



Role of the associations of residents in preserving remarkable social housing architecture at La Maladrerie

Roby-Brami Agnès, Fanny Beguery, Nicole Picquart, Katherine Fiumani, Françoise Pothier

Collective of associations and residents in La Maladrerie

La Maladrerie: social and architectural commitment

- In 1972: project to eradicate substandard housing and embodying human progress in social housing
- Project by André Karman then Jack Ralite, Mayors of Aubervilliers.
- Jean Sivy, President of the OPHLM. “..we embarked resolutely on a search, determined to break with what had been done before”.
- Renée Gailhoustet was asked to present a project, supported by the economist Tohier. The project was selected by Sodedat93.
- Gailhoustet worked with a team of young architects
- The construction took place in 10 phases (1975 - 1989).



Conceptual model of the Maladrerie project.

In: Erenati et Aquilina, 2016

© Archives municipales d'Aubervilliers

Renée Gailhoustet (1929-2023)

- A great and renowned architect
- Invented an innovative approach of urban renovation (Ivry) with Jean Renaudie and of social housing architecture.
- She was honoured in 2022 for her lifetime achievement in architecture
 - Prize of Honour by the French Ministry of Culture,
 - Prize by the Royal Academy's Architecture , UK.
- Farid Moussavi: *“Renée Gailhoustet’s contribution /../ is exemplary because of its social, generational, and programmatic mix, and it is a great example of how architecture can be reconciled with nature”.*



Renée Gailhoustet on her terrace in her apartment (Le Liegat, Ivry)
© Gaston F. Bergeret

The city « La Maladrerie »

- The buildings (3 to 7 storeys and 26 detached houses) are connected by various pedestrian walkways.
- Maladrerie city comprises 865 homes including
 - 81 homes for the elderly,
 - 51 homes in co-ownership,
 - 40 artists' homes combined with workshops.
- Most apartments have a staggered structure and span several levels with landscaped terraces.
- Many socio-cultural facilities:
 - activity centres for the elderly and children,
 - micro-nursery,
 - library, recording studio
 - visual arts centre (CAPA)
 - performance hall (Espace Renaudie).

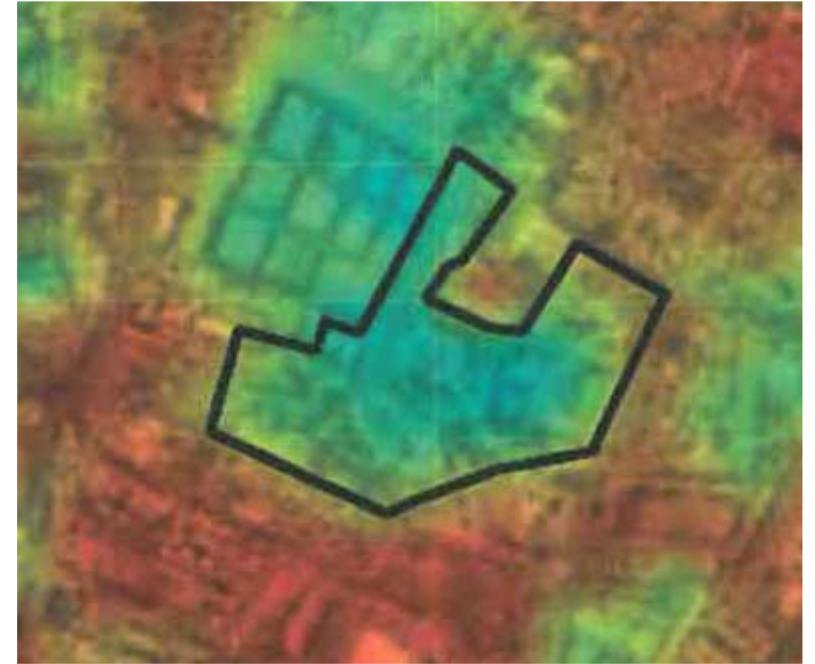


© Jardins à tous les étages



A bioclimatic garden city

- Maladrerie manages to reconcile urban densification with environmental protection
- A thermography (July 2020) demonstrates vegetation preserves the city as a “cool spot”



Artists in the city

- First « open days and studio visits » in Paris periphery during the 80'.



© Nicolas Fremiot
Alex Jordan (Grapus)



© Nicolas Fremiot,
Marc Pataut, photograph



© Pierre Terrasson, photograph



Monique Dolle-Lacour, in her studio

Always an inspiring city



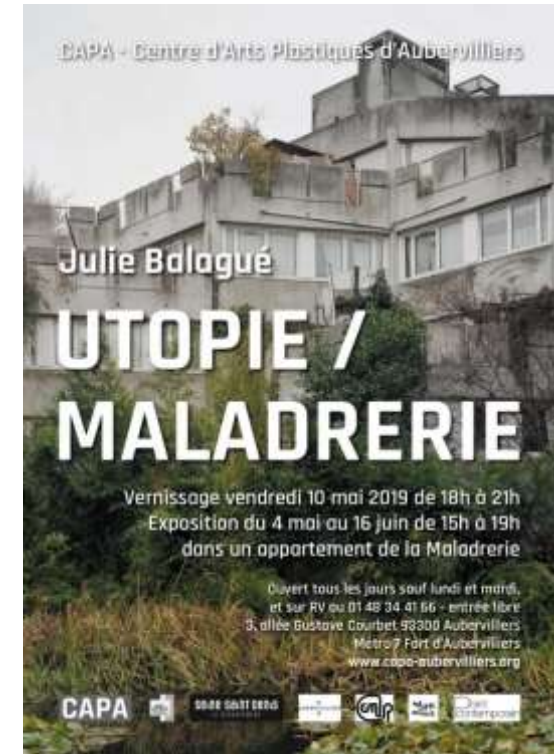
Flavie Pinatel les chants de la Maladrerie (film)



Hocine Ben, slammer



Club FINK



The emergence of concerns

- Deterioration of buildings (construction defects, damp and water ingress, poor thermal insulation...)
- Lack of building maintenance
- Impoverishment of the residents, some antisocial behaviour



Threats posed by the rapid urbanisation of
Aubervilliers

And the mobilisation of citizens to tackle them

Combating the mineralization of terraces

- In 2015, the OPH (owner of Maladrerie) plans to remove the green terraces and pave them over.
- Association JTE (Gardens on every floor) successfully opposed the project.



- JTE helps residents maintain and cultivate their terraces
- Plant exchanges

ANRU 1 (National Urban Renovation Agency)

- The initial ANRU project (2017-2018) aimed at
 - rethinking road and pedestrian routes to connect and traverse the neighbourhood.
 - improving parking facilities
- Concertation with citizens' council, neighbourhood teams and members of local associations
- The project was abandoned after the residents objected

Line 15 of the Greater Paris Metro

- The future line will run beneath the city
- A technical infrastructure has been planned in the park
- In 2019, the residents objected in coordination with the local authority (Ms Derkaoui)
- **Success: the infrastructure will be built on the nearby wasteland.**



The new national urban renovation program (ANRU2, 2022- ...)

- The new program for the renovation of the city comes with stringent requirements:
 - Destructions (detached houses in Maladrerie, buildings in Emile Dubois)
 - Selling (parts of some buildings)
 - Residentialisation (barriers, privatisation of walkways, access codes)
- Several local associations and residents associated in a collective to protest.



Our Logo (Camille Ralite)

Mobilisation

- The « collective Maladrerie » protested and struggled to make their voices heard by stakeholders.
- Demonstrations in front of the OPHLM and town hall, repeated letters to the stakeholders, press pack for journalists, web site.



Informations for all the residents

- Reunions posters and flyers



Cultural heritage

- We took advantage of the high cultural value of the city to preserve its especially aesthetic, functional and ecological features.
- We have taken the necessary steps for classification of Maladrerie in the **Register of Historic Monuments** (file deposited in 2024)
- We welcome many visitors: architects, academics, students, schoolchildren (Fiumani-Jacquemot architecture agency).
- We celebrated Renée Gailhoustet who died the 4th January 2023

A tribute to Renée Gailhoustet-1

- Special day organized by the Maladrerie Collective
- Exhibition in Renaudie center (photographs, works by school children and architecture students)
- Movies (archives on Renée Gailhoustet and Maladrerie)



A tribute to Renée Gailhoustet-2

- A debate on architecture in the afternoon
- animated by Gilles Hamet and Katherine Fiumani
- with Bernadette Blanchon, Sabrina Bresson, Yankel Fijalkow, Benoît Pouvreau, Julien Tiberi, Yaneira Wilson.



A tribute to Renée Gailhoustet-3

a festive occasion with 'Ville et Musiques du monde' brass band.



Evening show animated by Mireille Rivat and Hocine Ben with the artists:

Clay Apenouvon, Babar, Fanny Beguery, Léo-Paul Barbaut, Monique Dollé-Lacour, Thierry Fournier, Thomas Fury, Rachid Khimoune, Kunta, Chantal Pataut, Lou-Anna Ralite, Pierre Terrasson.



Mobilisation of the collective 2024-2025

- Analysis of the ANRU convention and other documents.
- Redaction of this analysis, which has been circulated to all stakeholders.
- Active participation in the 'consultation' organized by the stakeholders and the appointed coordinating urban planner, Tectone with Respublica agency.



Operation Rubalise: raising awareness among residents about residentialisation

2025: Defence of the media library

- The renovation of the medialibrary was not planned within the ANRU renovation of the cultural center, suggesting it would soon be closing.



SAUVER LA MÉDIATHÈQUE HENRI MICHAUX MENACEE DE DISPARITION



After a mobilization and a petition we obtained the promise it will be renovated by the town of Aubervilliers.

2026 Final project

- No demolition in Maladrerie
- Half of the city sold to another social housing provider, RIVP, to fund the works for the OPH.
- Limited residentialization, hopefully
- the project owners (OPH and RIVP) issued calls for tenders to recruit project managers
- The works are scheduled to take place between 2027 and 2031

We remain vigilant!

Thank you for your attention!