

SEASONAL HOUSING OUESSANT



ISLAND & IDEA TITLE

OUESSANT

SEASONAL HOUSING - ADDRESSING SEASONAL WORKER ACCOMMODATION SHORTAGES ON OUESSANT, WHILE STRENGTHENING LOCAL RESILIENCE THROUGH COMMUNITY-LED REINVESTMENT STRUCTURES.



TARGET GROUP

SEASONAL AND TEMPORARY WORKERS
LOCAL HOMEOWNERS AND LANDLORDS
MUNICIPAL AUTHORITIES AND PLANNERS
RENOVATION PROFESSIONALS AND CONSTRUCTION SERVICES
LOCAL SERVICE PROVIDERS AND TOURISM OPERATORS



PROBLEM AND OPPORTUNITY

TEMPORARY WORKERS FACE SERIOUS HOUSING SHORTAGES ON OUESSANT DUE TO LIMITED AVAILABILITY AND HIGH RENTAL PRICES
CAN IMPROVE WORKFORCE CONDITIONS WHILE REINVESTING IN PUBLIC SERVICES



SOLUTION

YOUR SOLUTION ESTABLISH AN ISLAND-MANAGED NETWORK OF RENOVATED HOUSING UNITS RESERVED FOR SEASONAL WORKERS, OPERATED UNDER A SOCIAL ENTERPRISE MODEL CALLED THE "OUESSANT WEALTH FUND."



WHAT ALREADY EXISTS?

SOME UNOCCUPIED OR UNDERUSED HOUSING STOCK
EXISTING SEASONAL WORKER DEMAND, PARTICULARLY IN TOURISM AND SERVICES
COMMUNITY INTEREST IN SHARED PROSPERITY AND SUSTAINABLE DEVELOPMENT
MUNICIPAL LEADERSHIP AND OPENNESS TO SOCIAL ENTERPRISE MODELS
EXPERIENCE IN COOPERATIVE HOUSING AND RURAL REVITALIZATION



WHAT IS NEEDED?

APPROX. €100,000 STARTUP FUNDING
LEGAL AND TAXATION FRAMEWORK ASSESSMENT
ENGAGEMENT PROCESS WITH LOCAL HOMEOWNERS AND POTENTIAL TENANTS
PARTNERSHIPS
TRANSPARENT FUND GOVERNANCE STRUCTURE AND REINVESTMENT PLAN



WHO IMPLEMENTS IT?

FREIIA AND PARTNER UNIVERSITY STUDENTS
MUNICIPALITY OF OUESSANT
LOCAL RENOVATION PROFESSIONALS AND BUILDERS
PROPERTY OWNERS
LOCAL SERVICE EMPLOYERS



WHEN IS IT FEASIBLE?

LEGAL FEASIBILITY STUDY & COMMUNITY OUTREACH: OCTOBER – DECEMBER 2025
PILOT HOUSING RENOVATION PHASE: JANUARY – APRIL 2026
FIRST TENANT INTAKE & MONITORING: SUMMER 2026
EXPANSION AND REINVESTMENT PLANNING: AUTUMN 2026



EXPECTED IMPACTS

REDUCED COSTS, STABLE SEASONAL EMPLOYMENT, LOCAL ECONOMIC REINVESTMENT
COMMUNITY TRUST, BETTER QUALITY FOR TEMPORARY WORKERS
REDUCED FERRY DEPENDENCY, ADAPTIVE REUSE OF BUILDINGS
LEARNING AROUND COOPERATIVE MODELS AND INCLUSIVE DEVELOPMENT



RISK FACTORS AND MITIGATION

STRATEGIES

PROPERTY OWNER RELUCTANCE → PUBLIC FORUMS, FAIR CONTRACT TEMPLATES, TRUST-BUILDING THROUGH PILOTS
LEGAL/REGULATORY COMPLEXITY → EARLY LEGAL ANALYSIS AND CLEAR FUND DESIGN
MAINTENANCE AND QUALITY CONTROL → STANDARDIZED RENOVATION PRACTICES AND AGREEMENTS
LOCAL RESISTANCE → TRANSPARENT COMMUNICATION AND COMMUNITY INVOLVEMENT IN FUND USE



POSSIBLE FUNDING OR BUSINESS

MODEL

EU LEADER AND RURAL COHESION FUNDING
NATIONAL COOPERATIVE HOUSING AND RENOVATION GRANTS
LOCAL INVESTMENT FROM MUNICIPALITY AND STAKEHOLDERS
PUBLIC-PRIVATE PARTNERSHIPS (E.G. EMPLOYERS SUPPORTING HOUSING ACCESS)
RENTAL INCOME REINVESTED THROUGH NONPROFIT MECHANISM



SUGGESTED NEXT

STEPS

LAUNCH LEGAL AND FINANCIAL FEASIBILITY STUDY WITH MUNICIPAL BACKING
IDENTIFY INITIAL HOUSING CANDIDATES AND WILLING OWNERS
DEVELOP RENOVATION COST ESTIMATES AND ENGAGE CONTRACTORS
DRAFT GOVERNANCE STRUCTURE FOR THE WEALTH FUND
PITCH PROJECT PUBLICLY IN EARLY 2026 WITH DETAILED PILOT PLAN

Island: Ouessant (France)

Title: **Seasonal Housing** - Addressing seasonal worker accommodation shortages on Ouessant, while strengthening local resilience through community-led reinvestment structures.

1. Target group

Seasonal and temporary workers
Local homeowners and landlords
Municipal authorities and planners
Renovation professionals and construction services
Local service providers and tourism operators

2. Problem and Opportunity

During peak tourist seasons, temporary workers face serious housing shortages on Ouessant due to limited availability and high rental prices. Many are forced to commute by ferry, affecting reliability and well-being. At the same time, vacant or underutilized housing exists on the island. By renovating and managing seasonal housing through a community-led wealth fund, Ouessant can improve workforce conditions while reinvesting in public services.

3. Solution

Establish an island-managed network of renovated housing units reserved for seasonal workers, operated under a social enterprise model called the "Ouessant Wealth Fund." Key actions include:

- Engage local property owners to identify and enroll potential housing units.
- Collaborate with renovation professionals and apply local building standards.
- Manage housing under a nonprofit or cooperative framework, with fair rent and basic amenities.
- Reinvest rental revenues into community priorities (transport, childcare, education).
- Launch community forums and outreach to build trust and shape shared goals.

4. What already exists?

- Some unoccupied or underused housing stock
- Existing seasonal worker demand, particularly in tourism and services
- Community interest in shared prosperity and sustainable development
- Supportive municipal leadership and openness to social enterprise models
- Regional experience in cooperative housing and rural revitalization

5. What is needed?

Approx. €100,000 startup funding (renovation costs, legal setup, pilot administration)

Legal and taxation framework assessment

Engagement process with local homeowners and potential tenants

Partnerships with construction firms, legal advisors, and the municipality

Transparent fund governance structure and reinvestment plan

6. Who implements it?

FREIIA and partner university students (fund model, mapping, stakeholder engagement)

Municipality of Ouessant (facilitation, legal support, co-investment)

Local renovation professionals and builders (technical implementation)

Property owners (housing provision agreements)

Local service employers (worker referrals and coordination)

7. When is it feasible

Legal Feasibility Study & Community Outreach: October – December 2025

Pilot Housing Renovation Phase: January – April 2026

First Tenant Intake & Monitoring: Summer 2026

Expansion and Reinvestment Planning: Autumn 2026

8. Expected Impacts

Economic: Reduced commuting costs, stable seasonal employment, local economic reinvestment

Social: Strengthened community trust, better quality of life for temporary workers

Environmental: Reduced ferry dependency, adaptive reuse of buildings

Educational: Learning around cooperative models and inclusive development

9. Risk Factors and Mitigation Strategies

Property owner reluctance → Public forums, fair contract templates, trust-building through pilots

Legal/regulatory complexity → Early legal analysis and clear fund design

Maintenance and quality control → Standardized renovation practices and agreements

Local resistance → Transparent communication and community involvement in fund use

10. Possible Funding or Business Model

EU LEADER and rural cohesion funding

National cooperative housing and renovation grants

Local investment from municipality and stakeholders

Public-private partnerships (e.g. employers supporting housing access)

Rental income reinvested through nonprofit mechanism

11. Suggested Next Steps

- Launch legal and financial feasibility study with municipal backing
- Identify initial housing candidates and willing owners
- Develop renovation cost estimates and engage contractors
- Draft governance structure for the Wealth Fund
- Pitch project publicly in early 2026 with detailed pilot plan

Municipality’s Facilitating Role (RUDDER Framework)

Leadership: Endorse the Ouessant Wealth Fund and co-invest in the pilot phase.

Connector: Facilitate meetings between owners, builders, workers, and fund coordinators.

Facilitator / Creator: Support legal structuring and property use agreements.

Provider: Offer in-kind resources (e.g. land data, legal templates, staff time).

Ambassador: Promote Ouessant as a fair and sustainable labor destination.

Leverage / Capitalize: Use the model to attract regional investment and policy attention.

Network Orbiting: Share fund structure with other rural and island communities.

Procurement Trendsetter: Incorporate inclusive housing priorities into local development contracts.

Stakeholder	Role in project	Interest / Motivation
Students (FREIIA, partner universities)	Model design, stakeholder outreach	Practical learning, inclusive innovation
Municipality of Ouessant	Strategic partner, fund supporter	Workforce housing, sustainable services
Local homeowners	Property providers, project participants	Stable income, community contribution
Renovation professionals	Contractors, planners	Local work, building reuse
Temporary workers	Tenants, feedback providers	Affordable housing, quality of life
Local employers (tourism, services)	Referral partners, collaborators	Reliable workforce, operational stability
Community associations	Outreach, trust-building	Equity, island resilience