URBAN RENEWAL POLICY IN BRUSSELS

Sustainable Neighbourhoods Contracts

METROPOLIS

Barcelona, June 2019
25 YEARS OF EXPERIENCE

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**Region of Brussels**

- 19 municipalities
- Bruxelles, the most spread: 33 km²
- Saint-Josse, the smallest: 1.1 km²

**Belgium**

- 161 km²
- 1,160,000 inhabitants

- 3 regions

**Federal state**
HISTORICAL PROCESS BEFORE 1989

1958
Universal Exhibition of Brussels

1970
« Bruxellisation » (Cité Administrative de l’Etat, Quartier Nord, Marolles) Initial time for the urban struggles

1976
Sector Plan – Advertizing measures – public enquiry and consultation committee

1989
Birth of the Region of Brussels
« Enterrement symbolique du promoteur, de sa fidèle épouse la bureaucratie et de leur fils, le projet gouvernemental » d'expropriation de la Marolle en 1969. Le projet est abandonné.
Project of Sector Plan – Advertizing measures
HISTORICAL PROCESS

BIRTH OF A NEW PHILOSOPHY

1989
Birth of the Region of Brussels

1993
First order for Urban Renewal

1995
« Projet de Ville » - 1st Regional Development Plan

2002
2nd Regional Development Plan

2010
New order: Sustainable Neighborhoods Contracts

2014
A new tool: Urban Renewal Contracts

CONTEXT IN 1989, A NEW APPROACH

5 purposes
Urban observation
3 aspects
GENERAL CONTEXT IN THE CENTRAL NEIGHBOURHOODS OF THE REGION
Quartier de la Rosée
Quartier de la Rosée
A new approach

- The neighbourhood revitalisation programmes take shape
- To improve neighbourhoods for residents
Rue de Jérusalem 2-4 – Chaussée de Haecht
Neighbourhood contract: Jérusalem
Architect: ARJM Architecture & Urbanisme
Project owner: municipality of Schaerbeek
Construction of five dwellings and a medical centre
Conversion of the Brumétal scrap metal yard into a group of seven large dwellings in a pleasant 800 m² space in the interior of a housing block, opening onto the surrounding neighbourhood.
Rue d’Anderlecht, 147
Ancienne Savonnerie Heymans
Neighbourhood contract: Van Artevelde
Architect: MDW ARCHITECTURE
Project owner: municipality of Brussels-City

Conversion of the former Heymans soap factory into 42 dwellings, plus shared amenities and green space
Quai de l’ Industrie
Neighbourhood contract : Heyvaert
Architect : Pierre Blondel Architectes
Project owner : municipality of Molenbeek

Construction of a sports complex and community centre
A NEW APPROACH

5 purposes
Urban observation
3 aspects

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URBAN RENEWAL POLICY IN BRUSSELS
SUSTAINABLE NEIGHBOURHOODS CONTRACTS
INTEGRATED APPROACH, working for and with inhabitants/stakeholders

- Restructuring neighbourhoods in order to restore their functions
- Contract between the Region and a Municipality to guarantee program and funding
**Territorial Approach Area**

Urban Renewal Area

- Rate of unemployment
- Income of the inhabitants
- Density of construction
IMPLEMENTATION TIME FOR THE PROGRAM

<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>OPERATIONAL PHASE</th>
<th>FINALISATION</th>
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<tr>
<td>Year 0</td>
<td>Years 1 ⇒ 4</td>
<td>Years 5 ⇒ 6</td>
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DIFFERENT TIME FRAMES to be reconciled

- Inhabitants
- Politicians
- Administrations
4 TYPES OF ACTION TO RENEW NEIGHBOURHOODS

PROPERTY OPERATIONS

- Production of social housing
- Local facilities and infrastructures
- Productive and commercial spaces
Operations on public space

- **Improve conviviality and accessibility**
- **Restore balance in the relation between motorists and other users**
- **Create green spaces**
- **Create outdoor developments and play facilities**
SOCIOECONOMIC OPERATIONS
ENVIRONMENTAL OPERATIONS
STUDY
Putting together the basic file

STRATEGY: axes, focal points, blocks

- diagnosis of the perimeter
- strategies of revitalisation
- priorities and program
PARTICIPATION OF THE STAKEHOLDERS

ASSEMBLÉES GÉNÉRALES

COMMISSION DE QUARTIER

PROMENADES «DIAGNOSTIC», ATELIERS, VISITES, ETC.

COMMISSIONS DE CONCERTATION ENQUÊTES PUBLIQUES
Neighbourhood Committee

- Public welfare center
- Housing network
- Local job center
- Employment association
- Associations, schools and economic representatives
- Inhabitants
- Region
- French community of Brussels
- Flemish community of Brussels
- Municipality
EXAMPLES OF ACTIVE PARTICIPATION
25 YEARS OF SNC

74 completed programs, with 8 in construction
14 ongoing programs
3 new programs starting end 2019

Total: 88 SNC, since 1994
For each SNC

Region: €14,125,000 (subsidy 95% max of the total)

Municipality: €580,000 (min 5% or more)

Total: nearly €15,000,000

Each year, till 2014 for 4 SNC, total: nearly €60 million / year

25 years: €1,5 milliard
ENVIRONMENTAL "EXAMPLARY BUILDINGS" IN THE SNC

2007-2012: 30 buildings selected
AVERAGE PRODUCTION OF DWELLINGS BY NC
1994 to 2015

Total 1,663 dwellings

Average 22 dwellings / NC
Today, around 108 local infrastructures and around 40 under construction
CQ Escaut-Meuse – Amphora / social grocery

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PUBLIC SPACES 1994 - 2015

- Streets
- Pavements
- Squares
- Surroundings of schools
- Insides of blocks
- Art …
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CQ Jérusalem – Place Houffalize

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CQ Rue Verte
Parc Saint-François

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