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

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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.

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 - Definitions

Study object

- Third places
- Activities spaces
- Ground floors

Usage value vs market value

Escape from a market economy

« solidarity prices » Social Solidarity Economy Actors

Collective governance

Fanny Cottet
1/ Introduction - Definitions

Study object
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

- Actors
- Relations
- Tensions

- Mechanics
- Modalities
- Tools
- Methods
- Models

- Putting these devices on the political agenda

- Effects and consequences on places and territories
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.

**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

306 Third-places in **Paris**

115 Third-places in **Lyon**

163 Third-places in **Lille**
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

Public land owners

- Metropolises
- Developers
- Backers
- Promoters
- Investors

Actors in urban production

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

How can we collectively buy a place?

How to help places to access the property?
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

- Public land owners
- Actors in urban production
- Metropolises
- Developers
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How can we collectively buy a place?

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

How to help places to access the property?
1. From putting on the agenda to the institutionalization of third-places.

**Dynamics of institutionalization internal to third-places:**

- 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:

- **2017**: Rapport Mission Coworking de Patrick Lang-Waitz
- **2018**: Programme « Nouveaux lieux, Nouveaux usages »
- **2019**: Création de la Fabrication France Tier-A-Lieux
  - Fabrication des Territoires 1
- **2020**: Fab de Territoires 3 149 au total
  - Fab de Territoires 3 200 au total
- **2021**: Rapport FTL
  - Manufactures de proximité 2012
  - Manufacture 2 En cours - juin
  - Manufacture 3 En cours - mai

**Etat**

**Rapports et études**

- **2001**: Thèse Antoine Burret
- **2013**: Manifeste TL
- **2014**: Coordination nationale des lieux intermédiaires et indépendants
- **2015**: Coopérative Tier-A-Lieux

**Échelle nationale**
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.

“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

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

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

Source: Enquêtes, janvier 2022
Réalisation : Fanny Cottet
3/ Conclusions

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

**Intégration des investisseurs**

- Zones foncières sous tensions
  - Etic
  - La Main
  - Bellevilles
  - Base Commune

Le défi des métropoles ? Le prix des actifs et la nécessité de trouver des investisseurs

- Pas d'investisseurs
  - Ni de banques

Du refus des banques et investisseurs...
... à l'intégration sur une levée de fonds spécifique

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

**Radicalité et revente**

- Zones foncières sous tensions
  - Etic
  - La Main

La non revente dans les métropoles ? Long travail d'acculturation.

- Zones foncières détendues
  - Antidote
  - Oasis
  - Villages Vivants

Le défi des métropoles ? Recapitaliser pour développer l'action

Source : Fanny Cottet, AMO Foncière MEL, 2022.
Villages Vivants, Base Commune, Perspectives
Thank you for your attention!