

ASSESSMENT AND OUTLOOK FOR THE NATIONAL URBAN REGENERATION PLAN (ANRU ACTION)

A widely recognised major programme for the regeneration of run down neighbourhoods

On 1 September 2011, the 396 projects approved by the ANRU committee involved the regeneration of 332,481 units of social housing, upgrading residential areas for 338,853 units, the demolition of 139,986 units and the restoration of 135,979 units, funding for home improvements and equipment. The works carried out on buildings often have a remarkable impact. The majority of the residents, stakeholders, elected representatives involved wish to pursue the PNRU I (National Urban Renewal Programme) and set up a second plan (PNRU II) of a similar scale.

Limitations and inadequacies

In terms of quantity, a third of the objectives set will not be met by the end of the programme, and not all social housing that is demolished will be rebuilt; the majority of reconstructions take place in the ANRU neighbourhoods, which are of a smaller size, thus limiting the possibilities for diversification; achievements in terms of social diversity and integration must be qualified; the involvement of communities in the projects, coordination with the town policy and changes to open up neighbourhoods remain insufficient overall.

The National Agency for Urban Renewal (ANRU) and the National Programme for Urban Renewal (PNRU) were set up by the Act of 1 August 2003 in order to transform certain fragile neighbourhoods, mainly through buildings works and renovation, as well as public works, improvements to the urban environment and commercial and economic developments.

A reduction in state funding that has weakened ANRU and PNRU

Le PNRU devrait mobiliser au total 40 milliards d'euros, financés aux deux tiers par bailleurs sociaux et collectivités territoriales. L'ANRU en apporte 29 %, avec un principe fixé par la loi de 2003 de parité entre État et UESL (ex 1 % logement) qui la cofinancent. Mais, le PNRU montant en puissance, l'État s'est retiré du financement, transférant la charge sur l'UESL et les bailleurs sociaux.

The urgency of pursuing and expanding the programme

Mr. Maurice Leroy, Minister for Urban Affairs, should present new objectives for PNRU I and the possible launch of PNRU II in Autumn 2011. The funding negotiations for PNRU I are also underway. In this regard, the ESEC has put forward proposals to remedy the shortcomings of PNRU I, half of which has been completed, with a peak in costs in 2012 and 2013, and the recommendations for PNRU II. The immediate launch of PNRU II is considered to be essential. It should draw on the experience of PNRU I. The ESEC makes recommendations that contribute to sustainable management of the territories.



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THE PROPOSAL OF THE ESEC

- **Closing the gap in housing provision and better distribution of social housing in order to facilitate a better social mix and greater diversity**
 - Refuse** to begin new demolitions prior to the reconstruction of the housing that has already been destroyed;
 - Study** the possibilities for specific funding for the development of HLM sites without demolishing them;
 - Continue** with the construction of rental accommodation by Foncière Logement (Housing Authority);
 - Set aside** a certain percentage of social housing units in new construction contracts;
 - Raise** public expenditure on housing to above 2% of GDP;
 - Apply** Article 55 of the SRU (Urban renewal and solidarity) rigorously.
- **Strengthen socio spatial integration, public works, physical integration of buildings into their surroundings and local urban management in PNRU I**
 - Establish** a plan to open up each ANRU area and develop public transport;
 - Include** improvement of all the PNRU Ile de France neighbourhoods in the Grand Paris project;
 - Plan** for improved funding for ANRU to set up businesses on the ground floor of apartment blocks;
 - Maintain** the social and tax incentives for businesses that establish themselves in neighbourhoods in difficulty;
 - Draw up** an evaluation of the presence of public services and their capacity to serve the needs of each ANRU neighbourhood;
 - Determine** the allocation of ANRU funding based on the progress made in terms of integration and job creation in the PRU;
 - Open** negotiations to conclude an agreement in the building to help bring about local employment opportunities.
- **Ensure that the state meets its obligations in terms of funding PNRU I**
 - The state must meet its financial obligations to implement the PNRU I up to 2020 without delay;
 - The ANRU grant from the UESL must be reduced and it should be allocated by the HLM bodies in question;
 - The financial adjustment between local and regional government authorities must target funding to the communes where the ANRU neighbourhoods are located.
- **An urgent response to dilapidated apartment blocks**
- **Take into account coordination with the town planning policy and the participation of residents in PNRU I Grenelle Environment Round Table**
- **Improve security and tranquillity in the ANRU sites**
- **Launch the PNRU II to avoid « stop and go »**
 - Launch** the PNRU II for the 300 neighbourhoods where major urban regeneration is needed;
 - Ensure** funding for the ANRU in the state budget, through a reduced contribution of 1% for housing which shall not exceed one third of the annual costs and through the allocation of own resources to ANRU;
 - Provide** for the non priority ANRU neighbourhoods in the PNRU II, a progressive exit strategy for PNRU to pass on their expertise;
 - Inscribe** the agreements as part of a regional sustainable development agenda, led by the EPCI (Public Body for Cooperation between Communes) and the communes, working together.
- **Expand the restructuring of the living environment**
 - Provide** for a certain proportion of secure social housing in development contracts;
 - Establish** a « model urban plan » for social diversity.
- **Include sustainable development and socio spatial reintegration as major priorities in PNRU II**
- **Facilitate territorial administration of the PNRU II and its adoption to the greater Paris area and the Overseas**