

BRINGING LIFE *THROUGH*
**RETAIL & CRAFT
ENTERPRISE**

**TO VULNERABLE
NEIGHBOURHOODS**



For 20 years, Epareca has been supporting French cities in revitalising local economic facilities in deprived neighbourhoods urban areas where private companies or investors have failed.

Epareca is a national public utility developer dedicated to neighbourhood retail renovation and the development of premises for craft enterprise in priority urban areas identified by the city planning policy.

Epareca's job consists of renewing outdated and vacant retail stores, and building workshops for small businesses. In this way, it helps to improve living standards and to preserve social links in disadvantaged neighbourhoods.

MISSION

- At the request of cities, Epareca works on shops and workshops from the study phase to the operation / management phase.
- Epareca creates conditions for releasing the private investment onto the private market.

MEANS

- Epareca brings together a strong partnership: ANRU (the National Urban Regeneration Agency), Europe and local and national public sector partners.
- Mobilise the necessary means to ensure total property management.
- Provide management support to the revamped facilities over time until a point of economic, social and urban stabilisation is reached.

ORGANISATION

- 3 sites: Lille, Paris and Lyon.
- 49 collaborators.



A RECOVERY IN 5 STAGES



1 Consultation with the community



2 Project design and layout

- Prior studies
- Urban insertion project
- Financing plan and implementation of partnership

3 Implementation

- Renovation, restructuring or demolition and reconstruction
- Transfer of traders / craftspeople

4 Operation

- Until a point of economic, social and urban stabilisation is reached.

5 Release of the private investment onto the private market

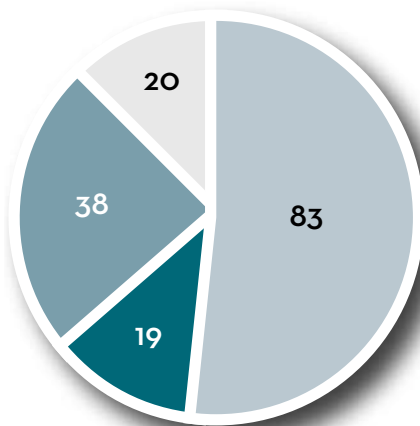
- Via private investors (return to common law legislation).

----- Public partnership with the community ----->

+ 300
tenants
+ 50,000 m²
of assets



THE 158 EPARECA SITES AS OF SEPTEMBER 2017:



- at the study/installation phase
- in implementation
- in operation
- sites released onto the private investment market



Epareca has created CapVille, the national resource centre dedicated to retail and craft enterprise in city neighbourhoods.

Discover the website: www.capville.fr



Before

**Shops in
Chalon-
sur-Saône**



After



Before

**Shops in
Montreuil**



After



Before

**Shops in
Nîmes**



After

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Epareca
Life, trade and craft enterprise
at the centre of city neighbourhoods