

Encadrement des loyers à Nantes : une nécessité pour lutter contre la spéculation et la précarité

Ce vendredi 28 Mars 2025, la municipalité de Nantes tiendra un conseil municipal où doit se discuter "l'intégration de la Ville de Nantes au dossier de candidature du dispositif d'expérimentation de l'encadrement des loyers", porté par Nantes Métropole.

A cette occasion, La France Insoumise de Nantes appelle les élu.es à se saisir de ce sujet comme cela a été fait dans d'autres communes de France métropolitaine pour commencer à répondre à cette problématique.

Dans un contexte économique où l'immobilier a vu son coût augmenter de près de 154 % entre 1998 et 2018, là où les salaires n'ont progressé que de 18 % sur la même durée (source INSEE, Euronext), il est impératif d'apporter des solutions concrètes aux Nantais.es face au sur-coût du logement. Conséquence de cette inflation incontrôlée, des loyers qui ont explosé et un marché du logement toujours plus prédateur pour une population Nantaise jeune qui trouve une offre toujours insuffisante dans les alternatives Crous ou HLM.

La métropole Nantaise est un cruel exemple de la France des propriétaires où 24 % des ménages détiennent 68 % des logements particuliers, avec une concentration de 50 % du patrimoine détenu par 3,5 % des propriétaires (Source INSEE 2021).

Face à cette hyper-concentration des biens immobiliers, à la France Insoumise, nous proposons l'instauration d'un référendum d'initiative citoyenne municipal et la convocation de référendums locaux pour les grands projets structurants pour la commune.

Il s'agit de faciliter l'exercice du droit de propositions des élu-es de l'opposition comme de la majorité (ordre du jour du conseil municipal, droit d'amendement, motions...). Il est clair que sur la question de l'encadrement des loyers, un tel référendum verrait une issue favorable.

Depuis 2018, il est possible de mettre en place l'encadrement des loyers en zone tendue comme l'est Nantes. Il est nécessaire que la ville et la métropole rattrapent leur retard sur ce dispositif à l'occasion des délibérations de demain. A Lyon, par exemple, où l'encadrement des loyers est en place depuis novembre 2021, ce sont des associations comme Bail59 qui permettent de constater et réguler les abus de propriétaires peu scrupuleux à surélever les montants des loyers.

Autre conséquence de ce marché immobilier en zone tendue, la résurgence des logements insalubres mis en location et qui trouvent preneur faute de mieux. Ce sont des logements mal isolés, parfois humides qui accentuent les coûts en énergie et l'exposition aux moisissures et se retrouvent ainsi sur le marché locatif en dépit des lois en vigueur.



Reacuteleacutena Ou Lespionne Insoumise

Daniel F McAuley



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