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The Refurbishment project in Sevran in January 2002

1. State of the art in January 2001 – Pilot project: Sevran

- The design phase is now completed for the building refurbishment project
- The tender phase is in progress. Despite a European tender, no foreign enterprise agreement demand has been sent to Logirep for the Sevran's refurbishment project offers. The tender results are expected to the end of February.
- Anticipated work has started December 2001; carpentries and shutter renewal and radiator renewal. Double double glazed windows in PCV carpentries replace the simple glazed windows in wood carpentries. Logirep promotes the tenants comfort by improving the insulation, air renewal and acoustic performance. The radiators size is now calculated according to the insulation conditions after refurbishment and new energy performance. During the cold season (from October to April in France) the estate management unit must be really sharp to afford tenants the best conditions of life. The beginning of the work in winter has been preferred by the tenants to wait until spring.
- Due to French administrative reasons the outdoor refurbishment has been delayed to 2003. During that period Logirep will organise a tenant workshop with a landscaper in order to design the new outdoors areas. The tenants themselves with the help of the landscaper will design playgrounds, quiet zones, parking place.

2. The work performed during the first 24 month

From the beginning of SUREURO, the refurbishment project has crossed over from a project brief to the preparation of the building phase. More, Logirep organisation has evolved on some points directly linked to the SUREURO project. Some major events must be mentioned

2.1. Tenants participation

In cooperation with the CSTB (Urban Generative Sociology Laboratory) Logirep has developed the tenant's participation to transform the project brief in a refurbishment project shared by the tenants. After a social survey and a technical diagnosis the project brief has been improved through the organisation of 16 meetings with the tenants.

Most of these meetings have been held at the building scale to get the more closely as possible to the tenants. About one hundred people have participated to these meetings (25 % from the number of dwellings). Logirep think that this number will increase when the refurbishment phase will be announced.

Despite of the delay some workshop meetings have been organised to prepare the link between the outdoor refurbishment and the building refurbishment.

Logirep tenants participation conditions are also changing. Two factors are explaining that change. Firstly, a French law called Urban Renewal and Solidarity (SRU) request to the social housing companies to promote a global tenants participation plan. Further from the law and relaying the company's global plan, Logirep decentralised this plan to each real estate with housing manager and tenants empowerment. Moreover, Logirep decided to create a training fund devoted to the tenants representative training. This fund will be managed by tenants and Logirep according to the tenant's associations demands. The relationships established with AKB and the others SUREURO partners through the Work Package 1 are the second cause for this evolution. The development of these new measures is a challenge for Logirep during the coming months.

2.2. Partnerships research

Logirep has succeeded in the research of partnerships with governmental institutions and NGO. Added to the UE participation, the commitment of local governmental institutions has been a key factor for the refurbishment project success. The subsidies from the French Ministry of Housing, from the Regional Council, from the Local Authority of Sevran and from the French Environmental Agency

(ADEME) will support the implementation of the ambitious Cité Basse refurbishment project. To develop these partnerships, Logirep has made ten presentations from the SUREURO project during a first phase.

Since the French municipal elections were held in March 2001 this job has been very slow, namely with the Local Authority of Sevran which political responsible have changed. Despite of this change the Local Authority still support the project.

At the local level, the partnership with neighbourhood associations is very useful, since it enable LOGIREP to develop links with the inhabitants, namely with deprived tenants.

At the regional level, Logirep is carrying out a survey with the Regional Agency for Environmental Development (ARENE) support. This survey main goal is to define the criterias, which have to be fulfilled in Sevran to reach the High Environmental Building Quality (HQE) performances. The site of Sevran has been chosen to be the first regional social housing refurbishment assessed as fulfil the HQE performances. This assessment will be used to develop a HQE refurbishment methodology at the regional scale.

This participating assessment provides Logirep advice to run the project. For example, it provides help to develop environmental specifications in the tender.

At the national scale, Logirep and the CSTB are developing from the SUREURO experience a European comparison for local housing management. This survey is focused on the tenants participation and the property and facilities management methods and organisations. This work will be performed during the two coming years.

2.3. Phase in progress

Logirep has achieved the program and design phases for the building refurbishment. The refurbishment tender is on and at the same time Logirep is developing the program phase with the tenants for the outdoors renewal.

- The Program and Design phases

Approved and improved by the tenants, the refurbishment project has been purchased to reach three majors sustainable aims:

1. Improvement of the tenants living conditions. The refurbishment will enhance the quality of the buildings and renew the dwellings equipments
2. Development of the environmental awareness. The main target is to settle down the level of tenant's charges.
3. Integrate the estate refurbishment to a large urban renewal project by a close partnership with the municipality to improve the outdoor spaces.

Due to the impossibility to carry the tenant's participation method with, Logirep had changed the architect. The work with the new one mainly results on:

- Strengthening heat insulation by external insulation, double glassed carpentry installation, roof construction, balconies change to winter gardens
- Reduce energy consumption by solar roof panels for hot water production
- Reduce water consumption by double flush toilets installation
- Reduction of noises in the corridors by plastic floors installation and doors change.
- Construction of indoor locals to stock separated wastes
- Adaptation of six flats to the needs of large immigrant families
- Transformation of six ground level flats in order to create social and economical activities: one of the two shops is run by an association dealing with women confronted to deep social problems, the other shop activity is still to define, a nursery, an enlarged office for the Logirep local managing unit.
- Adaptation of 16 flats for disabled and elderly people. The changes to lead in these flats have been defined by a sociologist expert in elderly people claims.

All of these themes are purchased through the research of the most adapted materials according to sustainable criteria: environmentally friendly materials, low maintenance costs materials, recyclable materials... in the respect of good economical conditions.

For different reasons two foresight solutions have been abandoned:

- The collecting of storm water to indoor use is prohibited by local sanitary rules
- The installation of electricity production solar panels wasn't possible in fair economical conditions

- The Tender phase

The design phase has been followed by preparing the tender in order to select the more sustainable working enterprise. To reach this goal, Logirep has improved all its specifications for:

- Material choice
- Working procedures (safety, waste disposal...)
- Relationships to the tenants on the site (information, appointments...)
- Legal environmentally oriented references

Logirep is now waiting for the enterprises offers.

2.4. Measurements

With the CSTB (Environmental Department), Logirep is working on the improvement potential resulting from the choices done during the design phase. The major themes selected are:

- Energy consumption through passive insulation and solar roof panels
- Water consumption by equipment renewal and tenants information
- Waste separated collect by a new collect organisation
- Noises insulation from outdoors spaces and inside common spaces

Existing data are now collected and the improvement potential is on calculation.

Due to the tenants social difficulties, the Logirep priority has been to choose the reduction of charges for the tenants more than to reach the maximal environmental improvement.

2.5. Cooperation with SUREURO partners

During the first 24 months from the SUREURO project the impact from SUREURO on the refurbishment project in Sevrans is not easy to establish. However, if tools developed by the SUREURO partners weren't still used in Sevrans;

- The French project has benefited from some partners experience (i.e.: winter gardens used at Inspektoren)
- The Work Package 1-3 meetings were as many opportunities to share experiences (i.e.: KET cooperation in Work Package 1) and Logirep is developing bilateral cooperation with a selection of these partners around shared issues
- The French pilot site was visited by at least four groups of SUREURO partners, Logirep evaluating each time its work from those point of views and suggestions
- The French team has visited four others pilot sites, collecting each time examples of best practices (Kalmarhem, Sandwell, Alphen/Rijn, Havirov)

3. The coming 24 month

3.1. Tenants participation

The tenant's participation will go through from the design phase to the work phase for the building refurbishment. Logirep will insure strong relationships with tenants during this phase to achieve a good level of tenants satisfaction after the work.

The workshop begun around outdoors issues will be purchase at a larger scale.

3.2. Partnerships research

The partnerships established with the CSTB and the ARENE will continue to achieve the survey in the pilot site. At the national level, Logirep will disseminate the results of these partnerships by participating to professional conferences and training.

3.3. Phases in progress

The building refurbishment will run during the two next years. The refurbishment of the six buildings should end during year 2003.

The outdoors program phase will lead to a negotiation phase with the local authorities to develop an Urban Renewal Program at the town scale. The investments decisions should be taken in year 2002 to be efficient during 2003.

3.4. Cooperation with SUREURO partners

Linked to the Work Package 1 strategic management key topic, the Logirep strategic management must change during the year 2002. From the Dutch model, Logirep will implement at a test scale (around 6000 dwellings portfolio) a real estate assessment method. If that test phase is a success this new method should be extend to the whole portfolio in 2003. This extend is bond to internal information system adaptation.

The cooperation engaged with AKB around the tenant's participation will be purchased during the SUREURO partnership in order to implement the tenants training program at Logirep. Some bilateral meetings must be planned to transfer methodologies.

Logirep will continue to transfer its caretaker training program and housing proximity management to the Czech partners already involved in such partnerships.

4. Conclusion

During this time Logirep has transformed ideas in a real refurbishment project by developing an original method according to its former knowledge and habits. This is now times to carry it to the construction phase and later to the assessment phase to examine the benefits from a sustainable refurbishment.

Those changes of methods and habits mostly go through bilateral exchanges with SUREURO partners in the frame of the global SUREURO workpackages. Logirep prioritises the direct contact with other social housing companies. The knowledges transferred by this way are feed back to the different Work Package 's in order to build on common method.

At the pilot project scale, the SUREURO project is a test to forecast the Logirep's capacity to change more than a direct benefit from partner's methods. The SUREURO project is also a first attempt to largely improve the environmental quality of a real estate bonded to further manage this estate in a sustainable way.