PROMOTING SOCIAL COHESION

HAZARD

RAINFALL AND FLOODS

COASTAL DYNAMICS

GEOTECHNICAL DROUGHTS

HEAT

WILDFIRES

STORMS AND STRONG WINDS

IMPLEMENTATION STEP

CONSTRUCTION

RENOVATION

BUILDING IN OPERATION

AREA OF ACTION

USES

COST

€ € €

low medium high

LEVEL OF SKILL

low

This adaptation action illustrates the idea behind the phrase "united we stand", since it encourages the development of social ties, an essential factor in improving people's resilience. The layout of a building (or neighbourhood) can contribute to the creation of a social life in the neighbourhood or even within the building itself. The integration of intermediate spaces, which support social interaction, and a good functional and social mix within the building (range of activities and population categories) will enable occupants to develop new forms of solidarity.

IMPACTS

Encouraging social interactions between occupants of the building and neighbouring buildings creates ties that foster psychological well-being and ownership of the building, along with **social control, which boosts resilience**. This is the propensity of a community to look after the integrity of all its members and the infrastructures that surround it. Generally speaking, improving social cohesion increases the acceptability and practical application of recommendations for adapting the building by encouraging users to get involved in the upkeep of communal areas, therefore improving communication with decision-makers.

In a crisis, people **pay more attention to maintaining good health conditions** for their neighbours**.** For example, office workers can check that people living in the same building, especially the elderly, have enough water during hot weather. In this way, social ties help to combat the isolation of vulnerable groups. What's more, when buildings are multi-functional, people tend to be present almost all the time, ensuring surveillance.

INSTALLATION GUIDE

Fostering social cohesion means giving people **the freedom to make decisions and take action**. This allows them to take ownership of the property and be open to constant adaptation. Setting up a management committee that includes all stakeholders, organising time for exchanges between occupants, and finding volunteers to lead and propose activities, encourage exchanges, cooperation and the creation of a community life within the building.

Occupants can also participate in the creation of these spaces, as is the case with **participatory housing.** Volunteers come together to design, create and manage their homes collectively, combining private and shared spaces to better meet their needs. In this way, they take ownership of the decisions and responsibilities involved in building or renovating, adapting and maintaining their home.

It is also important to anticipate the **potential for integrating activities and the building into the existing local fabric**. Creating links between private and public spaces, for example by hosting people from outside the area, will help to promote local vitality.

While this is a general adaptation action whose effectiveness is difficult to measure, there are several ways to create conditions that encourage greater social interaction (see below).

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	INDOOR AREAS	OUTDOOR AREAS
TYPES OF EXCHANGE SPACE	Communal areas of the building designed as relaxation spaces, conference or meeting rooms, technical rooms, canteens, teleworking areas, etc.	Shared garden, water features, urban agriculture, accessible green roof, car park, bike shed, etc.

A building's **multifunctionality** is a powerful way to promote functional and social diversity within the building. By combining offices, housing and shops, and encouraging exchanges between occupants, a community life emerges. To ensure the sustainability of this phenomenon, it is important to guarantee a high level of **flexibility** in the infrastructures and in the mode of operation, by allowing the building to evolve with social practices (more teleworking, fewer car parks, changing networks, etc.).

WEAK POINTS AND STRONG POINTS

⊕ While social ties can genuinely boost the resilience of communities, **real estate players need to clearly identify their role** rather than leaving the process to individuals.

⊕ Communication, particularly on climate issues, can encourage exchanges. Social ties will help to improve people's resilience in the face of environmental, social and health crises.

⊖ However, promoting social proximity should not be at the expense of ensuring **quality interior spaces and comfortable private areas.** It is therefore important to ensure that spaces are arranged intelligently, that buildings are effectively soundproofed, and that access is independent.

⊕ A **community charter**, for example defining the occupancy schedule, can be put in place. In addition, cooperation and the pooling of infrastructures can generate economies of scale for occupants and reduce costs, as well as building management expenditure.

MALADAPTATION

Maladaptation can result from the following:

Inaction in the face of structural vulnerabilities

Greater social cohesion fosters support and solidarity, but it doesn't solve the structural and systemic problems of vulnerability. It is crucial to combine the promotion of social cohesion with measures to combat inequalities and strengthen individual capacities.

Urban sprawl and/or inappropriate vertical expansion

Communal spaces require additional floor space, which brings a risk of vertical intensification in city centres with a tight housing market and scarce land (E. Deborne, 2016) and/or urban sprawl. The trade-off between building higher and constructing new buildings depends on factors such as urban objectives, the environment, the needs of the population and local policies. Urban densification, the environmental context, infrastructure capacity, functional diversity and citizen participation must all be taken into account. Each situation must be assessed on the basis of local needs. In addition, developers can authorise an increase in floor area to encourage mixed-use projects, thereby balancing out premises with high added value that are less financially attractive to operators (Institut d'Aménagement et d'Urbanisme, 2011). However, poorly planned high-rise extensions can have negative impacts such as reduced sunlight, ventilation and microclimate problems, infrastructure overload, and an imbalance in local biodiversity.

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MONITORING INDICATORS

ESSENTIAL RECOMMENDATIONS WORTH THINKING ABOUT

- SET UP A MANAGEMENT COMMITTEE INCLUDING ALL STAKEHOLDERS

MONITOR MY ACTIONS FOR CLIMATE CHANGE ADAPTATION

+/− : Quantitative indicator ★ : Qualitative indicator

INDICATORS OF MEANS	INTERPRETATION
+/− Surface area of communal space or common service area divided by the number of users of the building (m^2)	To be maximised
+/− Number of different building functions (offices, residential, retail, etc.)	To be maximised
+/− Number of annual management committee meetings involving all stakeholders	To be maximised
+/− Number of events per year promoting social cohesion among all building users	To be maximised
+/− Percentage of building users taking part in social cohesion events (%)	To be maximised

INDICATORS OF RESULTS	INTERPRETATION
+/− Percentage of users satisfied with social interaction (%)	To be maximised

CONCEPT / DEFINITION

● Apart from urban policy targets for priority sensitive urban areas, there are no national objectives for **functional diversity** in other urban areas. This diversity involves striking an optimal balance between the residential function, economic activity, commercial activity and the presence of facilities, although **no precise quantitative target** is in place. It is up to local authorities to establish the content of their functional diversity target and define the means of achieving it *(Centre de Recherche pour l'Etude et l'Observation des Conditions de Vie* (CREDOC), 2007).

FIND OUT MORE

Habitat Participatif France (2020), *L'habitat participatif en quartier prioritaire de la politique de la ville*

Guide Bâtiment Durable (2013), *Favoriser les opportunités d'échange entre les occupants du bâtiment et leur voisinage*

Partenariat Français pour la Ville et les Territoires (PFVT) (2020), Resilience and climate change

Credits : Vincent Fillon - Credit architecte DPA

REAL-LIFE EXAMPLE

BNP PARIBAS REAL ESTATE

BNP PARIBAS REAL ESTATE

BUILDING: MÉTAL 57 - 50 COURS DE L'ÎLE SEGUIN, 92100 BOULOGNE BILLANCOURT
SURFACE AREA: 37,000 M²
USE: OFFICES AND SERVICES

In 2022, BNP Paribas Real Estate transformed a former factory into a tertiary complex that encourages people to live together. The emphasis is on the building's openness to its surroundings. Open to the city, it has a continuous walkway, and its ground floor, a 5,000 m² service area, is accessible to all and offers restaurants, reception areas, a business centre, etc. Visits and events are also organised for people interested in this prefiguration of tomorrow's real estate. Educational sessions for local residents, schools, care homes, etc are also organised on the roof terrace, dedicated to biodiversity and nature. The offices in the rest of the building are designed to encourage cooperation. The workspaces occupied by BNP Paribas Real Estate have multi-purpose facilities: coworking space, project tables, meeting rooms, labs, mini-auditoriums, agora, work café, etc. The aim is to encourage collective intelligence, meetings and exchanges between employees. To share the common areas with other organisations from different backgrounds also present on the site, as well as with local residents and visitors, a special arrangement was created: BNP Paribas Real Estate is the tenant of the complex and sublets to the other tenants, facilitating the sharing of charge for the common areas. The challenge of this project is to combine compliance with lease and regulations requirements, cost-efficiency of service areas, attractiveness of the building and user comfort. As a result, the areas open to local residents and the public have been given ERP (public-access establishment) status. This status generates additional costs and human resources to manage the chronotopic and multi-occupants aspect of the site.

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