EPF Nord - Pas de Calais:

A new and particular tool to operate strategic retreat in costal areas for the Nord – Pas-de-Calais territory

Guillaume Lemoine  september 2015
Two questions:

- A new tool?
- A new tool to operate strategic retreat in coastal areas?
A new tool?
The EPF Nord – Pas de Calais was created in December 1990

Within the framework of a State/Region Planning Agreement

The wish of the region’s elected officials for a tool that allows brownfield redevelopment within a land recycling process
The EPF Nord – Pas de Calais
A state EPIC

• Administered by a board of 32 members composed of:
  - 8 regional councillors
  - 8 departmental councillors (4 for Nord and 4 for Pas de Calais)
  - 8 town communities representatives
  - 8 consular councillors

Myriam Cau (VP regional council) is the chairman since 12 December 2011
First step: in 1991, industrial brownfields redevelopment operations are started using State/Region Planning Agreement funds and European funds ensuring a 100% financing of the interventions.
Assessment in 2006

4000 Ha redeveloped using 180 million Euros of public subsidies
Second step: in 1996, land action is started and supported by the collection of the Special Development Tax (TSE) voted in December 1995

1. Financing temporary land ownership on behalf of the region’s local communities
2. Providing for the institution’s operation costs
3. Since 1st January 2007: financing works

**Annual amount of the tax:**
- from 1996 to 2000: 4.6 M€
- from 2000 to 2006: 9.2 M€
- from 2007 to 2013: 32.0 M€
- Since 2015: 80 M€
Second step: in 1996, land action/acquisitions starts, and EPF develops the urban renewal and economic projects offer

EPF:

- helps and supports the recycling of derelict built-up spaces to promote urban renewal and urban diversity
- develops the land offer for housing, in particular for social housing environment,
  - supports the peri-urban sprawl control
- EPF develops particular aids for the support of economic activities (land acquisitions of companies in difficulty, and financial providing for restructuration)
Assessment in 2011

1200 ha acquired and redeveloped using 330 million Euros
third step: in 2002, EPF purchased subsidiary mining company : Terril SA. (slag heaps exploitation)

- With the coal extraction end and the State mining company (Charbonnages de France) closure, some public partners asked the Établissement Public Foncier (EPF) to intervene. Slag heaps (50 units, 2186 ha) have been compulsory acquired for the redevelopment of numerous mining sites (natural or architectural sites) for local communities, with the European Union, regional and State aids
third step: in 2002, EPF purchased mining/quarries company: Terril SA. (slag heaps exploitation) for created leisure areas.
third step: in 2002, EPF purchased :Terril SA. company (slag heaps exploitation) for nature reserves creation:
The aim is to plan new infrastructures, both for public access and for the biodiversity protection and development in these areas. Mining sites are now included in an ecological Green Belt ("Trame Verte"), which is the starting point for a new ecological sites « network » in the Nord- Pas-de-Calais coalfield.
Assessment of the land intervention during 2007 – 2014 period

• 60 frame agreements signed with 65 grouping municipalities

• 550 operational agreements carried out

• Activities volume of 700 million €: acquisitions, management, works and sales (lands transfers)
EPF’6-stage operational intervention

- Contracts: EPF signs « framework partnerships agreement » with the inter-municipal authority
- Negotiation and acquisition of property
- Managing property
- Works (demolition, reclamation, depollution…)
- Sale of property
- Monitoring and evaluation of public policy
Rules of temporary ownership operations

- Duration: 5-10 years
- Acquisition can be amicable, through pre-emption or compulsory
- Price is approved by the “Service des Domaines”
- Coverage of 100% of the demolition costs (since January 2015)
- Payment by local communities can be spread in time
fourth step: in November 2011, EPF develops the offer for building green networks and biodiversity protection

EPF:
- helps and supports the recycling of derelict houses, lands and factories… to promote green belt constitution and hot spot of biodiversity protection
- develops particular aids and actions for the treatment of spaces at risks (technologic factories, chemical pollutions and natural risks (costal erosion, flooding… )
Intervention de l’EPF au titre de l’axe "gestion économe du foncier des ressources naturelles"

- **Renaturation - Protection du patrimoine naturel**
- **Plan de Prévention des Risques**
- **Site pollué**
- **Gestion des inondations**
- **Prévation des ressources en eau**

**Opération terminée**

**Nombre d’opérations**

1 2 3 4 5 6

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