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# Grounding / Establishing Meaningful Co-Production

*Fairville Dialogues in Co-production /  
The Enabler Series  
(15/01/2026)*



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# Programme

- **Introductory Welcome**
- **Four Case Presentations + Responses**
  - **Just Space – Richard Lee**
  - **Appuii – Mariana Tournon**
    - Response: **Beth Perry – University of Sheffield**
    - Comments and reactions from the floor
  - **DWE – Manuel Katzer**
  - **Ville de Tours – Maxime Poumerol**
    - Response: **Claire Benit Gbaffou – Aix-Marseille University**
    - Comments and reactions from the floor
  - **Comments: Myriam Cau – Conseil Francais des Urbanistes**
- **Conclusion + Next Steps**

DIALOGUES IN CO-PRODUCTION  
**ENABLER SERIES #1**  
[www.fairville-eu.org/](http://www.fairville-eu.org/)

## Establishing/Grounding Meaningful Co-Production

**15 January 2026**  
 3-5pm CET / 2-4pm GMT

Drawing on inputs from across Europe (and beyond), this event marks the beginning of a series focused on unpacking critical enablers of meaningful, co-produced city making.

The first event of this series explores three foundational entry points for co-production:

- Strong community networks capable of resisting injustice, sharing knowledge and forming a horizontal base;
- Broadened support for co-production, reflective of a shift in public discourse;
- Accessible, receptive, and capacitated institutions able to engage with the knowledge and ambitions of co-producers.


**With inputs and comments from:**


- Richard Lee (Just Space, London UK)
- Mariana Tournon (APPLU, FR)
- Manuel Katzer (Deutsche Wohnen & Co. enteignen, Berlin DE)
- Maxime Poumerol (City of Tours, FR)
- Beth Perry (University of Sheffield, UK)
- Claire Bénéit-Gbaffou (Aix-Marseille University, FR)
- Myriam Cau (Conseil Français des Urbanistes, FR)





**Facilitation:**  
 Barbara Lipietz, Tim Wickson & Alessio Kolioulis (The Bartlett Development Planning Unit, UCL UK)

**Translation:**  
 French/English, English/French translation will be available throughout the event.

**Registration Link:**  
 To register for the event and receive access to the Zoom link, please input your details [here](#).





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# Introductory Welcome



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# DiC Enablers

- The next phase of the *FV Dialogues in Co-production* series focuses on unpacking four critical **enabling** factors required for community-led co-production coalitions to emerge, embed and deepen their influence over essential city- making and management processes.
- Rooted in the experience and aspirations of Fairville's 8 city Labs, the four areas identified are:
  - **Grounding / Establishing** conditions
  - **Resourcing** models / requirement
  - **Regulatory** innovations and activations
  - **Defending** mechanisms / processes





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# Grounding / Establishing

- Drawing on insights from across Europe (and beyond), the first event of the FV DiC Enabler Series will explore three foundational entry points for meaningful co-production:
  - **Strong community networks** capable of resisting injustice, sharing knowledge and forming a horizontal base;
  - **Broadened support** for co-production, reflective of a shift in public discourse;
  - **Accessible, receptive, and capacitated institutions** able to engage with the knowledge and ambitions of co-producers.





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# Ways to Participate

- **Simultaneous Translation Available**
  - **French > English**
  - **English > French**
- **Throughout the event, we will be taking live notes on Miro. You can access this interactive document via a link shared in the chat.**
- **Please add your own notes / comments in the Zoom chat and we will add as post-it notes on the Miro board**





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# Case Study Presentations



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Co Produce It  
CIC

**Richard Lee**



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# Introducing Just Space

A network of local and London-wide community groups campaigning on planning issues – housing, community assets, environment, economy, food, health, equalities, participation

Formed in 2006 to act as a voice for Londoners at grass-roots level during the formulation of London's major planning strategy (The London Plan)

Community groups support each other in influencing formal plans and policies at scales ranging from city-wide to local.

# Just Space – methods of work 1

## What it is:

A network of organisations/campaigns/groups

Mutual support

Minimum constitution

Tries to work by consensus

Multi-scale

# Just Space methods of work 2

Widening networks and participation

Developing a community-led vision

Co-producing research and evidence

Working with Universities

Community groups setting the priorities

# Publications and Collaborations 1

**Alternative London Plan for a CARING CITY 2026** – in preparation, to be published February 2026

**Just Space Manifesto 2024** [Download here.](#)

**Community-led Recovery Plan for London 2022**

[Download PDF for printing or reading on screen](#)

**Annex 1: The process of the Community Led Recovery Plan – Voices from the community** ([download PDF](#))

**Towards a Community-Led London Plan: policy directions and proposals, 2016** Download: [Just Space A4 Community-Led London Plan](#)

## Publications and Collaborations 2

An updated version of the *Research Protocol 2024*: a [manual / protocol](#) on how activist groups and universities can best work together

London Tenants Federation, Just Space and Prof Loretta Lees, [Estate Watch London & beyond](#), in *Radical Housing Journal*, Vol 2, No 2, 2020.

Bell, Sarah, Richard Lee, Daniel Fitzpatrick and Sona Mahtani (2021)  
“Co-producing a Community University Knowledge Strategy” *Frontiers in Sustainability* 2(48) Free download  
at <https://www.frontiersin.org/article/10.3389/frsus.2021.661572>

## **Publications and Collaborations 3**

**COLLABORATE! London Universities and Community Groups Working Together: A community led initiative. 2019**

**Social Impact Assessment in London Planning 2018** Just Space and staff & students at UCL DPU.

**London for all! A handbook for community and small business groups fighting to retain workspace** Just Space and UCL **2015**

***Demolition or Refurbishment of Social Housing 2014*** London Tenants Federation and Just Space working with UCL Engineering Exchange



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# Mariana Tournon



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# **Ancrer durablement la co-production porteuse de sens**

Projet Fairville

Dialogues en coproduction - jeudi 15 janvier 2026 de 15h à 17h

APPUII (Alternatives pour des projets urbains ici et à l'international)

Mariana Tournon

[mtournon.appui@gmail.com](mailto:mtournon.appui@gmail.com)



Alternatives pour  
des projets urbains  
ici et à l'international

10 ans  
d'APPUI

Venez célébrer notre  
anniversaire le  
11 juin 2022



## 10 ans aux côtés des habitants des quartiers populaires

Composée de professionnelle.s, d'universitaires (enseignant.e.s-chercheur.e.s et étudiant.e.s), et de militant.e.s des quartiers populaires, APPUI intervient à la demande des habitant.e.s impacté.e.s par des projets urbains. Par son apport technique, juridique et méthodologique, APPUI pose les conditions d'un dialogue avec les différents acteurs du projet, rappelle que les habitant.e.s sont aussi des acteurs qui peuvent se faire entendre et influencer les décisions concernant leur environnement, et permet d'explorer des alternatives plus justes. APPUI constitue un réseau de compétences solidaires au service des habitant.e.s

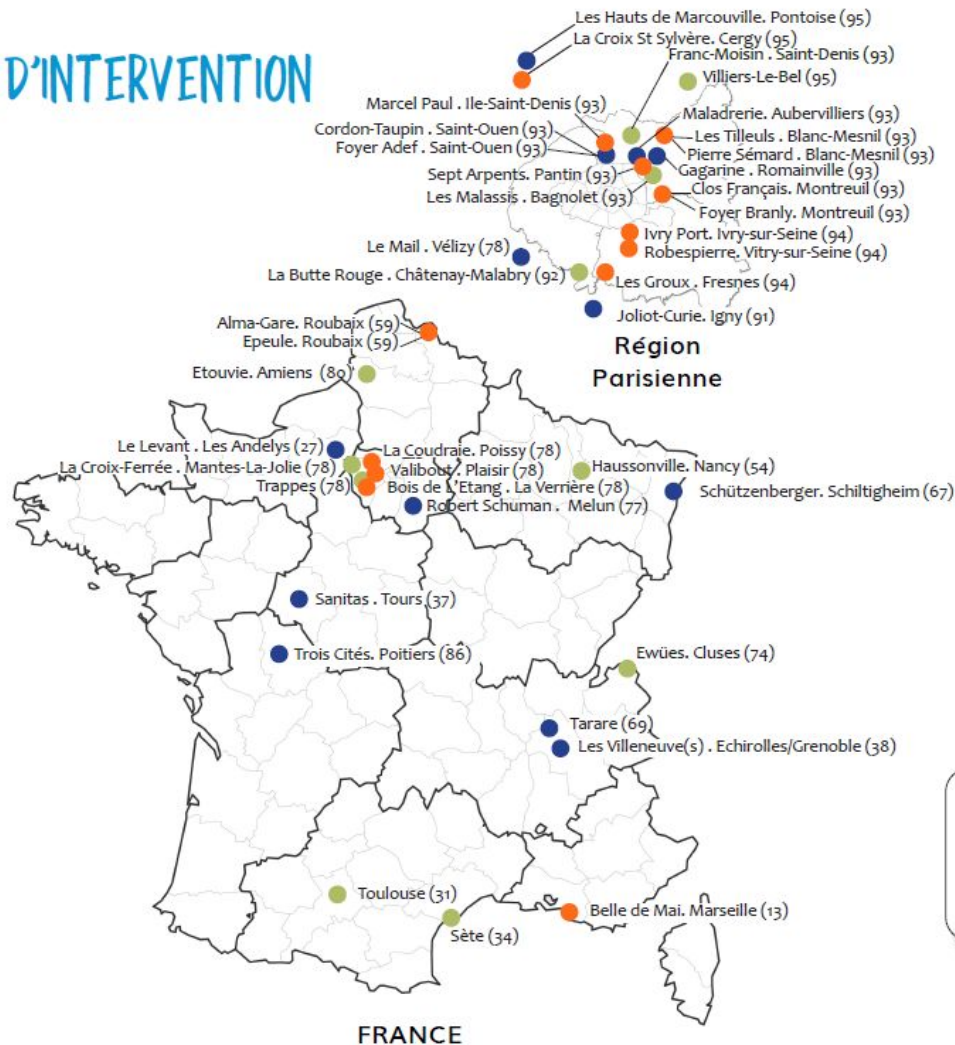
Depuis dix ans, une centaine de bénévoles actifs, des centaines d'étudiant.e.s d'architectures et d'urbanisme, une dizaine de stagiaires et services civiques, et sept

salié.e.s ont fait vivre et font vivre APPUI. L'association est intervenue dans une trentaine de quartiers populaires de France, ce qui a permis de faire entendre une voix peu audible et parfois de modifier certains projets. A travers plusieurs compagnes d'interpellation des élus, l'organisation d'événements de mise en réseau de compétences, et la participation à d'autres dynamiques nationales aux côtés d'acteurs associatifs et institutionnels, notre ambition est de changer durablement la manière de produire la ville en y intégrant les premiers concernés.

Cette célébration des dix ans d'APPUI donne la parole à ceux qui revendiquent d'agir sur leur quartier et se mobilisent pour construire une ville plus juste et durable.



# LES TERRAINS D'INTERVENTION



- Intervention pérenne
- Intervention ponctuelle
- Intervention de conseil

# ***Les points clefs du soutien aux collectifs***

- Décrypter les projets pour mieux les contester: arpentage des documents règlementaires, co formation sur les projets
- Accompagner les habitant.es pour faire respecter leurs droits (relogement, logement digne, droit à la concertation...)
- Porter des recours juridiques contre les projets (permis de démolir, création de ZAC, etc.)
- Mettre en lien les collectifs avec des architectes et proposer des alternatives aux projets urbains imposés
- Interpeller les pouvoirs publics et les médias

# L'interpellation du service hygiène de la Ville

## ② finitions de la cabine de douche mal faites

Pièce : salle de bain

Date de début de pathologie : depuis les travaux de la salle de bain, il y a un an

Constats liés aux travaux : dégât des eaux suite à la mauvaise réalisation des travaux (paroi jaune et gondole)

Autre constat : traces survenues relativement vite depuis les travaux



## ③ traces d'humidité sous le linoléum

Pièce : salle de bain

Date de début de pathologie : depuis les travaux de la salle de bain, il y a un an

Constats liés aux travaux : traces rosâtres sur le linoléum, sensation d'irrégularité du sol au toucher

Autre constat : traces survenues relativement vite depuis les travaux



*Extraits d'une fiche logement faite en mars 2025*

# Les interpellations par les médias



HABITAT REPORTAGE

## « En hiver, on gèle ; en été, on crève de chaud » : à Montreuil, l'enfer des mères du quartier de la Noue

Dans la cité du Clos-Français, les habitants se retrouvent démunis face aux pics de chaleur dans des logements dégradés. Le projet de rénovation de ces barres, débuté en 2022 et trop retardé, épuise ses locataires, qui se retrouvent piégés dans des bouilloires thermiques, où prolifèrent aussi moisissures, fuites et souris.

Yannis Angles et Margaux Houcine (photos) - 21 juin 2025 à 13h46



Bâtiment A, hall 3. Dans l'appartement exposé plein sud que Céline partage avec sa fille de 18 ans, les fenêtres sont toujours ouvertes, faute d'aération fonctionnelle. © Photo Margaux Houcine

**MONTREUIL** | Menaces, accident mortel, retards, soupçons d'amiante... La réhabilitation des 400 logements est un long calvaire. Est Ensemble Habitat évoque une fin des travaux d'ici à l'été.

## Le « chantier maudit » du Clos-Français

Elsa Marnette

**POUR SAMY**, un habitant du Clos-Français, à Montreuil, « c'est un chantier maudit, c'est de la folie ». Ce quartier situé à la lisière de Bagnolet, non loin de la Croix-de-Chavaux est le théâtre d'un ambitieux projet de rénovation urbaine – partagé avec le quartier voisin de La Noue – qui prévoit la réhabilitation de plus de 800 appartements (dont 400 au Clos-Français), la démolition d'une centaine d'autres et la construction de logements sociaux et privés. Sans compter le réaménagement des voiries et des espaces publics et la promesse de voir s'installer des commerces au rez-de-chaussée des nouvelles constructions.

En 2021, l'Agence de rénovation urbaine (Anru) a accordé plus de 70 millions d'euros à la municipalité pour mener à bien ce projet. Entamé deux ans plus tard, le chantier a accumulé les difficultés et les moments de tension. Il a été émaillé par des menaces



Montreuil, le 14 mars. Outre la rénovation des appartements, le projet prévoit la démolition d'une centaine d'autres et la construction de logements sociaux et privés.

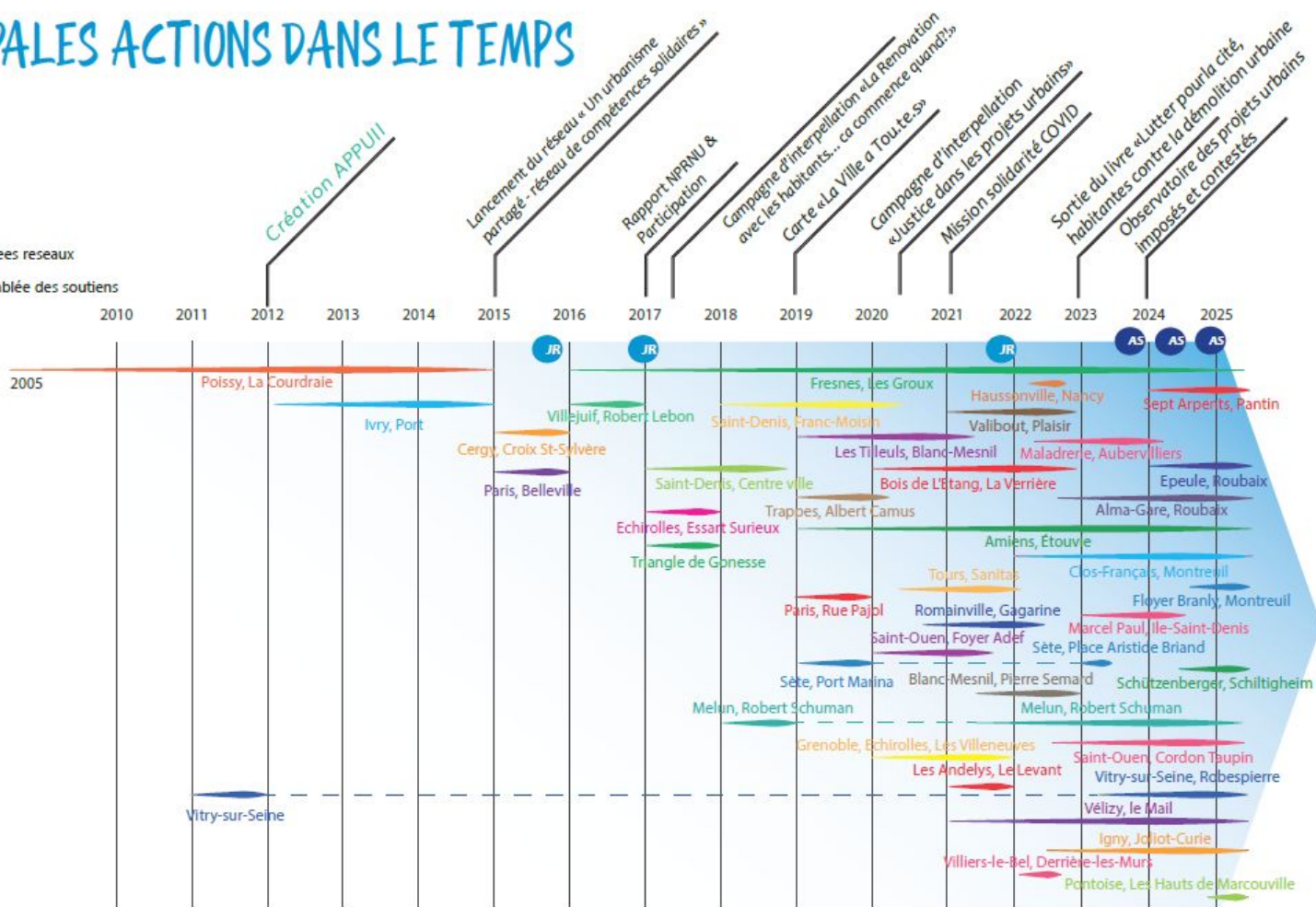
sent toujours dans le bâtiment, c'est habituel, mais cela se fait dans de mauvaises conditions pour les locataires », poursuivent leurs représentants.

### La galerie commerciale sera démolie

Est Ensemble Habitat ne conteste pas ces difficultés – « un chantier de réhabilitation est souvent source de mésances » –, mais il assure tout mettre en œuvre pour « les minimiser au maximum » : « avis de passage notifiés quinze à sept jours avant », « interventions reprogrammées en fonction des disponibilités des locataires... ». Les travaux dans les logements devraient prendre fin d'ici l'été, ajoute le bailleur, et les travaux dans les parties communes et sur l'enveloppe du bâtiment se termineront à l'automne.

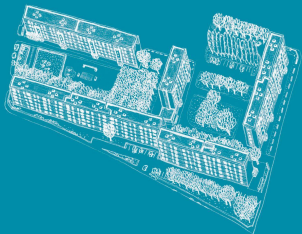
# PRINCIPALES ACTIONS DANS LE TEMPS

- JR Journees reseaux
- AS Assemblée des soutiens



# LUTTER POUR LA CITÉ

Habitant.es face  
à la démolition urbaine



## APPUI c'est aussi :

Des missions transversales :

- un ouvrage: *Lutter pour la cité*
- L'observatoire des projets imposés et contestés



# *Du plaidoyer*

- Accompagnement sur l'écriture d'une loi "Pour la démocratisation de la rénovation urbaine"
- Campagnes d'interpellations
- 3 propositions clefs:
  - Désignation d'une institution neutre et garante de la co-construction
  - Création d'un fond d'interpellation citoyenne
  - Organisation d'assemblées de comptes à rendre





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# Beth Perry

## University of Sheffield



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# Q&A and Discussion



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# WII DEUTSCHE WOHNEN & CO ENTEIGNEN



Manuel Katzer



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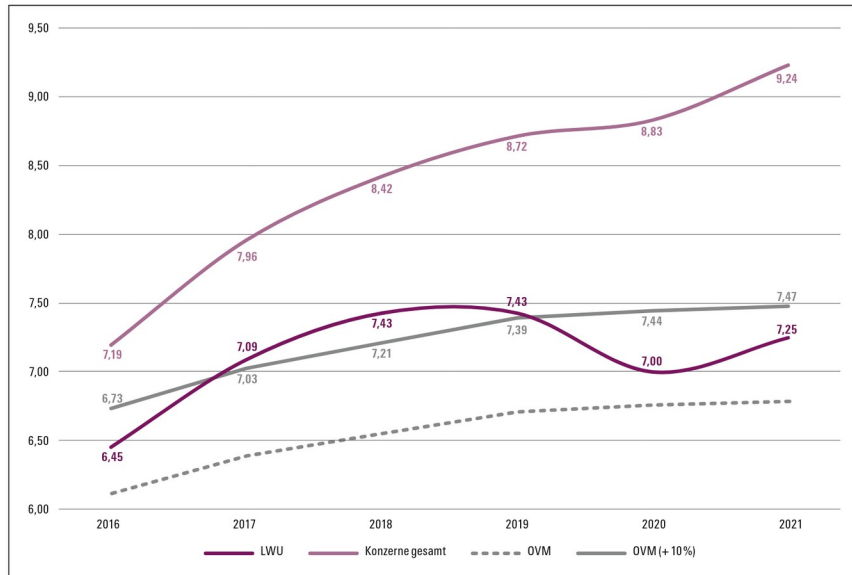
**Ja!**  
zum Volks-  
entscheid  
am 26.09.

Deutsche  
Wohnen & Co  
enteignen!  
unterschreiben

Transfere de  
Heimo M  
Sonntag  
Ich bin dabei bei der  
 Kneipentour am 25.10.  
 Späti-Tour am 28.10.  
 Keine Lust  
 Super Aktion, leider keine  
Zeit!  
Voter

/// DEUTSCHE  
WOHNEN & CO  
ENTEIGNEN

## New contracts



Quelle: Geschäftsberichte der Unternehmen

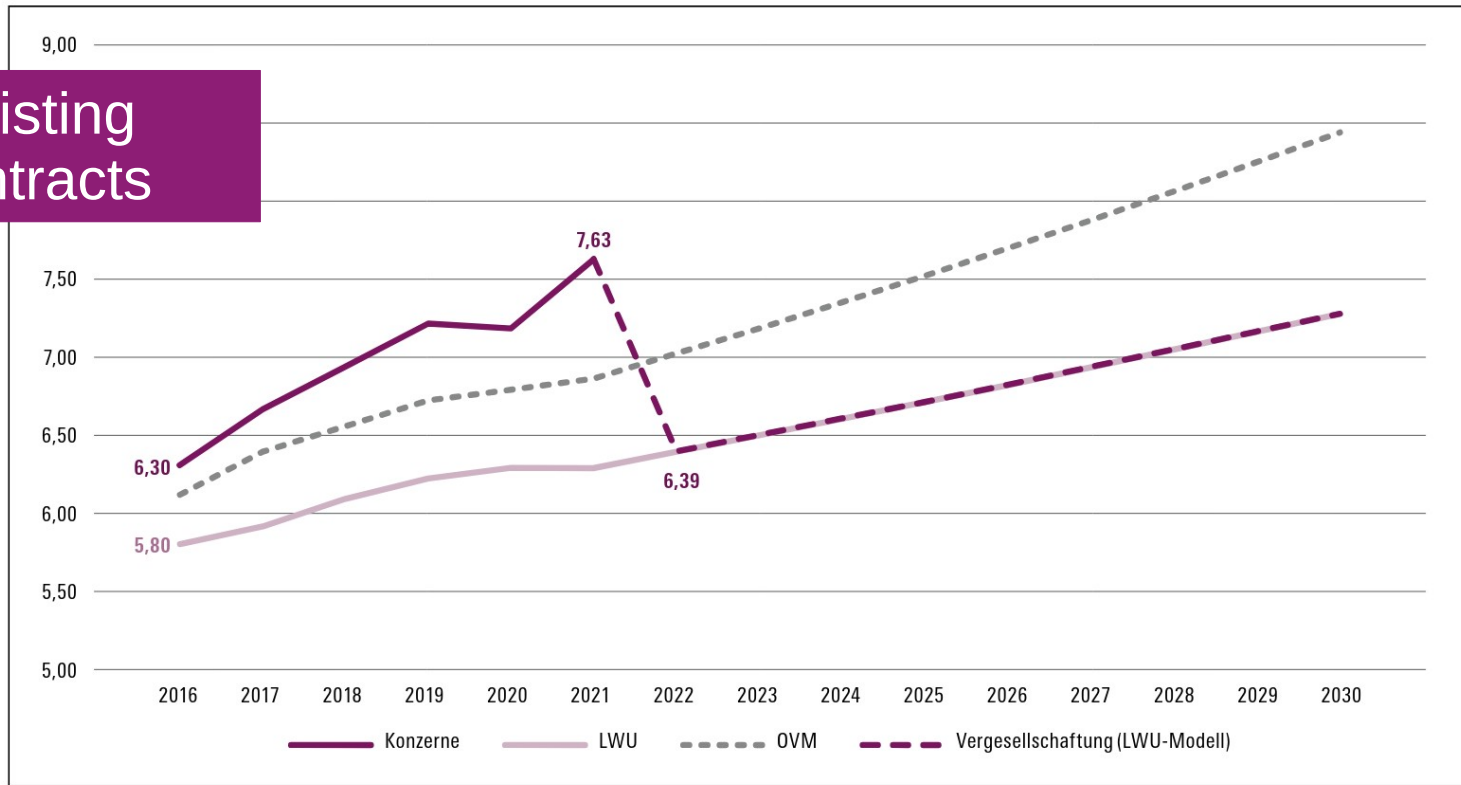


15,79 €/m<sup>2</sup>  
(2025)  
CBRE/Berlin Hyp

Bernt, Holm, 2022, <http://hdl.handle.net/11159/12737>

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## Existing contracts



Quelle: Geschäftsberichte der Unternehmen und Trendfortschreibung

Bernt, Holm, 2022, <http://hdl.handle.net/11159/12737>

# Financialized Housing

## Our Homes as speculative assets

- *Public housing sold to financialized landlords on BIG scale*
- *Rents **doubled** (!) over ten years due to profit extraction*
- *Housing treated as asset, not as place for living*
- *Around half of salary spent on rent each month*
- *People displaced, isolated, locked into unsuitable apartments*
- *Tenants are freezing, live in fear, face rising rent-induced poverty*

# Article 15

## Of the German constitution (Grundgesetz)



*„Land, natural resources and means of production may for the purpose of **socialization** be transferred to public ownership or other forms of public enterprise by a law that determines the nature and extent of compensation ....“*

# Article 15

## Of the German constitution (Grundgesetz)



### In theory:

The legislature could pass laws **tomorrow** that would free public services - such as housing, healthcare, energy, etc. - from the clutches of financialization!

*„Land, natural resources and means of production may for the purpose of **socialization** be transferred to public ownership or other forms of public enterprise by a law that determines the nature and extent of compensation ....“*

# Socialization (=Expropriation)



- *We propose:*
  - *Every company that owns more than **3000 apartments** in Berlin is expropriated*
  - *~**220.000 apartments** are re-gained from private, financialized ownership into public/common hands*

# Timeline

- September 2021: first referendum -> **59.1% of voters said YES**
- State government delays implementation  
→ June 2023: Expert commission:  
**Socialization = best solution.**
- September 2025: First Socialization law ever released
- (Hopefully) 2026: Begin of second (more binding) referendum  
*will take several years again..*
- **SOCIALIZATION OF ~220.000 apartments**

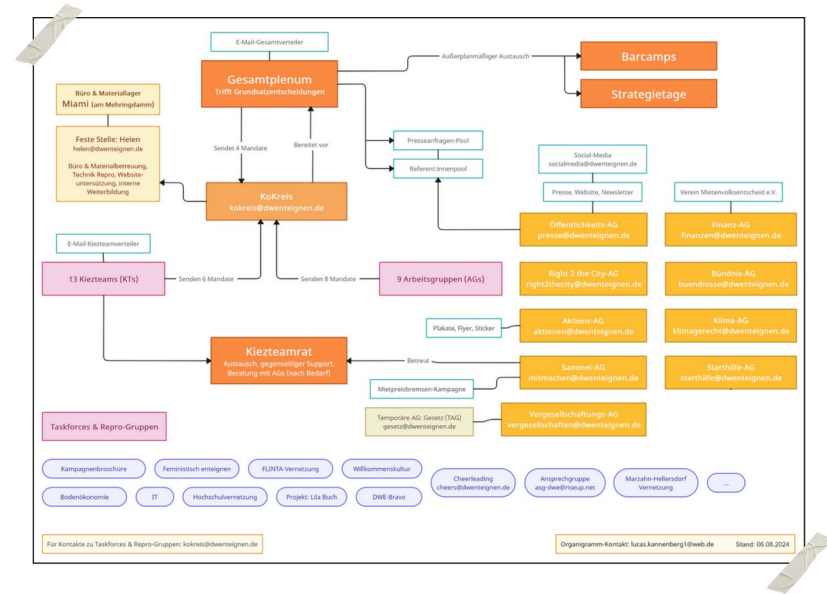


# Building Blocks and Learnings

- *Organization → Distribution of power / knowledge*
- *Accessibility*
- *Aesthetics → Create your own images*
  
- *Press and Politics → know what you want*
- *Conflict management*
- *Clear Vision / Goal*
- *Donation funded*

# Organization

- **Main assembly (majority vote)**
- **Coordination group (elected)**
- **Local groups in the districts**
- **Topic – focused groups**
- .....



→ democratic decisions, clear, transparent, permeable hierarchies, topics are discussed / worked on where it makes sense

# Accessibility

[dwenteignen.de/en/mitmachen](https://dwenteignen.de/en/mitmachen)

- ***No knowledge / experience needed to contribute***
- ***Onboarding!!***
- ***Skill sharing – everyone can learn (almost) everything***
- ***Empowering others to learn my skills is valued more than doing it myself***
- ***Buddy systems***
- ***Awareness structures***
- ***Language translation work***



„you are only part of the movement if you are assigned to a role“

**ENTEIGNEN**

# Aesthetics

- **Create your own images!**
  - **Press conferences, cheerleading, every event is ,grammable‘**
- **Visual design – Brand identity** (<https://www.aufsiemitgebruell.de/>)
- **Campaign has 1000 speakers = identities**
  - **this also avoids power concentration on individuals!**
- **Positive, powerful, playful, professional**



<https://www.youtube.com/@dwenteignen/videos>

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# Further reading

- **Most important:**

<https://dwenteignen.de/en/material?tag=alle>

(mostly in German, but e.g. autotranslate in Chrome works

- All important documents:

the law we wrote, explanations, strategy papers, cost calculations..

- Recent Book by one of the founding members (for strategy and learnings!!)

<https://brumaireverlag.myshopify.com/products/das-laute-berlin>

- Book from 2024 (in English, free pdf)

<https://www.cambridge.org/core/books/radically-legal/7DB8C3F3E9272466A3926DCE9006CFBE>

- Berfelde/Heeg (2024) (and references)

<https://www.housing-critical.com/home-page-1/struggling-with-and-through-knowledge-productio>

The screenshot shows the website [dwenteignen.de/en/material](https://dwenteignen.de/en/material). The page has a yellow header with a logo and navigation links: Arguments, About us, Donate. A language selector is set to English. A search bar contains the word "material". Below the header, there is a notice: "Unfortunately, we are currently not able to provide translations of this content." A navigation bar includes links for ALL, COOPERATIVES, DRAFT LAWS, COSTS/FINANCES, TENANTS, PRESS PHOTOS, SOCIALIZATION, and REFERENCUM. The main content area lists several articles with expandable sections:

- Images for the press** (reached) - January 1, 2030
- Study: Refinancing options in socialized housing stock** (continued) - November 9, 2025
- Socialization Act** (new Law) - September 26, 2025. Includes a summary: "The first draft of our socialization law is here – four years after Berliners voted in favor of socialization on September 26, 2021. Here you can download our law, the explanatory memorandum, and all the important facts summarized." It also has links for Socialization Act, Reason, and Fact Sheet.
- Climate-friendly living!** (tweets) (book launch) - October 30, 2023
- Summary of the final report of the expropriation commission** (continued) (book launch) - July 1, 2023
- Final report of the expert commission** (book launch) - June 28, 2023
- Public Housing - Public Good** (book launch) - January 9, 2023

At the bottom right, there are two book covers: "RADICALLY LEGAL: Berlin Constitutes the Future" by Joanna Kusiak and "DAS LAUTE BERLIN" by Heeg and Berfelde.

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VILLE DE   
**TOURS**

**Maxime Poumerol**



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# Claire Bénit-Gbaffou

## Aix-Marseille University



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# Myriam Cau

## Conseil Français des Urbanistes



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# Next Steps and Upcoming Events

*January to June 2026 Programme*



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# Upcoming Fairville Events + Collaborations

## Fairville DiC Series

**DiC Enabler 2: Resourcing for Coproduction (12/02/2026)**

**DiC Enabler 3: Regulating for Coproduction (12/03/2026)**

**DiC Enabler 4: Defending Coproduction (16/04/2026)**

**DiC #6: Community Based Co-production: Learnings from France and Brazil (12/05/2026)**

**DiC #7 Series Round-Up (11/06/2026)**

## UCL Knowledge Exchange: [Re]Claiming Co-Produced Housing Dialogues

**S2: Advancing housing and climate justice through co-production (22/01/2026)**

**S3: Resourcing for Co-production (12/02/2026)**

**S4: Regulating for Co-production (12/03/2026)**





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