners

Actors in
urban
production

- Metropolises
- Developers
- Backers
- Promoters
- Investors



Private actors that form a
portage society - The
solidary property owners



How to help places to
access the property?



How can we collectively
buy a place?

3/ Results

Results presented



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1. From putting on the agenda to the institutionalization of third-places.



Dynamics of institutionalization internal to third-places:

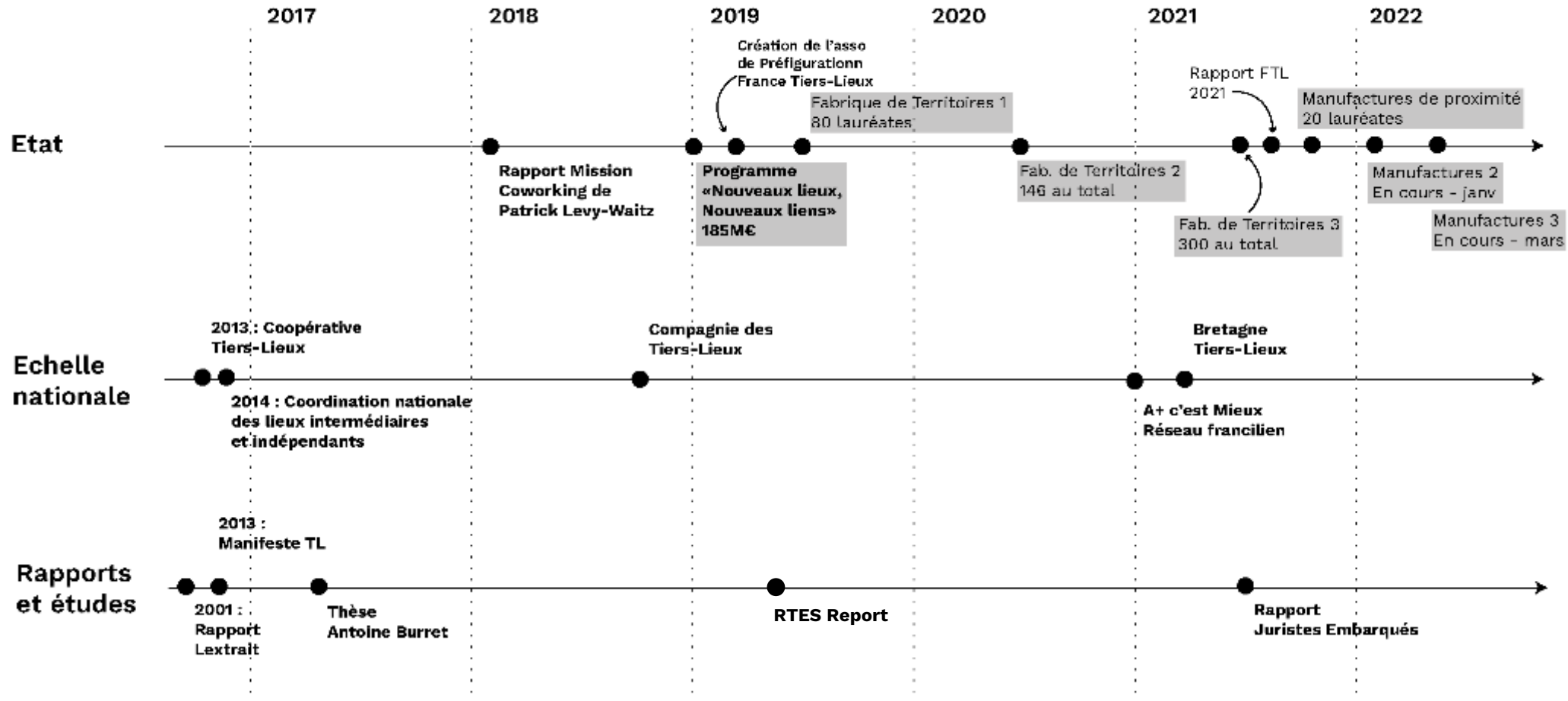
14

- Spaces for discussion, exchange of practices: regional networks being structured.
- **Professionalization** of actors
- Training **and peer exchange spaces**: DU Espaces Communs, Campus des Tiers-Lieux, Master «Tiers-Lieux et Dynamiques territoriales».

1. From putting on the agenda to the institutionalization of third-places.

Dynamics of institutionalization external to third-places:

Programmes de la politique Publique
NLNL de l'ANCT



1. From putting on the agenda to the institutionalization of third-places.



The land and the real estate of third-places, central subject:

- This subject is appearing more and more frequently in the working groups of the third-place networks
- Creation of dedicated training modules on the subject
- A problem now identified by the institutions: working groups within France Tiers-Lieux and the ANCT.

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“My job is not really SSE, it’s real estate for these actors, we don’t know how to do it.” An ESS manager at the Métropole du Grand Lyon, April 2022

2. Emergence of a public policy of solidary real estate for third-places

How can we collectively buy a place?

How to help places to access the property?

Private actors that form a portage society → **The solidary property owners**

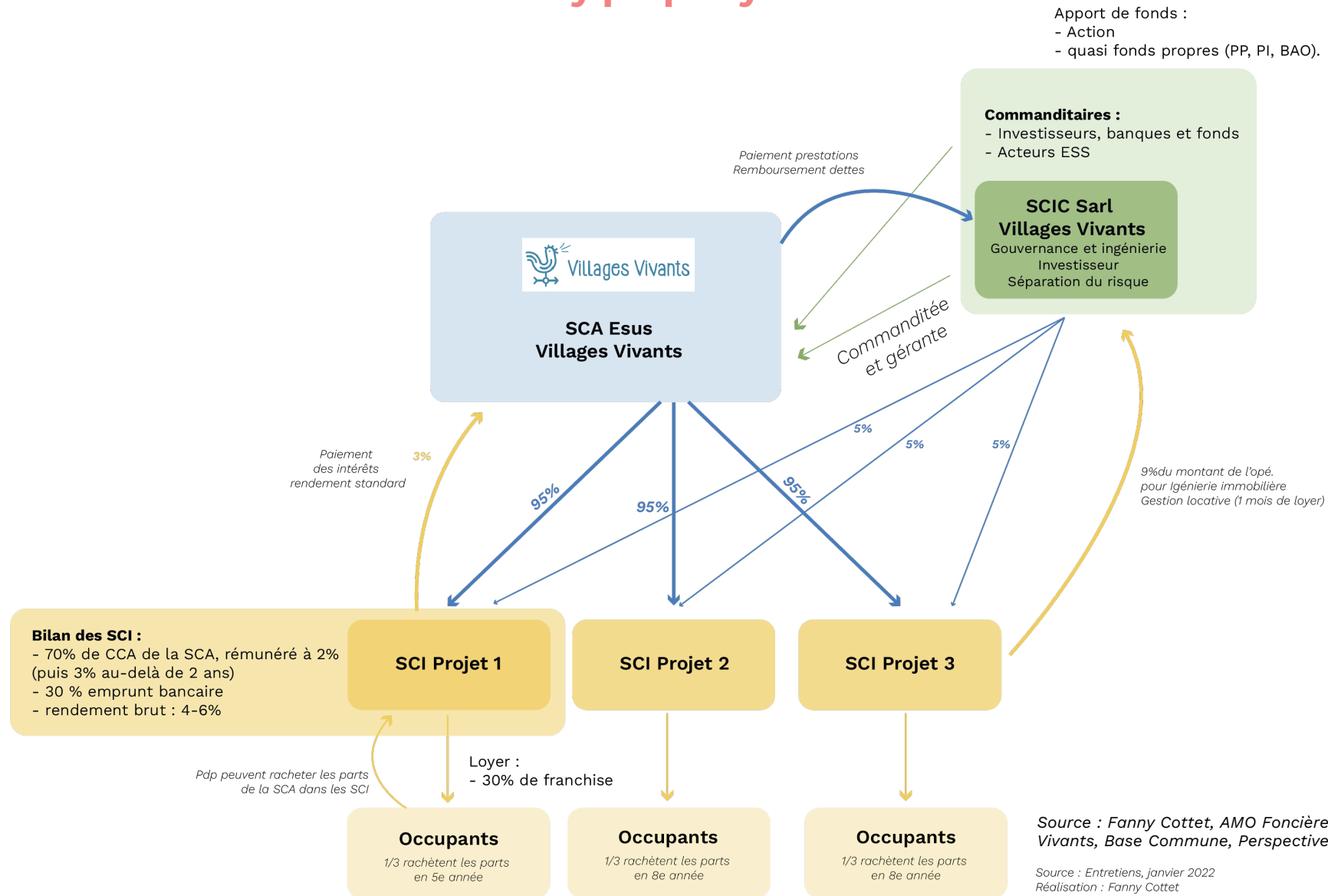
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Source : Fanny Cottet, AMO Foncière MEL, 2022. Villages Vivants, Base Commune, Perspectives

2. Emergence of a public policy of solidary real estate for third-places

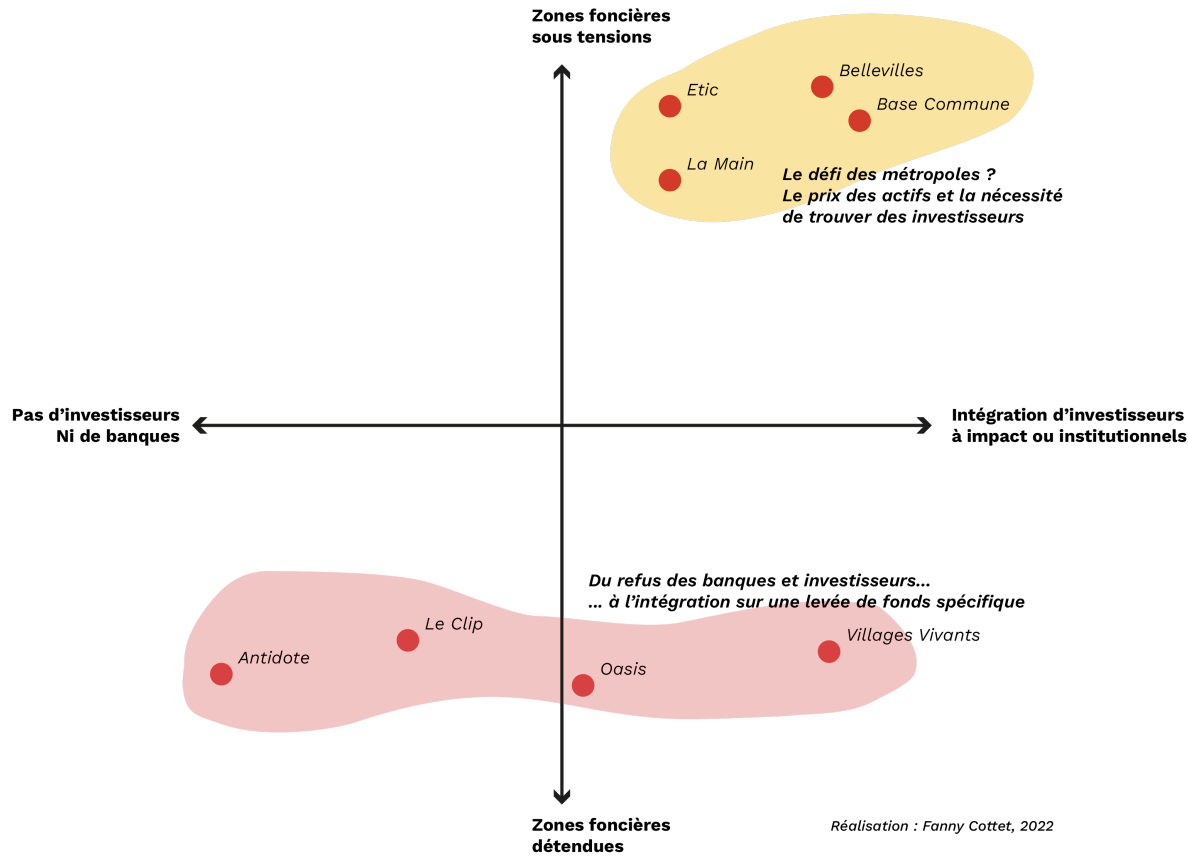
Are they good owners? The case of solidary property owners



3/ Conclusions

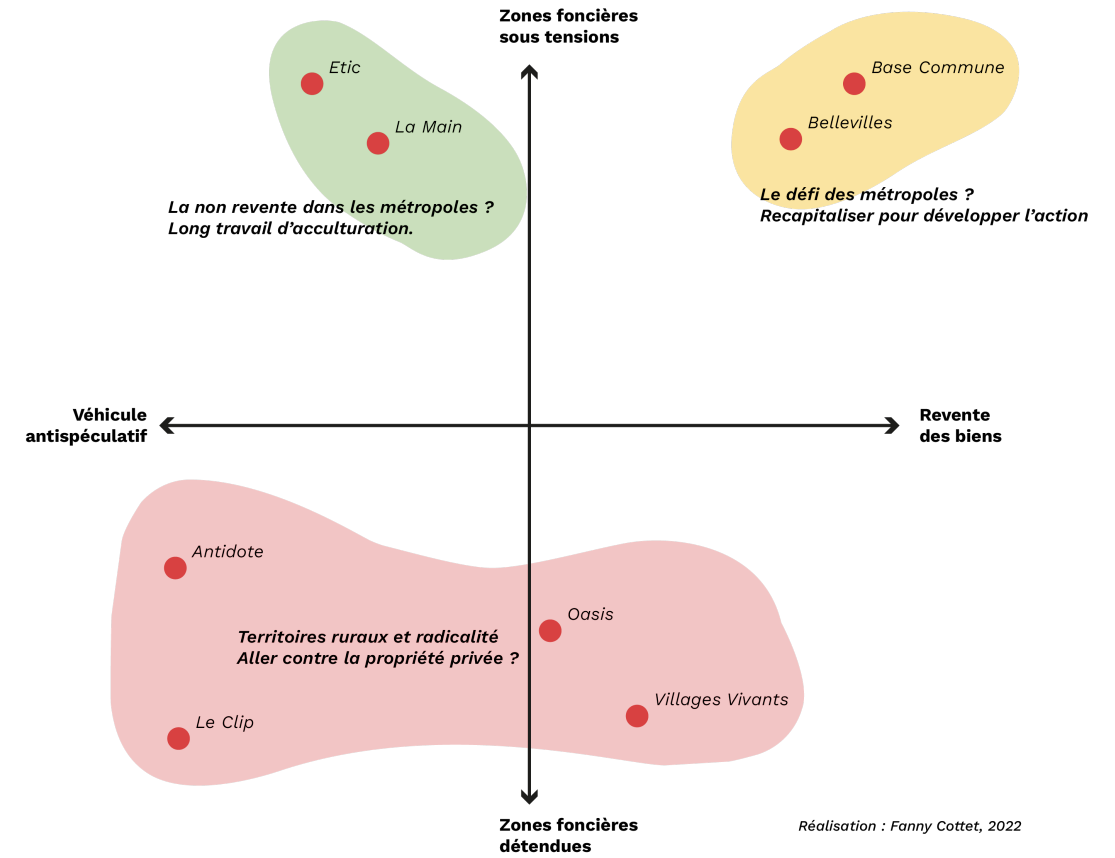
The challenge of metropolises, the inevitable recourse to private actors?

Intégration des investisseurs



Source : Fanny Cottet, AMO Foncière MEL, 2022.
Villages Vivants, Base Commune, Perspectives

Radicalité et revente



Source : Fanny Cottet, AMO Foncière MEL, 2022.
Villages Vivants, Base Commune, Perspectives

Thank you for your attention!

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