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# Regulating for Meaningful Urban Co-Production // Le Droit en Faveur d'une Co-Production Urbaine Transformatrice

*Fairville Dialogues in Co-production - The Enabler Series/Leviers de la Co-production*

+

*[Re]Claiming Co-Produced Housing Dialogues*

*(12/03/2026)*



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# Technical Instructions

## Technical Instructions

**Interpretation channels** (original, English, French)

Write your **name and organization** in your username and/or in the chat

Note your **questions in the chat**

**Please mute yourself** when not speaking

Please note that we will be **recording the session**

## Instructions techniques

**Canaux d'interprétation** (original, anglais, français)

Inscrivez  **votre nom et votre organisation** dans votre nom d'utilisateur et/ou dans le chat.

Notez vos **questions dans le chat**

**Veillez** vous **mettre en sourdine** lorsque vous ne parlez pas

**La session sera enregistrée.**





# Welcome + Introduction // Bienvenue + Introduction



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*Welcome / Intro // Bienvenue et introduction*

*Case Studies // Cas d'étude*

**Ex Asilo Filangieri Napoli** – Maria Francesca de Tullio

**European CLT Network** – Keti Tskitishvili

*Comment // Commentaire*

**Eva Álvarez de Andrés** – Universidad Politécnica de Madrid

*Q&A from the floor*

*Case Study // Cas d'étude*

**ALDA** – Malika Peyraut

*Comments // Commentaires*

**Claire Colomb** – University of Cambridge

**Irene Escorihuela Blasco** – ODESCA

*Q&A from the floor // Questions / Commentaires*

*Conclusion + Next Steps // Conclusion + étapes suivantes*

# Programme



DIALOGUES IN CO-PRODUCTION  
ENABLER SERIES #3  
www.fairville-eu.org



## Regulating for Meaningful Urban Co-Production at Scale



**12 March 2026**

3-5pm CET / 2-4pm GMT

This session asks:

- What is the role of regulation in opening (or closing) pathways towards more just and democratic city making in Europe?
- What can we learn from campaigns seeking to shape regulation by and for urban co-production?

**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](#).

**With inputs and comments from:**

- Maria Francesca de Tullio - Ex Asilo Filangieri Napoli
- Keti Tskitishvili - European CLT Network
- Malika Peyraut - ALDA
- Eva Álvarez de Andrés - Universidad Politécnica de Madrid
- Irene Escorihuela Blasco - ODESCA
- Claire Colomb - University of Cambridge



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# Fairville's DiC *Enablers* // *Dialogues sur les leviers de la co-production*

- Fairville's *Dialogues in Co-production – Enablers 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 processes.
- Rooted in the experience and aspirations of Fairville's 8 city Labs, the four areas explored are:
  - **Grounding / Establishing** conditions (Jan 2026)
  - **Resourcing** mechanisms / requirements (Feb 2026)
  - **Regulatory** innovations and activations (**today**)
  - **Defending** mechanisms / processes (16 April 2026)
- Les *Dialogues Fairville sur les **Leviers** de la Coproduction (CP)* explorent quatre facteurs clés permettant l'émergence et la consolidation d'une d'une fabrique urbaine inclusive et co-produite.
- Ancrés dans l'expérience et les aspirations des 8 Fairville Labs, les quatre facteurs explorés sont :
  - Les conditions **d'ancrage** de la CP (Jan 2026)
  - Mécanismes de **financement et de soutien** (Feb 2026)
  - Innovations et mise en oeuvre de processus **réglementaires** en faveur de la CP (**aujourd'hui**)
  - Mécanismes de **protection** de la CP (16 avril 2026)



# [Re]claiming Co-Produced Housing Europe Dialogues

Four-part online Knowledge Exchange Series, building upon and complementing the Fairville project / Serie de dialogues/échanges en ligne, en complément au projet Fairville.

Convening social movements, civil society, academia, professionals, and local governments from Europe and other regions / Regroupant habitant.e.s, militant.e.s, associations de la société civile, universitaires, professionnel.le.s, et collectivités locales d'Europe et au delà.

Thematic Focus: Protecting, Democratizing and Expanding Co-Produced Affordable Housing / Centrée sur: La protection, la démocratisation et l'expansion de l'habitat co-produit

Objectives: To connect a strategic group of organizations, deepen reflections on co-produced housing initiatives/policies, and share advocacy propositions / Objectif: mettre en lien un groupe stratégique d'organisations, approfondir les réflexions sur l'habitat co-produit et échanger sur des campagnes d'interpellation.



<p><b>Moment of Opportunity:</b> Just launched first-ever European Affordable Housing Plan (EAPH)</p>	<p><b>Moment opportun:</b> Lancement du premier Plan européen pour le logement abordable</p>
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# Regulating

Drawing on insights from across Europe (and beyond), this session explores regulatory innovations and activations with potential to support transformative / meaningful co-production processes at scale. In broad terms this session asks:

- What is the role of regulation in opening (or closing) pathways towards more just and democratic city making and co-produced affordable housing in Europe?
- What can we learn from campaigns/alliances seeking to shape regulation by and for urban and housing co-production?

À partir d'exemples européens (et au delà), cette session explore le rôle du droit comme levier d'action pour faciliter ou ancrer les pratiques de co-production transformative. En particulier, la session soulève les questions suivantes:

- Comment enraciner la co-production de villes plus justes et démocratiques en Europe par la régulation?
- Que nous apprennent les mobilisations visant à proposer des dispositifs pour une co-production urbaine / co-production de l'habitat?





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# Ways to Participate // Participation

- **Simultaneous and Chat 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 comments in the Zoom chat** and we will add as post-it notes on the Miro board
- **Traduction simultanée**
  - Français > Anglais
  - Anglais > Français
- **Nous prendrons des notes sur Miro tout au long de la session.** Vous pouvez accéder au document interactif grâce au lien dans le chat.
- **Merci d'ajouter vos notes et commentaires dans le chat Zoom** et nous les ajouterons au Miro board via des notes post-it.





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# Case Study Presentations // Cas d'étude



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*l'asilo*

EX ASILO FILANGIERI | NAPOLI

**Maria Francesca de Tullio**



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**REGULATING  
MEANINGFUL URBAN  
CO-PRODUCTION AT  
SCALE  
L'ASILO (NAPLES)**

In a phase of crisis and distrust towards political representation, commons became a way to rethink political organisation and practice new horizontal, non-competitive and inclusive relationships, as an alternative to patriarchal and competitive logics

# COMMONS IN THE ITALIAN DEBATE

Rodotà Commission (2007)

Commons as functional to  
fundamental rights, also in  
favour of future generations

Movement for Water as  
commons (2011)

Public and participatory  
management

Emerging commons and  
urban civic and collective use  
(2012)

# COMMONS AND AUSTERITY - THE ITALIAN CASE

Law 85/2010

*Federalismo demaniale*  
"Federalism of public  
property"

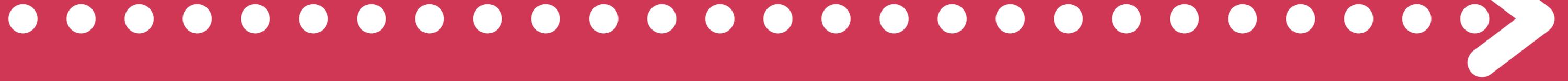
Fiscal compact (2012)

Constitutional law n. 1/2012  
Constitutionalisation of  
budget balance



**Urban Civic and  
Collective Use in  
l'Asilo**





### Occupation (2012)

Cultural and artistic workers liberated an underused space to give it back to the city

### Declaration of Urban Civic and Collective Use (2015)

Written by horizontal and open assemblies with the method of consensus

### Recognition with City Government

Resolutions (2012, 2015, 2019, 2021)

Recognition of the Declaration and the 'civic profitability' of the experience

### Why civic use?

A legal precedent for 7 (recognised) and 12 (in total) commons in Naples and many others around Italy

- Mare Libero (Free sea) - Against the privatisation of the coastline
- Rete SET (Southern European Cities Against Touristification)
- Regeneration of formerly industrial Bagnoli area
- ...

**CONNECTED  
STRUGGLES**



# **Commons and Participatory Institutions**



Local democracy as an opportunity for legal experimentation and creation of new institutions

Massa Critica: “An administration lasts five years, we are Neapolitan all life long”

**THE NEAPOLITAN  
MUNICIPALIST  
PATH**

# Observatory on Commons

«A new institution that has the power to modify and make proposals on deliberations of the Council and proposals to the Council, on a wide range of issues, which do not only concern common goods, but also fundamental rights, participatory democracy and all that varied world of acts that can be included in neomunicipalism».



«The Council's objective ... is to overturn local public finance as a lever for territorial speculation. But let us now take small steps. We believe that some parts of the debt of the Municipality of Naples, and of local authorities in general, are not only "unjust" but also "illegitimate", "illegal" and "odious" because they were not contracted in the collective interest».

## Council of Audit on public debt



# **The New Administrator and the Next Generation EU**



"provision [...] of an advance and qualified justification, by the local authority, for the choice or confirmation of the self-management model for the purposes of efficient management of the service, which gives an account of the reasons that, in terms of economic and quality, of the investments and service costs for users, justify the non-recourse to the market, also in relation to the results achieved in previous self-production managements;

**572. The disbursement of the contribution referred to in paragraph 567 is subject to to the signing, by 15 February 2022, of an agreement for the deficit recovery and investment revival between the President of the Council of Ministers or his delegate and the mayor, in which the municipality commits [...] own resources equal to at least one quarter of the annual contribution, to cover the deficit and to repay financial debts, through part or all of the following measures**

- increasing taxes and improving tax collection
- valorisation of public real estate
- cut to administrative expenditure
- ‘rationalisation’ of publicly owned companies

## The attempt to neutralise commons

- the request for economic sustainability
- the appointment of an expert group and private actors to guide participatory processes
- the introduction of less conflictual forms of management of public spaces - pacts of collaboration



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# EUROPEAN CLT NETWORK

## Keti Tskitishvili



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# Eva Álvarez de Andrés

## *Universidad Politécnica de Madrid*



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# Comments and Questions // Questions et Commentaires



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# ALDA

## Malika Peyraut



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# Le droit en faveur d'une co-production transformatrice

L'exemple du Pays Basque  
Association Alda

**Le droit  
d'avoir  
un logement  
passe avant  
celui d'en  
avoir deux !**



Dans les années à venir, 20 000 résidences secondaires supplémentaires sont prévues en Pays Basque. Beaucoup proviendront du rachat de logements jusqu'alors loués à l'année. Leurs locataires se retrouveront à la rue. Les loyers vont exploser. Ça suffit !

[WWW.ALDA.EUS](http://WWW.ALDA.EUS)



# ALDA

POUR FAIRE ENTENDRE

NOS VOIX !





Impulser une réglementation ambitieuse par la mobilisation citoyenne : l'exemple du règlement de compensation

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# Crise du logement :

## 5 urgences

1- Plafonner les loyers

2- Garantir  
le logement social

3- Réhabiliter  
les logements vacants

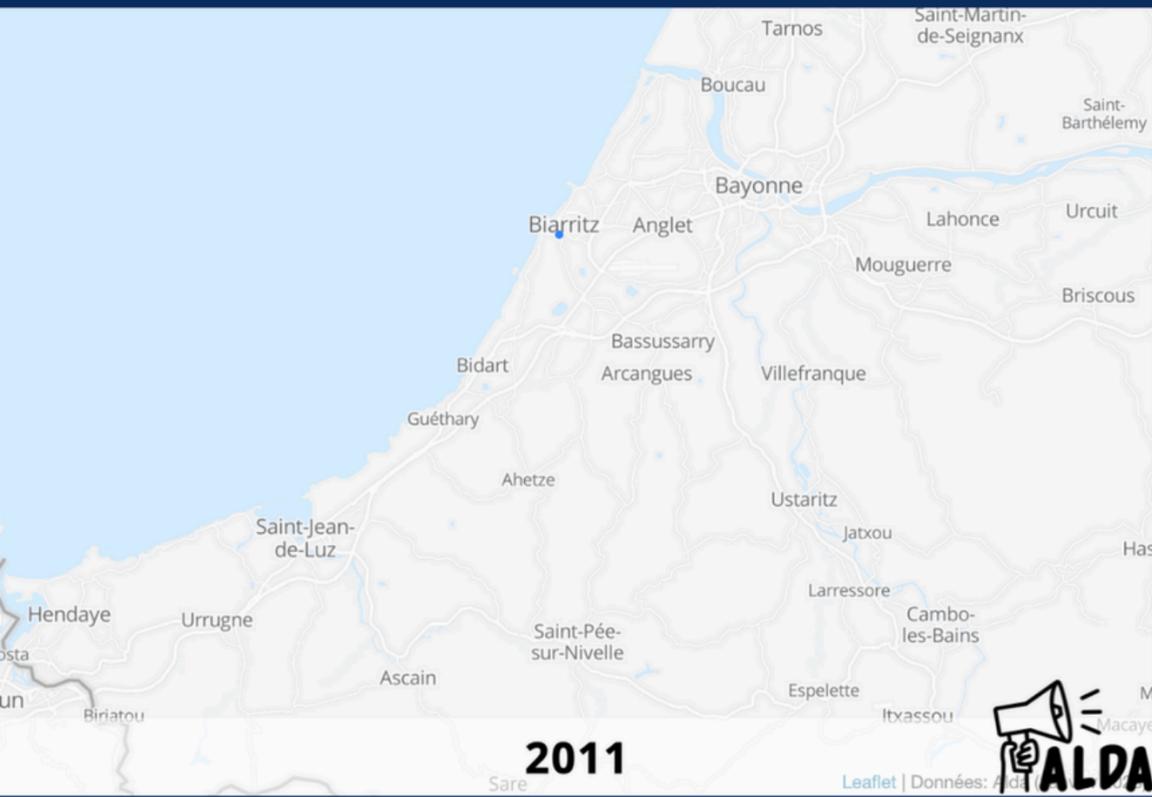
4- Stopper  
les résidences secondaires

5- Protéger  
les locations à l'année

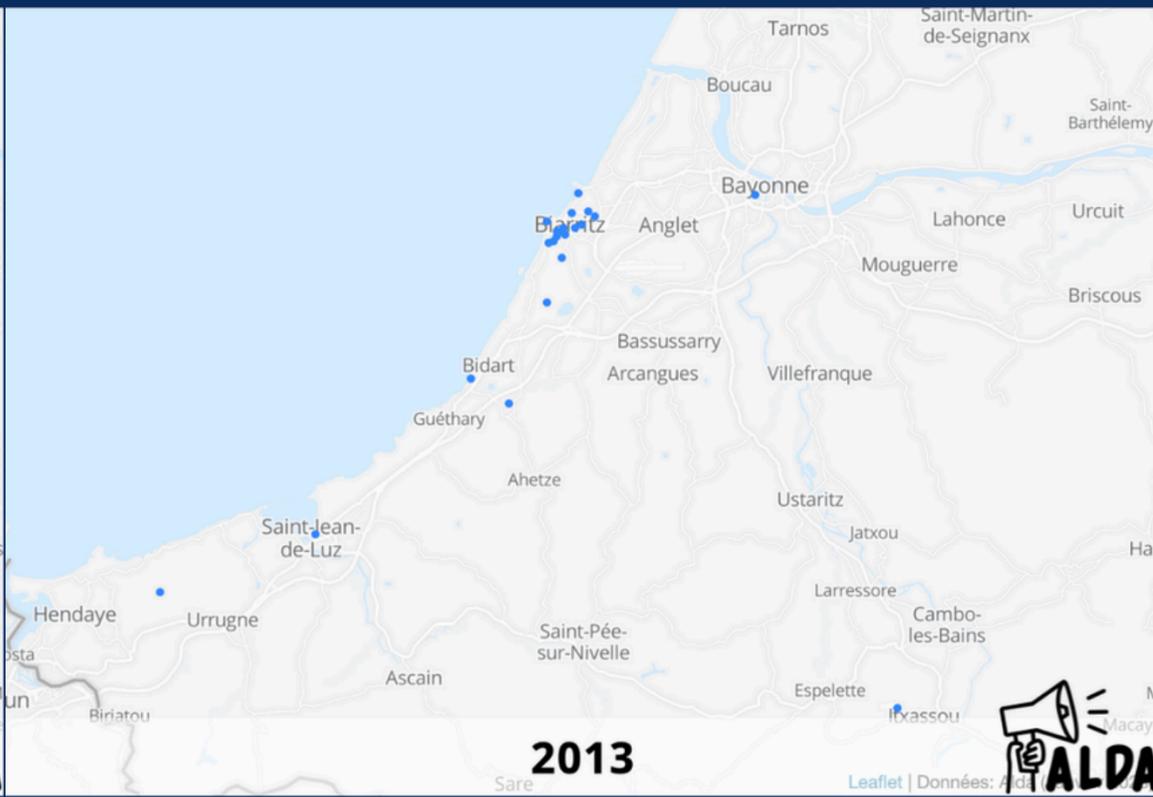


Ensemble, nous pouvons changer  
la situation du logement en Pays Basque.  
Rejoignez Alda, renforcez son action !

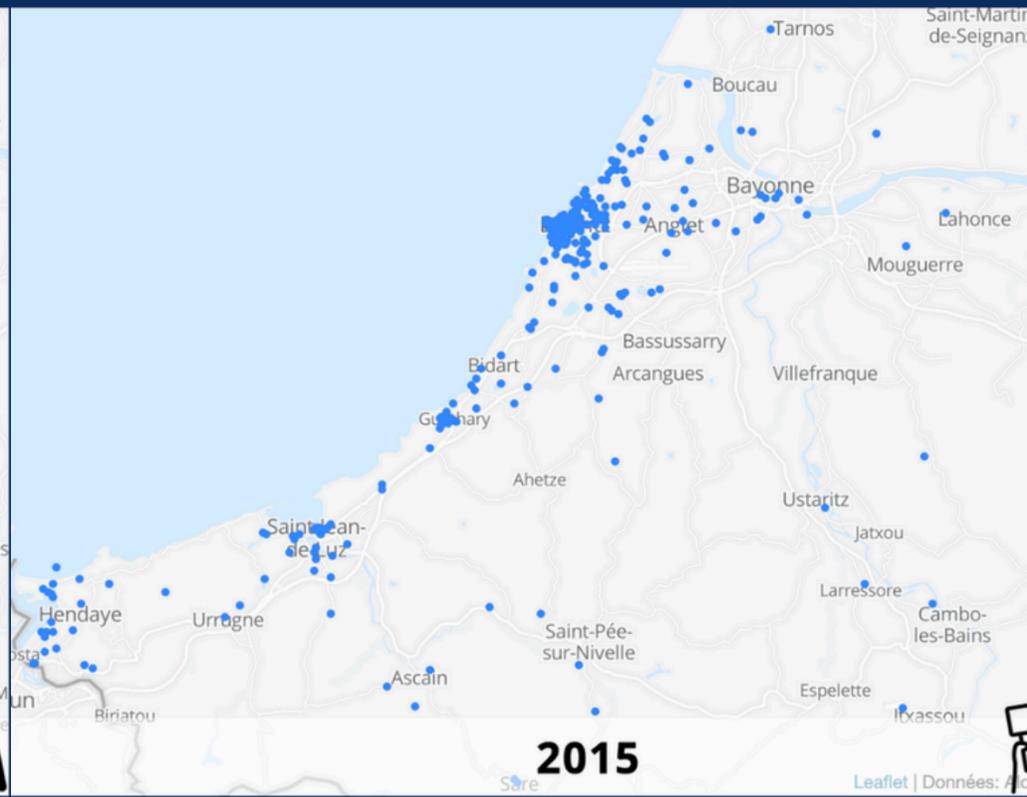
RETROUVEZ ALDA SUR LES RÉSEAUX SOCIAUX ET SUR SON SITE [WWW.ALDA.EUS](http://WWW.ALDA.EUS)



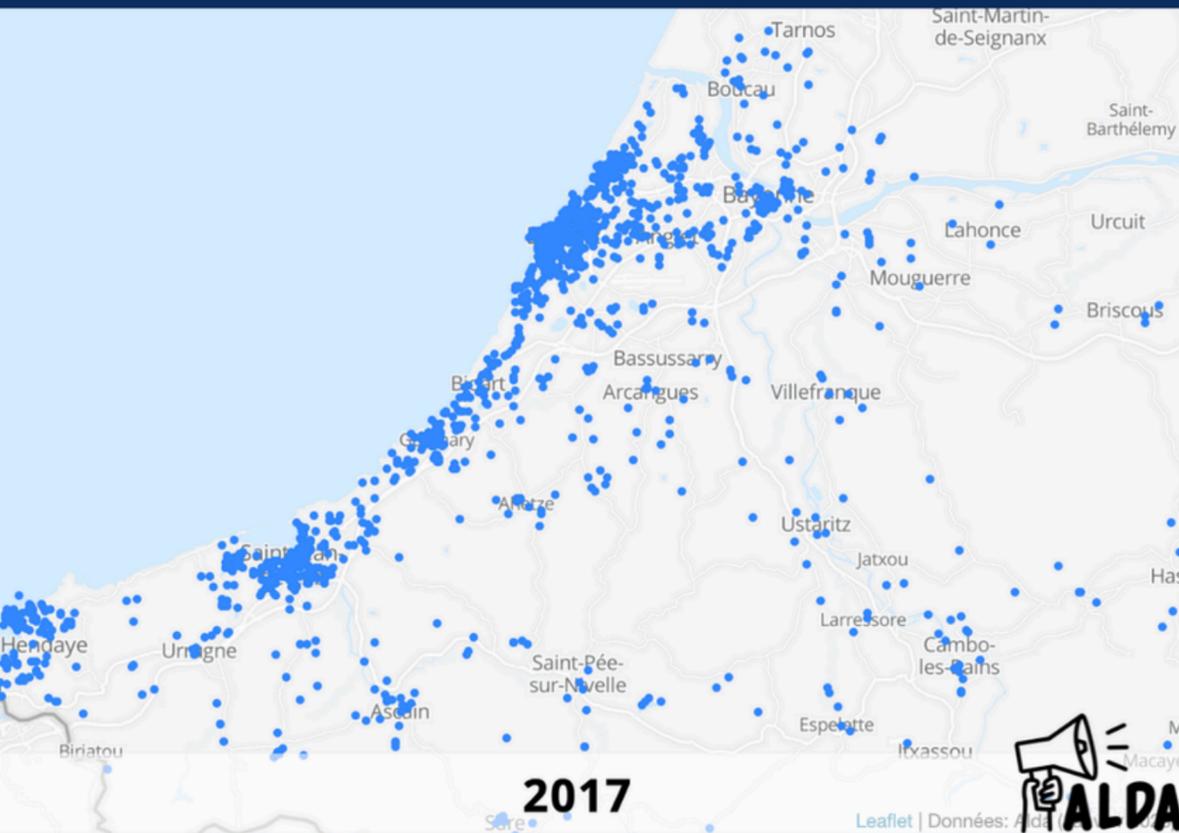
2011



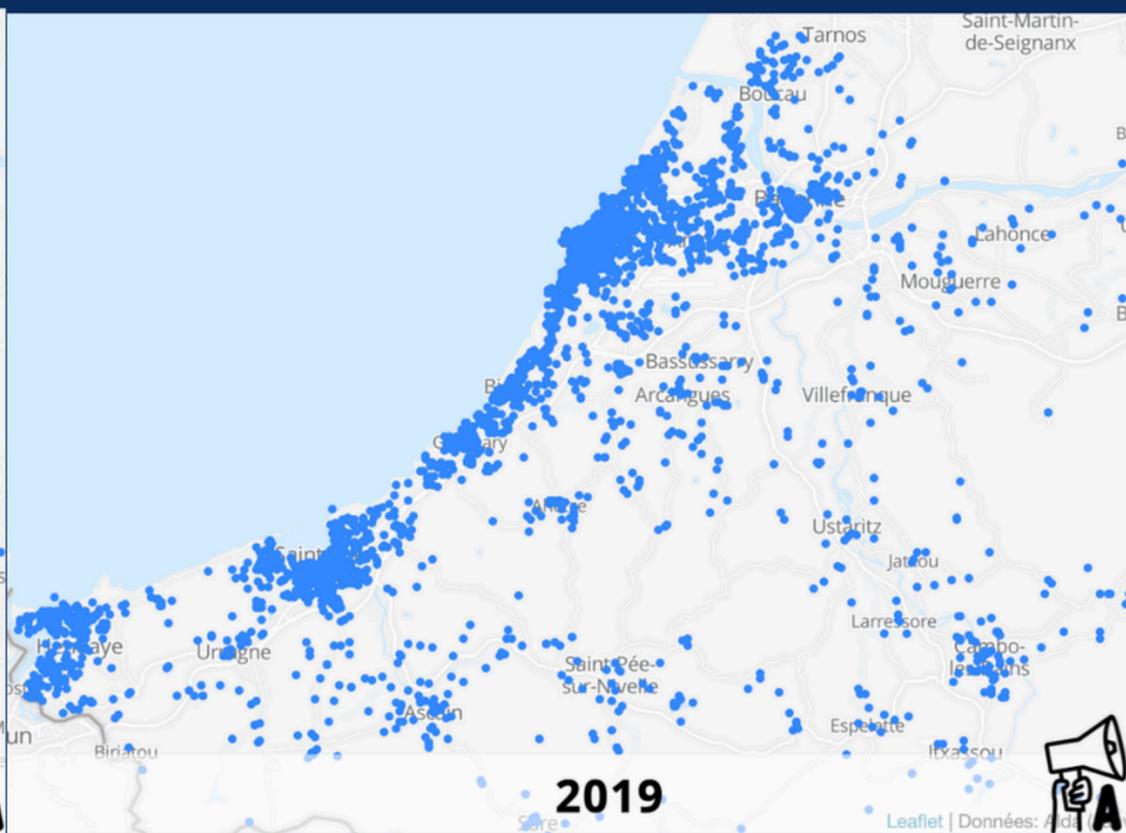
2013



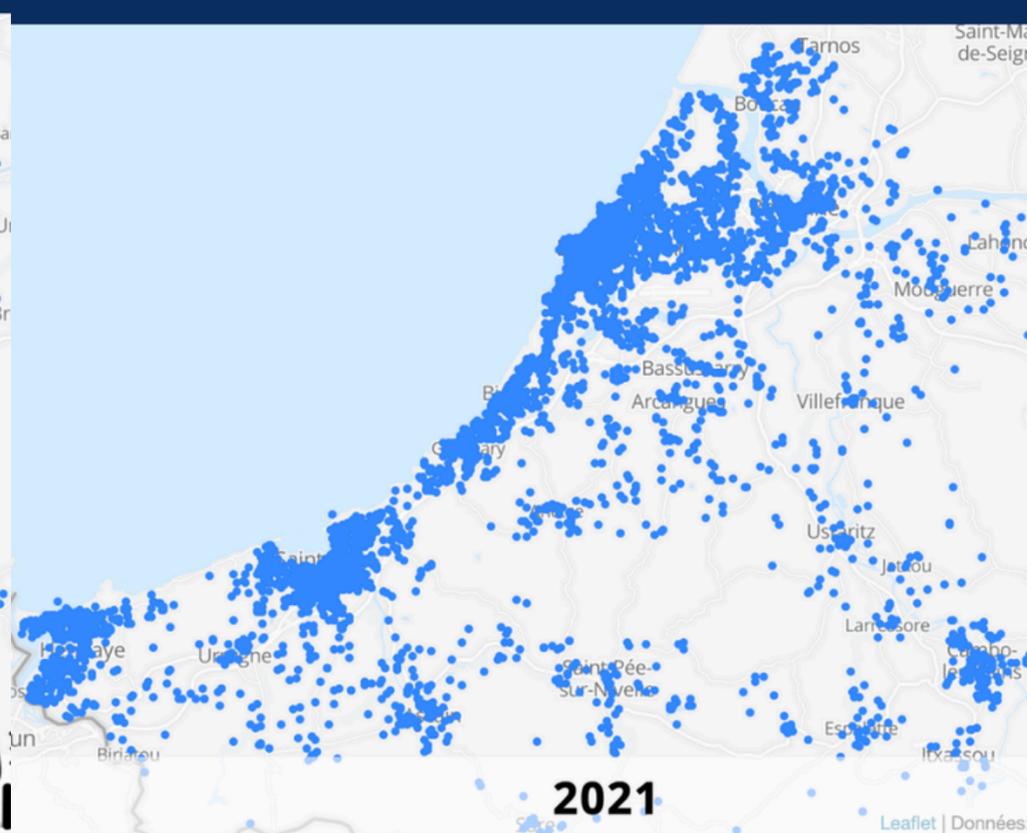
2015



2017



2019



2021



2021 : Campagne "Airbnb"



Logement  
réquisitionné



Ici, Airbnb viole  
délibérément la loi



**Ici, Airbnb viole  
délibérément la loi!**

**Gure etxebizitzak  
defenda ditzagun!**





# Accueillant Hôtel de ville

Anglet, Nouvelle-Aquitaine, France

Partager

Enregistrer



Numéro d'enregistrement : 842240200000  
Déclaration déposée le 15/10/2021

Responsabilité de votre déclaration

1 - Identité du déclarant

Fédération Valais  
Rue Amable Dufour  
1000 Yverdon  
Suisse  
Tel.  
Rue Amable Dufour  
1000 YVERDON  
Suisse  
Membre de Tourisme, SA

Afficher toutes les photos

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**airbnb**

**nous expulse !**



**airbnb**

**kanpora!**



Quand le droit n'est pas respecté : l'exemple des baux frauduleux

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**CAMPING DES FLOTS**  
**BAUX FRAUDULEUX**  
**ZONE DE NON-DROIT**  
**BLEUS**

**STOP**  
**AUX BAUX FRAUDULEUX**

**STOP**  
**AUX BAUX FRAUDULEUX**





Une  
dialectique  
de territoire

---





**Viol compensation =  
50 000 € d'amende!**

**SE LOGER  
PAS SPÉCULER!**  
ALPA



**RESPECT DU  
RÉGLEMENT DE  
COMPENSATION**

**AIRBNB ASKI!**



**STOP FRAUDE!**

**HERRIAN BIZI  
NAHI DUGU!**



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# Claire Colomb

## *University of Cambridge*



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# Irene Escorihuela Blasco



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# Next Steps

## A) Collective Evaluation & Reflection // Évaluation et réflexion collectives

Evaluation of the 4 [Re]Claiming Co-produced Housing Dialogues to identify knowledge gaps and shape advocacy strategy

## B) Resource Access & Knowledge Sharing // Accès aux ressources et partage des connaissances

Ensuring the collective knowledge remains a living resource

- **Dialogues microsite:** A dedicated landing page hosting all session materials, including recordings, presentations, and documents from the dialogues (currently in development)
- **Internal Repository:** Access to the online project library including position papers and EAHP submissions (shared drive folder)
- **Learning note:** A consolidated document capturing key takeaways, practices and strategies shared during the dialogues

## C) Future action // Prochaines étapes

Continuous mapping of opportunities for participation and advocacy, connecting with upcoming Fairville events...

## Upcoming Events // Prochaines Sessions

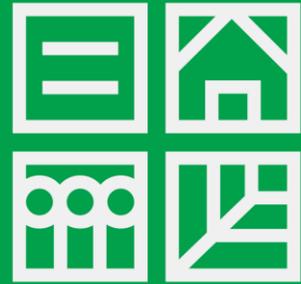
**April 16:** DiC Enabler Series #4 Defending Meaningful Coproduction

// Permettre et Soutenir une Co-production Urbaine Transformatrice

**May 11:** DiC *Manifesto for Just and Democratic Housing*: Paris launch (*in person event, time TBC*)

**June 11:** DiC Copolis Project (online event, time TBC)

**September 24:** DiC Series Round-Up (online event, time TBC)



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**Thank you! Merci! Gracias!**



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