

Understanding the conduct of renovation projects in social housing: integrating dwellers' activities, energy and social issues

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DAMS Introduction

• Energy transition in the social housing sector: public policies orientation at stakes (Maestroni, 2018; Beslay, Gourney & Zélem, 2019).









• A specific organization between Housing and Energy actors and Dwellers

Social housing companies and external partners

Define and carry on solutions

Dwellers

Experience technical and social changes

Appropriating a new living situation? (Comby & Malier, 2021; Subrémon, 2009; Zelem, 2016)

From a housing appropriation process... ... To integrating energy issues in one's daily activities

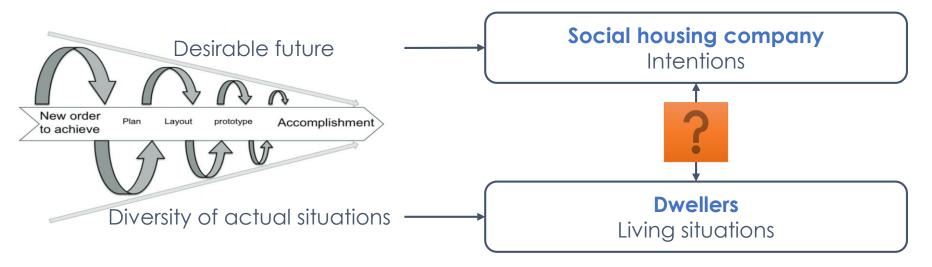
How is the process of appropriating a new living situation constructed in the course of renovation projects in social housing?

DAME

Positioning and objective



Designing living situations for sustainable development (Duarte, Beguin, Pueyo, Lima, 2015)



• Objective: investigate how the dwellers' activities are integrated into renovation projects and their management.

DAMSMethods

Data analysis

Prescribed renovation project management Associated intentions and projects implementation

Dwellers participation modalities

- ✓ **Interviews** with different workers of the social housing company (9 interviews, one hour / interview) and **Document analysis**.
- ✓ Ongoing observations: interaction stages with dwellers during the project management.
- A case study: renovating individual mining housings







Results: project management and resources for participation

Day-to-Day housing management

Operation set-up

Renovation works

Day-to-Day housing management

Management **Project**

Interactions with dwellers

Dwellers' living situations

Social housing company and project manager

Define renovation works program

Social housing company

Define social actions program

Project manager, building companies and social pilot

Carry out renovation works program

Social housing company and associations

Carry out social actions program

Visit 1 Visit 2 Visit 3

Future living situations

Energy performance and living conditions improvement



Justifies and influences

Social Survey

meeting

Return to the new housing

Information

DAME

Results: Limits encountered

Strong intentions to involve dwellers in the project management and facilitate the future housing appropriation... With limits to its implementation

 Limited participation of dwellers influenced by a subordinate relationship to the social housing company



Social pilot: "When I meet tenants, I tell them clearly that this is not their home"

- Tensions between specific living situations and a mass-production project
- ✓ Strong temporal constraints related to energy transition public policies.
- ✓ Numerous housings in need of renovation: 25,000 housings within 2 to 5 years
- ✓ Financial issues.





Housing appropriation after renovation works

Integrating energy issues into ones daily activities

Our first understanding

Operation set-up

Renovation work

Dwellers' living situations

Lack of access and knowledge

Low value placed on "dweller knowledge" (Choay, 2006)

Renovation works acceptance issue

Appropriation process ?

Future living situations

Energy performance and living conditions improvement

DAMS Further research

 Investigate the acceptance-appropriation dynamics at work during the renovation works phase



• Investigate the dwellers' standpoints, their renovation experience and the housing appropriation after renovation works.

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Thank you