

# Using the CLT approach to renovate self-built neighborhood Cova da Moura

*European Network  
Feasibility Study Launch*

20 May 2026

*co-hosted by*



INTERNATIONAL CENTER FOR  
COMMUNITY LAND TRUSTS

*with support from*



*as part of*



# Agenda & Housekeeping

1. Intro
2. Cova da Moura Feasibility Study
3. Pan-European Perspectives on  
CLTs and Renovation
4. Panel Discussion

# Session Guidelines

- **Questions:** Please submit any questions you may have throughout the session in the Q&A box.
- **Recording:** This session is being recorded, and notes will be shared with all participants after the event.
- **Language Access:**
  - This session offers live captions and real-time translation via Wordly.
  - Accept the Zoom prompt in the chat and select your preferred language.
  - Use the chat link to access audio translation in your preferred language.



# GLOBAL COMMUNITY LAND TRUST VIRTUAL SUMMIT

MAY–JUNE 2026

*A six-week series of free online events organized by CLT and community land networks from around the world*



Australian Community  
Land Trust Network

California  
community  
land trust  
network



Canadian  
Network of  
Community  
Land Trusts



CatComm  
CATALYTIC COMMUNITIES



COMMUNITY  
LAND TRUST  
NETWORK

EUROPEAN  
CLT  
NETWORK



FIDEICOMISO  
DE LA TIERRA  
CAÑO MARTÍN PEÑA



FONCIER  
SOLIDAIRE  
FRANCE  
Réseau des organismes  
de foncier solidaire

Greater  
Boston  
Community  
Land Trust  
Network



Minnesota Community  
Land Trust Coalition  
A permanent solution for affordable housing

sosch.  
South of Scotland  
Community Housing

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# Community Land Trusts

The background of the slide is a solid light yellow color. Overlaid on this background is a pattern of small, light yellow dots. These dots are arranged in a grid-like fashion, but the density of the dots varies across the slide, creating a subtle, abstract pattern that resembles a map or a stylized landscape.

Three key challenges

# Rethinking land and housing

Land underlies many of the problems we face today.

The lack of homes people can afford, poor access to decent, quality community spaces and the degradation of our natural environment are all symptoms of land not serving a greater social purpose.

At the same time our systems for land, development, housing and regeneration offer communities no agency to respond to the challenges they face.



## #1 Affordability and security

Despite being a human right, housing is increasingly unaffordable, insecure and out-of-reach.



## #2 Sustainability

The built environment consumes 40% of energy and contributes to 36% of greenhouse gas emissions in Europe.



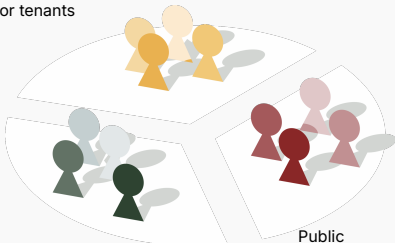
## #3 Agency

Development is often 'done to' communities. They have the greatest stake in the outcome, but limited levers for agency and influence.

# Unique characteristics

Community (organisation)  
**Democratic and inclusive  
governance**

Homeowners  
or tenants

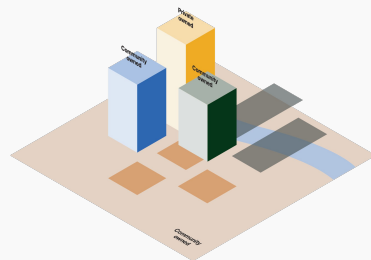


Broader public interest.

Public  
administrations.

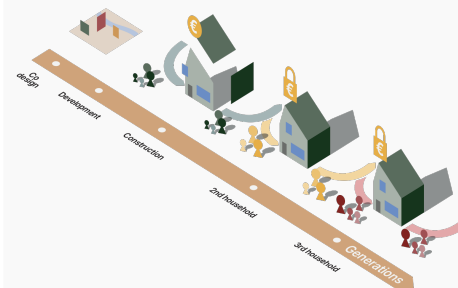
**True participation of  
community and public  
representation.**

Land (ownership)  
**Separate ownership  
of land and buildings**



**Fosters affordable,  
secure tenancy and  
counters speculation  
on land value.**

Trust (operation)  
**Permanently affordable**



**Safeguards investment:  
multigenerational  
benefit.**

Introducing Community Land Trusts

# Community Land Trusts in Europe



**10 countries** (+Italy and Portugal in 2026)



**31,500 homes:**  
6,000 current, 25,500 in development



$\frac{2}{3}$  **community assets** are green spaces and social hubs



Adaptable & flexible:  
**71%** home ownership  
**20%** rental  
**9%** cooperative housing



Combined capital of at least **146 million EUR** (floor)



**Strong partners:** initiated by citizens, social housing providers, local governments and private developers

# Cova da Moura Feasibility Study

# Pan-European Perspectives on CLTs and Renovation



Introducing

# The Upcycling Trust project

## Context:

- Mandatory EU climate targets ([EPBD](#)): zero-emission building stock by 2050
- Housing crisis and energy poverty

## Problem:

- Low-income owner-occupiers not adequately supported by renovation policies
- “Renovictions”, green gentrification: risk increasing the housing crisis

## Goal: ***decarbonisation + decommodification***

- Provide a single integrated tool for addressing both the housing crisis and climate policies

Introducing

# The Upcycling Trust project

2024-2028

## 4 pilot projects:

- Lille (France): neighbourhood scale, vacant social housing
- Rennes (France): private condominiums
- Brussels (Belgium): single private units, split of underoccupied unit, small condo
- Ghent (Belgium): combination of community space and housing units

## Who?

- Local CLTs or OFS
- Public authorities
- Academia
- Local associations



Stay updated: <https://upcyclingtrust.nweurope.eu/about>



Rennes Métropole



## REUSING EXISTING HOUSING FOR LONG-TERM AFFORDABILITY IN RENNES METROPOLE

Rennes Metropole's approach to urban regeneration, energy renovation and anti-speculation mechanisms



Image de référence – Quartier Villejean, Rennes  
© Marc Ollivier / Ouest-France



Image de référence – Rénovation du 14 rue d'Antrain, centre-ville de Rennes  
© Keredes



## Demographic growth facing housing challenges

Rennes Métropole: an area made up of **43 municipalities**

**480,000 residents** in 2026 (including 240,000 in Rennes)

**30,000 social housing applicants** in 2025

**60%** of the land area is **used for housing**

**+ 5 000 inhabitants** per year

→ How can we produce **affordable housing**  
**without expanding** the city indefinitely ?



Image de référence – Tour des Horizons  
© Julie Milin



## Metropolitan housing strategy: producing housing while limiting urban sprawl

### Rennes Metropole housing strategy:

- Respond to strong housing demand
- Deliver 30,000 new homes (2023–2028)
- Limit land consumption and urban sprawl
- Increase the reuse and rehabilitation of existing buildings



**10%** of future housing production through **building reuse and rehabilitation**

→ 500 per year during 6 years (2023-2028)

### CONTINUOUS PRODUCTION OF NEW HOUSING



**Major new developments**  
to accommodate growth and ensure  
housing for all



### REUSE & TRANSFORMATION OF EXISTING BUILDINGS



Vacant housing

Obsolete  
buildings

Office  
conversion

Rehabilitation  
of older housing



## Metropolitan housing strategy: scaling up affordable homeownership through the BRS model



Creation of a metropolitan OFS: FSRM (Foncier Solidaire Rennes Métropole) in 2018

- Objective: deployment of the BRS scheme to secure long-term affordability



### Strong development in new housing production:

- More than 900 housing units delivered since 2018
- Increasing pipeline across the metropolitan area



### A new strategic shift:

- From new developments → to existing housing stock
- First experiments in the historic centre
- Emerging pilots in complex condominium contexts



## Historic centre rehabilitation & BRS experiments

### From urban rehabilitation to long-term affordability strategies

#### **A long-term rehabilitation programme since 2011**

Rennes Métropole is working on the rehabilitation of degraded condominiums in the historic centre

#### **Maintaining affordable housing in the city centre**

A major objective is to preserve access to housing for modest-income households

#### **Recent development: introducing BRS into existing buildings**

More recently, Rennes Métropole has started experimenting with the use of BRS mechanisms within renovated historic buildings

#### **Historic centre rehabilitation is progressively evolving**

from a preservation policy into a long-term affordability strategy



Images de référence - Réhabilitation 14 rue d'Antrain  
© Rennes Centre Ancien



## Upcycling Trust Project Rennes-pilot: focus on Villejean district

### Context

- Villejean: post-war condominium neighbourhood near university campus
- Growing pressure from student co-living in family apartments
- Decline of middle-income and family households
- Increasing social vulnerability in the district

### Project ambition

- Reintroduce socially-diverse families into the neighbourhood
- Preserve affordable family housing in the private market
- Use the OFS model beyond new developments

### Main objectives

- Reduce speculative pressure on housing
- Support social mix and ownership diversification
- Encourage long-term energy renovation in condominiums



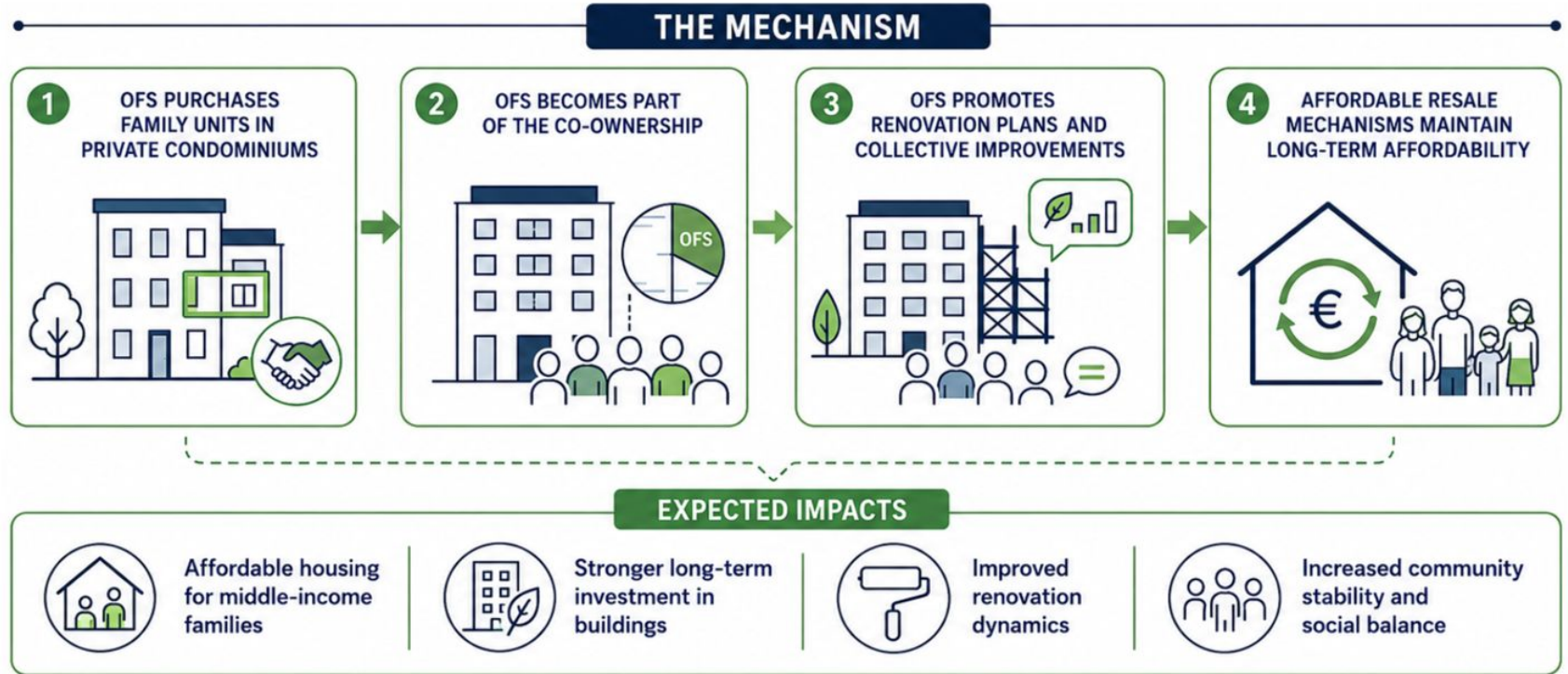
Image de référence – Quartier Villejean, Rennes  
© C. Le Calvé



Image de référence – Quartier Villejean, Rennes  
© Rody



## Upcycling Trust Project Rennes-pilot: OFS intervention pathway





## Conclusion: from isolated projects to a long-term public-interest strategy

### Rennes Métropole is exploring how to combine:

building reuse / energy renovation / CLT-inspired approaches / long-term affordability...  
within existing neighbourhoods and condominiums

### Emerging objectives

- Prevent displacement
- Stabilise neighbourhoods
- Support vulnerable owners
- Reduce speculation
- Link climate transition & housing justice

### Remaining challenges

- Financial complexity
- Strong public involvement



Image de référence – Dalle Kennedy, Rennes  
© Atelier Ruelle

# Upcycling Trust



# Advocacy for CLTs and renovation

- **Local/national climate policies** (ex: Social Climate Plans, National Building Renovation Plans - to be adopted in 2026): CLTs as social safeguard
- **European Union Affordable Housing Plan:** promotes community-led models

## Further ways forwards:

- EU Citizen-led renovation [initiative](#)
- Vacant buildings
- Derelict public housing
- Collective renovation schemes: [AREC project](#)

## Upcycling Trust resources:

- [Manifesto](#)
- *Case studies: fall 2026*
- *Guidance & policy recommendations: 2027*

Stay updated: <https://upcyclingtrust.nweurope.eu/>

## FOR A FAIR RENOVATION MODEL

INTERREG UPCYCLING TRUST  
PROJECT MANIFESTO

By the project partners in Lille, Ghent, Cork, Rennes and Brussels

Europe is at a crossroads between two deeply interlinked and urgent challenges:

- 1 **The climate crisis**, which demands a drastic reduction in energy consumption, carbon emissions and greater climate resilience.

a significantly increased impact, as it combines decarbonisation efforts with decommodification.

It can be used in different contexts:

- **Support low-income owner-occupiers** who cannot afford to finance renovation on their own;

## Keep in Touch!

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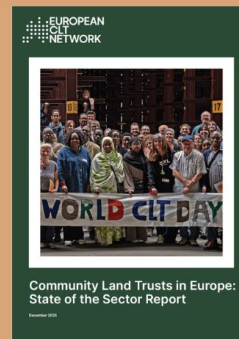
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## Community Land Trusts in Europe: State of the Sector Report Launch

*Insights into CLT impacts delivered and a presentation of pathways to scale.*

**27 May, 2026 | 11:00-12:15 CET**



**Keti Tskitishvili,**  
Director, **The European Community Land Trust Network**



**Sarah Forster,**  
CEO, **The Good Economy**



**Matthew Baldwin,**  
Director General of the EU Commission, **Head of the Affordable Housing Taskforce**



**Geoffrey de Hemptinne,**  
**Real Estate project Developer, Revive**



**Kym Shaen-Carter,**  
**Development Director, igloo**



**Alice Haugh,**  
**Built Environment at Laudes Foundation**

# VIRTUAL SUMMIT EVENTS



**5 MAY**

**ROOTED IN JUSTICE:**  
Centering Underserved Communities in Community Land Trust Practice

**5 MAY**

**TERMOS TERRITORIAIS COLETIVOS NO BRASIL:**  
Aprendizados, desafios e perspectivas

**12 MAY**

**WHAT WE'RE LEARNING IN THE GLOBAL SOUTH:**  
A Conversation on CLTs Across Contexts

**14 MAY**

**CONSTRUYENDO SOLUCIONES A LAS ASPIRACIONES COMUNITARIAS:**  
La experiencia de Puerto Rico con la tenencia colectiva de la tierra

**15 MAY**

**WORLD CLT DAY 2026**

**19 MAY**

**CLTs AS A TOOL FOR COMMUNITY WEALTH BUILDING AND CLOSING RACIAL WEALTH GAP**

**20 MAY**

**EUROPEAN NETWORK FEASIBILITY STUDY LAUNCH:**  
Using the CLT Approach to Renovate Self-Built Neighborhood Cova da Moura

**21 MAY**

**LAND, JUSTICE AND COMMUNITY IN GREAT BRITAIN**

**26 MAY**

**DECOLONIZING COMMUNITY LAND TRUSTS IN CANADA**

**3 JUNE**

**ORGANISME FONCIER SOLIDAIRE/BRs :**  
Une réponse à la crise du logement ?

**9 JUNE**

**MEETING THE MOMENT:**  
Solidarity and Partnerships with Indigenous Peoples in the California CLT Movement

**10 JUNE**

**LAND AND JUSTICE:**  
First Nations Housing and Community Land Trusts in Australia

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Section title

# Title

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