

PREUSE

The **PREUSE** project

Public Responses to Enable the Use of Salvaged Building Elements

Local Action Plan

Wiltz



wiltz

Capitale des Ardennes



Internal reuse centre of Wiltz, Municipality of Wiltz, April 2024 © Ben Majerus



Internal reuse centre of Wiltz, Municipality of Wiltz, April 2024 © Ben Majerus

Colophon

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AUTHORS

Patty Koppes (Municipality of Wiltz, Luxembourg)

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CONTACT

Municipality of Wiltz – project partner

Grand-rue 2, L-9530 Wiltz, Luxembourg

cireco@wiltz.lu

Table of Contents

Colophon	3
Table of Contents	4
Summary	5
I. Introduction and Framework	6
1.1 Preliminary remarks	6
1.2 About Wiltz	6
1.3 Executive summary	7
II. Context and Problem Statement	8
2.1 Policy context	8
2.2 Preliminary studies & reuse initiatives in Luxembourg	9
2.3 Geographical context	10
III. Strategic Priorities	12
3.1 National-Level Framework	12
3.2 Local-Level Objectives	13
IV. Action Plan	14
4.1 Roadmap	14
4.2 Action Table	15
V. Implementation and Governance	19
5.1 Governance of the reuse centre	19
5.2 Stakeholder Mapping	19
5.3 Sector and Material Categories	21
VI. Key Performance Indicators	23
VII. Long-term Perspective	25
7.1 Evolvement and Potential Scaling-up of the Project	25
7.2 Key Dependencies	26
7.3 Lessons learned	26
Annexes	27
Annex A — Visual of work packages, implementation process, conditions and results of the reuse initiative in Wiltz	

Summary

This Local Action Plan defines Wiltz's strategy for developing a reuse ecosystem in Luxembourg through the progressive creation of a Reuse Centre. While initiated at the municipal level, the plan addresses challenges that extend across Luxembourg and the wider Greater Region, recognising that local success depends on collaboration at a broader scale.

The strategy focuses on three key priorities: promoting reuse through awareness, skills, and infrastructure; building trust in reclaimed materials through quality and safety assurance; and maximising the environmental, economic, and social benefits of reuse. To achieve this, Wiltz will first establish a pilot reuse centre as a testbed for logistics, material flows, and partnerships, while simultaneously engaging stakeholders across the reuse value chain and developing the necessary know-how and quality frameworks.

By 2030, the municipality aims to transition this pilot into a scalable and financially sustainable reuse centre that supports circular construction across Luxembourg, helping to create a resilient and well-connected reuse ecosystem.

I.

Introduction and Framework

1.1

Preliminary Remarks

Definition of reuse in construction

Reuse in the construction sector and in the context of circular economy (CE) needs to be clearly defined. Within the framework of this Local Action Plan and the scope of the reuse centre to be implemented in Wiltz, we will refer to the following definition of reuse in the construction sector:

“The recovery of construction elements during renovation, transformation or demolition (deconstruction) works and reusing them in a construction project, distinguishing between reusing them for the same function or a different one.”

Methodology of development

This Local Action Plan (LAP) has been developed through a collaborative and iterative process involving relevant local, regional and national stakeholders, as well as project partners.

- Mapping and characterisation of existing reuse activities in the territory to establish a baseline
- Structured communication across all stakeholders to inform on progress and gather input
- Co-development of the strategic framework through local stakeholder groups
- Regular coordination and check-ins with PREUSE project partners to ensure alignment and coherence

1.2

About Wiltz

The Municipality of Wiltz (Luxembourg) is a local public authority responsible for urban planning, public infrastructure and municipal services within its territory (39.3 km²; approx. 8,300 inhabitants, expected to grow to 13,000 by 2030). As a local “hotspot” for circular economy, it actively promotes sustainable development and circular economy projects. Wiltz has increasingly positioned itself as a pilot territory for circular construction and reuse initiatives.

The municipality collaborates with national and regional partners to support implementation and knowledge exchange of circular economy.

Within the national reuse ecosystem, Wiltz acts as an enabling public actor and early adopter, testing reuse practices in real projects and contributing to the development of a future reuse value chain in Luxembourg.

1.3

Executive Summary

Territory	<i>This Local Action Plan (LAP) has been developed by the Municipality of Wiltz (Luxembourg) within the framework of the PREUSE project. While rooted in the local context of the Municipality of Wiltz (39.3km², 8.300 inhabitants with strong population growth) the plan addresses challenges and opportunities at a broader territorial scale, extending across Luxembourg and the wider Greater Region within a 100 km radius.</i>
Main challenge	<i>Given the small size of Wiltz and the national context, this Local Action Plan needs to consider national-level challenges to ensure success at local and regional levels. Three main pillars of action are considered:</i> <i>1. Promote reuse in Luxembourg and Wiltz through awareness-raising, capacity building and the development of necessary infrastructure</i> <i>2. Build trust in reclaimed materials by ensuring quality and safety standards are met</i> <i>3. Generate positive impacts through reuse practices, both environmental, economic and social.</i>
Strategic priorities	<i>The Municipality of Wiltz plays a key role in initiating and embedding reuse practices locally. Its strategic priorities translate national challenges into concrete actions within its sphere of influence, centred on the progressive development of a Reuse Centre in Wiltz.</i> <i>Launched as a pilot, the centre will act as a testbed for logistics, reuse practices and collaboration among public actors, and is expected to evolve into a scalable, independent entity serving a wider reuse ecosystem.</i>
Key actions (hereunder referred to as work packages)	<i>1. Opening of a Pilot Reuse Centre: Setting up a pilot reuse centre to function as a testbed and to meet regional needs like storage and logistic facilities</i> <i>2. Engagement of Reuse Ecosystem: Fostering collaboration and capacity building along the reuse value chain to multiply reuse initiatives</i> <i>3. Innovation: Building up of know-how and assessment processes to meet quality and performance requirements</i> <i>4. Opening of Full-scale Reuse Centre: Working towards a scalable and sustainable model of a reuse centre in Wiltz</i>
Expected outcomes (vision 2030)	<i>The LAP will progressively establish a functional and scalable reuse ecosystem in Luxembourg through four steps:</i> <i>• Set up initial infrastructure and test the reuse centre concept, including logistics, material flows, and legal frameworks</i> <i>• Increase material flows, activate collaboration among public actors, assess market potential, and build skills and demand within the value chain.</i> <i>• Develop quality standards, support certification processes and digital tools (e.g. traceability, marketplace), while aligning with national frameworks and monitoring impact.</i> <i>• Define a sustainable business model, establish efficient operations and partnerships, and prepare the transition to a full-scale reuse centre with broader market reach.</i>

II.

Context and Problem Statement

2.1

Policy Context

Local context

The Municipality of Wiltz (MW) is committed to promoting the circular economy and sustainable construction practices within its territory. While reuse of construction materials is gaining visibility in Luxembourg, a key element is missing: a physical hub to bridge the gap between deconstruction and reconstruction. Wiltz addresses this gap by developing a **local reuse centre**, tailored to local needs but aligned with national and European sustainability goals.

Since 2015, Wiltz has become a **hotspot for circular economy initiatives**, driven by strong political commitment and pioneering pilot projects. In particular, the municipality collaborates with Fonds du Logement¹ on a **new housing district, creating a significant demand for construction resources**. The reuse centre aims to support this demand while promoting material reuse on a broader scale. This initiative aligns with national policy goals to ensure a **resilient local supply** of construction materials and supports the broader **decarbonization strategy** in the construction sector.

This Local Action Plan is part of the PREUSE² project. In Wiltz, the focus lies on identifying local gaps in the reuse ecosystem and **implementing**

practical solutions to consolidate reuse practices at the municipal and national level.

Complementary actions will include promoting reuse practices, building stakeholder capacity, and analyzing regulatory and legal frameworks to facilitate the long-term operation of the reuse centre.



Figure 1 - Logo of "Hotspot for Circular Economy in Luxembourg", a title the City of Wiltz obtained in 2015 by the Ministry of Economy

European and national framework and legislation

The reuse of construction materials in Wiltz complies with both European and Luxembourgish legal and policy frameworks, which provide guidance and support for circular economy practices. In compliance with EU directives, Luxembourg is making reuse efforts a political priority, particularly in construction and circular economy policies. This European and national framework provides the legal, strategic, and operational basis for the Municipality of Wiltz to

¹ Fonds du Logement is a public developer in charge of the large-scale project « Wunne mat der Wooltz », which consists in redeveloping Wiltz's brownfield sites into a residential area with over 1000 housing units.

² PREUSE: a european initiative supporting public authorities in reclaiming and reusing construction materials. PREUSE provides a framework of strategies, pilot projects, and capacity-building measures for developing reuse projects. <https://preuse.nweurope.eu/>

implement a local reuse centre, ensuring compliance with regulations while contributing to Luxembourg's broader circular economy objectives.

Relevant milestones prioritizing *reuse* in the national context:

- 2012 - National Law for Waste Management
- 2015 - Study on the Potential of Circular Economy in Luxembourg
- 2018 - National Plan for Waste and Ressource Management
- 2020 - Strategy "Zero Waste"
- 2021 - Strategy for Circular Economy in Luxembourg
- 2022 - Amendment of the National Law for Waste Management
- 2023 - Coalition Agreement of the national Government
- 2025 - Review of the National Plan for Waste and Ressource Management

2.2

Preliminary Studies & Reuse Initiatives in Luxembourg

Reuse practices in Luxembourg are somewhat less developed than in neighbouring countries. Nevertheless, several initiatives, pilot projects, and public-sector-led efforts have emerged, and reuse is steadily gaining visibility and interest.

Digital platforms supporting reuse

Launched in 2023, *reUSE.lu* is a private platform that enables users to reserve and acquire salvaged construction elements during the short window before demolition. Its emergence, along with newer platforms like *Bazaar.build*, marks progress in reuse in Luxembourg, though a centralized system linking these marketplaces is still lacking.

Pilot projects and initiatives

Reuse-oriented pilot projects are beginning to take shape in Luxembourg, notably the pioneering renovations at Lycée Michel Lucius³ and the IDEAL Building⁴ in Wiltz, both demonstrating how reclaimed materials can be integrated into public projects. Alongside these

larger efforts, several municipalities are launching smaller, locally driven reuse initiatives.

A national study on the implementation of a reuse centre in Luxembourg

In 2023, Luxinnovation – associated partner of the present Interreg NWE project – has elaborated a study on the implementation of a reuse centre in Luxembourg. This report includes a state-of-the-art analysis of reuse in Luxembourg, potential stakeholders and partners, as well as reflections on operation and business model of the reuse centre.

Survey on reuse of construction material in Luxembourg

In 2024, MW conducted a survey to assess interest and demand for salvaged construction materials among Luxembourg's 100 municipalities. The main findings are:

- Strong interest in reuse, though most lack practical experience, indicating a need for skill development and awareness initiatives.

³ Project led by Administration des Bâtiments Publics

⁴ Project led by Fonds du Logement

- Willingness for material salvage and reuse, but challenges include limited political attention, missing logistics, material compatibility and inventory.
- Majority shows interest in using the future reuse facility in Wiltz, although more clarity on technical, operational and financial details is needed to ensure engagement.
- Majority shows interest in using salvaged elements in upcoming projects.
- All respondents want to stay informed on progress of reuse practices in general and in Wiltz.

The survey shows strong interest for material reuse in Luxembourg, while highlighting the need for political support, logistical solutions and stakeholder guidance.

2.3

Geographical Context

An analysis of existing reuse centres within the wider region of Wiltz – where salvaged materials can be purchased – shows that while several such facilities operate nearby, none are currently located within the territory of the Grand Duchy of Luxembourg. A map indicating their locations, along with brief descriptions of each, is provided below.⁵

To minimize transport distances and reduce greenhouse gas emissions, the Wiltz reuse centre will first serve nearby areas, targeting a 30-minute travel radius (maximum 60 minutes). This approach maximizes environmental benefits and operational efficiency while gradually extending coverage across Luxembourg and into the south-east region of Belgium.

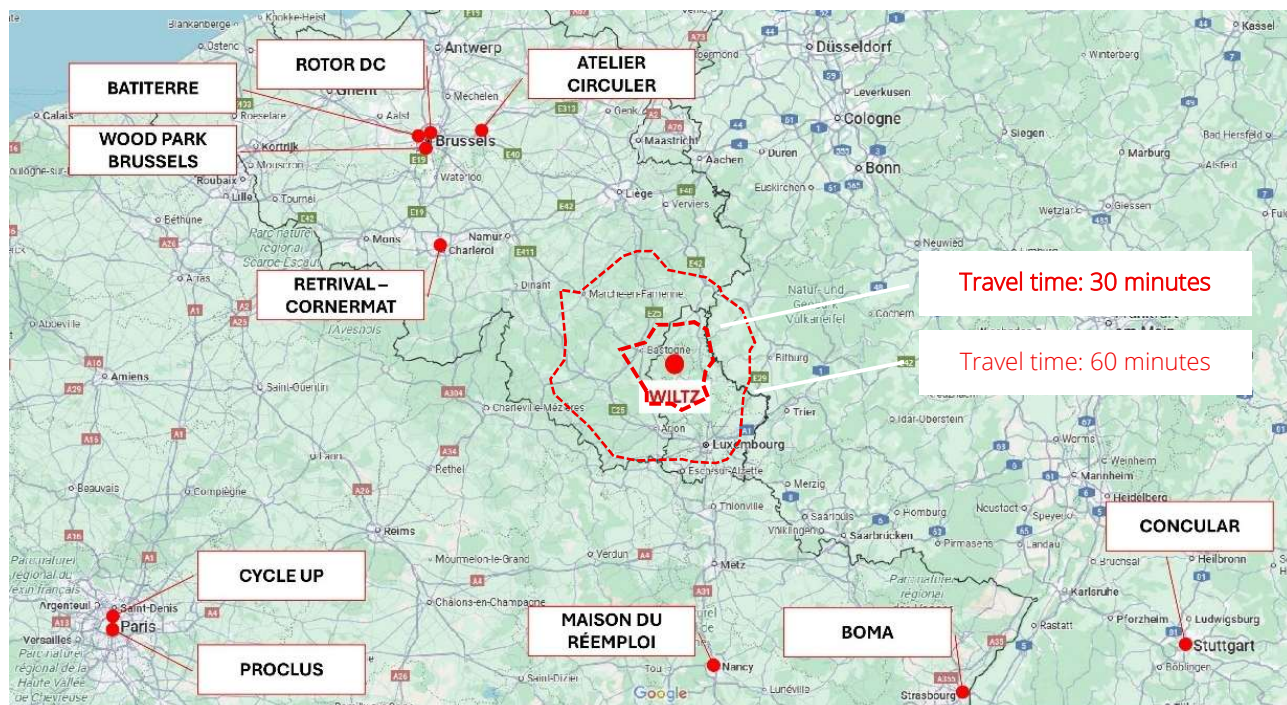


Figure 2 – Geographical coverage of existing reuse centres and future reuse centre in Wiltz with indication of travel times of 30 or 60 minutes around Wiltz

⁵ Additional reuse dealers are listed on <https://opalis.eu> and may be relevant strategically, but this overview focuses only on facilities comparable to the planned Wiltz reuse centre.

<i>Name</i>	<i>Location</i>	<i>Distance to Wiltz</i>	<i>Type of activity</i>
RETRIVAL - CORNERMAT	Charleroi, BE	150 km	Shop with local stock
BATITERRE (wood park)	Brussels, BE	170 km	Shop with local stock Additional specialisation in wood
WOOD PARK BRUSSELS	Brussels, BE	170 km	Shop with local stock, exclusively for wood products
ROTOR DC	Brussels, BE	170 km	Shop with local stock
ATELIER CIRCULER / Materialebank	Leuven, BE	170 km	Shop with local stock, exclusively for wood products
MAISON DU RÉEMPLOI	Nancy, FR	180 km	Shop with local stock
BOMA	Strasbourg, FR	280 km	Reseller / Matchmaker between projects, without local stock
CYCLE UP	Paris, FR	350 km	Shop with local stock
PROCLUS	Paris, FR	350 km	Shop with local stock, exclusively for technical installations and appliances
CONCULAR	Stuttgart, DE	370 km	Shop with multiple stocks (urban mining hubs)

III.

Strategic Priorities

Given the relatively undeveloped reuse sector in Luxembourg, the LAP of MW needs to consider national challenges and needs when defining the local-scale project in Wiltz.

To this end, a collaborative process has been set up by MW, to define a strategic vision for advancing reuse in the construction sector. Participants included representatives from key ministries (Economy, Environment), government administrations (Environment, Public Buildings), innovation and construction organizations (LIST, CRTI-B, Luxinnovation), public developers (Fonds du Logement) and the MW.

- This **strategic vision serves as a national-level framework** designed to enable and optimize reuse practices across Luxembourg's construction industry.
- The **Local Action Plan Wiltz** is an integral part of this broader vision but focuses specifically on **the elements that fall within the municipality's local and regional sphere of influence**.

3.1

National-Level Framework

The strategic vision is structured around three pillars.

Pillar 1 – Promote reuse in Luxembourg and Wiltz

Promoting construction material reuse aims to embed circular economy principles across Luxembourg. Key priorities include developing infrastructure for storage, logistics, and inventory management, and establishing a fully integrated value chain connecting deconstruction, refurbishment, planning, and reconstruction. Efforts also focus on raising awareness among planners, builders, and end-users, building sector skills, and fostering a network of reuse actors. The Wiltz Reuse Centre is a key step, providing infrastructure and serving as the first node in a future network of centres.

Pillar 2 – Provide a high-quality offer

Ensuring the quality, safety, and reliability of salvaged materials is crucial. Common standards, testing, and certification will build trust and enable mainstream use, while complementary services such as refurbishment and adaptation to norms will strengthen the market and professionalise the sector.

Pillar 3 – Generate a positive effect

The overall goal is to make reuse standard practice, advancing resource efficiency, carbon reduction, and resilience. Reuse delivers ecological benefits by reducing waste and emissions, economic opportunities through innovation and local value creation, and social gains via job creation, skills development, and community engagement.

3.2

Local-Level Objectives

Within the national-level framework, the local objectives for MW focus on implementing targeted actions that are both realistic and directly manageable by the municipality. MW plays a pivotal role in initiating and embedding reuse practices at the local level while actively supporting Luxembourg's broader circular economy ambitions.

Guiding Principles:

1. Start small, learn fast, build strong foundations, and scale with innovation.
2. Stay terrain-related and actionable
3. Keep a healthy balance between internal capacity-building and external stakeholder activation



PRIORITY 01

Opening of a Pilot Reuse Centre

SETTING UP A PILOT REUSE CENTRE TO FUNCTION AS A TESTBED AND TO MEET REGIONAL PRACTICAL NEEDS LIKE STORAGE AND LOGISTIC FACILITIES.

PRIORITY 02

Engagement of Reuse Ecosystem

FOSTERING COLLABORATION AND CAPACITY BUILDING ALONG THE REUSE VALUE CHAIN TO MULTIPLY REUSE INITIATIVES.

PRIORITY 03

Innovation

BUILDING UP OF KNOW-HOW AND ASSESSMENT PROCESSES TO MEET QUALITY AND PERFORMANCE REQUIREMENTS.

PRIORITY 04

Opening of Full-scale Reuse Centre

WORKING TOWARDS A SCALABLE AND SUSTAINABLE MODEL OF A REUSE CENTRE IN WILTZ.

IV.

Action Plan

4.1

Roadmap

The roadmap is a key component of this Local Action Plan (LAP). It provides a structured, strategic overview of the planned actions, organised into four Work Packages. Each Work Package outlines the main steps required to meet

the LAP objectives, along with an indicative timeline that guides the phased implementation of the project. A full-scale version of the scheme hereunder, including expected results, can be found in *Annex A*.

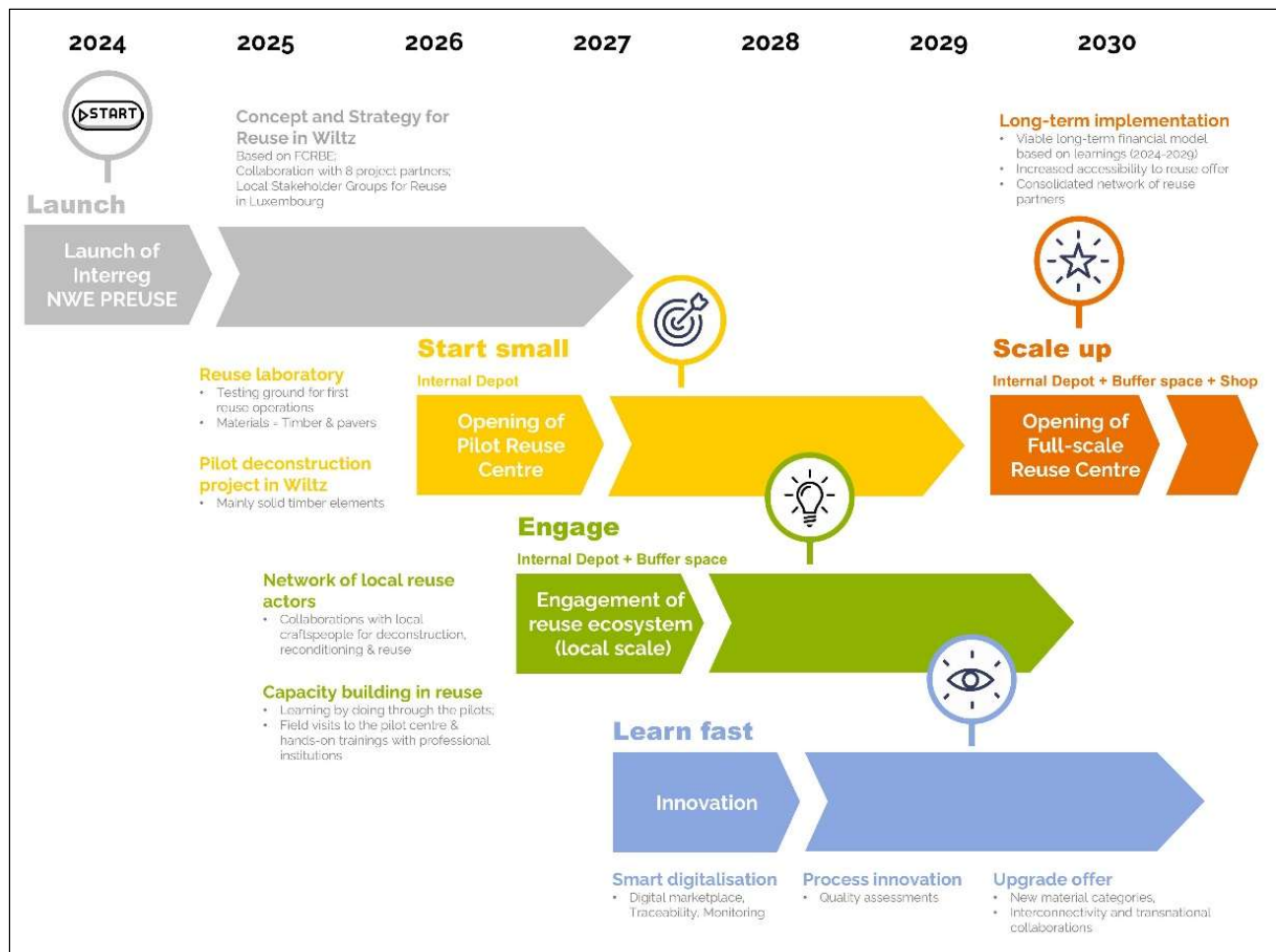


Figure 3 - Roadmap of the 4 Work Packages in Wiltz, Municipality of Wiltz, 2025

4.2

Action Table

Complementing the roadmap, the action table translates the strategic direction into **concrete operational steps**. It details the specific actions to be carried out and sets target timeframes.

This table serves as a practical tool for coordinating implementation and monitoring progress throughout the project.

WORK PACKAGE 01

Opening of a Pilot Reuse Centre

Objectives:

- ➔ Explore and understand the Luxembourgish reuse potential: Identify the types, quantities and quality of available reusable materials, along with the nature and needs of potential clients.
- ➔ Develop a realistic pricing model: Establish a price grid for salvaged materials that reflects market value, logistical costs, and reconditioning needs, forming the basis for a viable long-term business plan.
- ➔ Test and refine logistics workflows: Define operational processes including reception, storage, inventory, information management and material reservations.
- ➔ Identify systemic gaps and barriers: Highlight technical or regulatory limitations in current reuse practices – such as missing insurance frameworks, certification challenges or safety evaluations (e.g. structural integrity, energy performance, chemical safety) and identify actors capable of addressing these.

ACTION/ DELIVERABLE	KEY MILESTONES	TIMELINE
Draft a description of the pilot reuse centre	➤ Draft project description based on existing knowledge in the field, highlighting the context, objectives, budget, steps and timeline for implementation of the pilot reuse centre in Wiltz ➤ Validate pilot project by the political board ➤ Unlock cofinancing through national funds (FPE/FCE) or other financing sources	Q1 2024 – Q1 2026
Active involvement of local and national stakeholders	➤ Ensure national integration of local pilot project through collecting feedback of public stakeholders ➤ Compile a mapping of the local ecosystem including professional stakeholders and potential collaboration partners for the pilot	Q4 2024 – Q4 2026 (at least)
Realisation of the infrastructure for the pilot	➤ Construction plans & building permit ➤ Realise construction works ➤ Identify & order necessary equipment ➤ Prepare infrastructure and equipment to open the pilot reuse centre in spring 2026	Q1 2026 – Q4 2026

ACTION/ DELIVERABLE	KEY MILESTONES	TIMELINE
Operation of the temporary Reuse Centre	➤ Launch of reuse operations: accepting, registering, managing stock, recirculate salvaged material ➤ Explore the Luxembourgish market: establish statistics on type, quantity, quality, offer and demand ➤ Develop a realistic pricing model: trace logistical and operational costs, establish a price grid for salvaged material ➤ Test and refine logistics workflows of the reuse centre ➤ Identify systemic gaps encountered during operational phase	Q4 2026 – Q3 2029
Conduct deconstruction project(s)	➤ Conduct reference project(s) in deconstruction to illustrate the feasibility of reuse in Luxembourg ➤ Build up material stock of the reuse centre ➤ Gain experience in reuse in Wiltz and build up internal competences in reuse ➤ Generate interest and demand for the reuse centre	Q3 2026 – Q3 2029

WORK PACKAGE 02

Engagement of Reuse Ecosystem (local scale)

Objectives:

- ➔ Increase transparency and shared understanding of reuse practices across stakeholders, including construction professionals, public authorities, and private clients.
- ➔ Build up and strengthen the network of business partners for reuse: Connect demolition contractors, material processors, architects, engineers and builders to complete the value chain from dismantling to rebuilding.
- ➔ Raise awareness and interest among project owners and clients: Drive market demand for reuse through positioning reuse as a viable, desirable option in construction and renovation projects.
- ➔ Support training and upskilling: Activate vocational schools and professional organisations to incorporate reuse knowledge into training for craftsmen, engineers and architects.

ACTION/ DELIVERABLE	KEY MILESTONES	TIMELINE
Map (potential) local actors for reuse and actively engage them	➤ Mapping and inquiry of local/regional business partners around Wiltz, adapted to the selected material categories and value chains of the pilot reuse centre ➤ Build up a local value chain for reuse, including designers, craftspeople, deconstruction and construction companies.	Q4 2025 – Q1 2027
Positive and proactive communication (focused on the local and regional scale, within its direct sphere of influence)	➤ Highlight the advantages of reuse on a local / regional scale ➤ Increase understanding of reuse, show feasibility and best practice examples through reference project(s) in deconstruction and reuse ➤ Raise awareness and interest to drive market demand for reuse ➤ Raise awareness amongst different types of clients: municipalities, public contractors, private actors of the reuse ecosystem	Q3 2026 – Q3 2027

ACTION/ DELIVERABLE	KEY MILESTONES	TIMELINE
Act as a partner in training and education	➤ Offer field visits to the reuse centre ➤ Offer hands-on learning experiences for professionals, students, and the public, in collaboration with the Circular Innovation HUB and training institutions ➤ Increase transparency and understanding in reuse amongst the value chain of concerned actors	Q2 2026 – Q4 2028

WORK PACKAGE 03

Innovate

Objectives:

- ➔ Innovation in digitalised operations: Integrate smart tools to manage stock, trace materials, monitor environmental impact, and streamline logistics.
- ➔ Expand material categories: Progressively include more complex or regulated materials as solutions emerge to address safety, performance, and regulatory barriers identified in the pilot phase.
- ➔ Develop impact monitoring (e.g., CO₂ savings, waste diverted from landfill) to support public value creation and communication.

NB: The Wiltz reuse centre will facilitate innovation but not develop technical solutions itself. Instead, it will rely on external partnerships with research institutions, startups and industry to tackle complex technical challenges (e.g. performance testing, digital traceability).

ACTION DELIVERABLE	KEY MILESTONES	TIMELINE
Integrate and align with national (digital) solutions (if applicable)	➤ Chose and implement digital solutions for better traceability, reliability and efficiency → higher economical value ➤ Set up a digital marketplace of reuse offer for better visibility ➤ Improve traceability ➤ Implement and test monitoring on ecological benefits through hands-on scenarios	Q4 2026 – ongoing
Expand the offer of the reuse centre	➤ Expand the diversity of the reuse centre offer and gradually integrate new material categories ➤ Stay up-to-date on new process and assessment methods for reuse and integrate them in the reuse centre ➤ Facilitate partnerships with national actors for refurbishment and quality assessment services (CRTI-B, ILNAS)	Q1 2028 – ongoing
Support the interconnectivity of a reuse centre network	➤ Increased material turnover thanks to larger ecosystem engagement and improved geographic coverage	Q1 2029 – ongoing

WORK PACKAGE 04

Opening of Full-scale Reuse Centre

Objectives:

- ➔ Translate pilot insights into a long-term business model: Design a self-financing and autonomous reuse centre that can function as both a physical hub and a marketplace, on the long-term.
- ➔ Integrate the centre into the economic fabric of Wiltz: Establish long-term relevance and viability by embedding the centre in the local and regional economy, including the ZAE (zone d'activités économiques) and companies implemented in the region.
- ➔ Maximise stock turnover and reuse potential: Expand the ecosystem of reuse of the pilot phase to ensure a steady flow and good turnover of reused materials.
- ➔ Facilitate cross-border collaborations: Partner with European initiatives/ organisations to increase the diversity of material exchange and ensure reuse is not limited by local market constraints.

ACTION/ DELIVERABLE	KEY MILESTONES	TIMELINE
Elaborate the operational model of the final Reuse Centre	➤ Based on experiences of pilot reuse centre: Consolidate the business model for the final (autonomous) reuse centre that can function as both a physical hub and a marketplace on the long-term, including: ○ necessary initial investment ○ business plan (financial inflows + outflows), ○ governance model, ○ necessary staff and competences, ○ equipment and infrastructure, ○ clientele ○ and other necessary conditions	Q3 2027 – Q2 2029
Planning and realisation of the infrastructure for the reuse centre	➤ Decision on final site ➤ Construction plans & building permit ➤ Realize construction works ➤ Define & order necessary equipment ➤ Prepare infrastructure and equipment to open the final reuse centre in spring 2029 ➤ Recupérate salvaged materials stock from pilot reuse centre	Q2 2028 – Q3 2029
Operation of final Reuse Centre	➤ Skilled staff on site ➤ Launch reuse operations: accepting, registering, managing stock, recirculate salvaged material ➤ Refine logistics workflows of the reuse centre ➤ Implementation of efficient stock managements for better traceability and reliability	Q4 2029 – ongoing
Continue proactive communication at the scale of the reuse centre	➤ Highlight the advantages of reuse on a local and regional scale ➤ Increase understanding of reuse and show feasibility through reference project(s) in deconstruction and reuse ➤ Raise awareness and interest to drive market demand for reuse ➤ Raise awareness amongst different types of clients: municipalities, public contractors, private clients ➤ Expand network of reuse partners	Q2 2029 – ongoing

V.

Implementation and Governance

5.1

Governance of the Reuse Centre

The Municipality of Wiltz (MW) acts as project leader for the Local Action Plan and is responsible for coordinating its development, implementation and governance. As initiating public actor, MW drives the strategic direction of the reuse initiative, mobilises stakeholders, and ensures coherence between local actions and the broader national context for reuse in Luxembourg.

The governance approach is based on a progressive and collaborative model. While MW currently leads the pilot phase and related actions, the long-term ambition is to develop a broader governance structure involving public institutions and actors from the reuse value chain.

Given the environmental, social and economic objectives of the project, identifying a suitable legal and organisational structure is considered essential for the long-term operation of the Reuse

Centre. Several adapted legal forms are being analysed, including a social impact company (*Société d'Impact Sociétal*) or a cooperative company (*Société Coopérative*).

The final governance model will depend on the evolution of the stakeholder network, operational maturity of the project, and future funding opportunities. A flexible governance framework is currently considered the most suitable approach for the future development of the reuse centre.

The governance approach is closely linked to the stakeholder ecosystem presented in the following chapter, which maps the involved public and private stakeholders, research institutions and citizens, as well as their respective fields of action and responsibilities within the reuse value chain.

5.2

Stakeholder Mapping

The implementation of reuse practices relies on collaboration across the entire value chain and on the involvement of actors operating at different territorial and institutional levels.

Hereunder, different groups of stakeholders⁶ are listed, including their potential role and point of action in the value chain⁷.

⁶ Based on “FutuREuse – How to build a Roadmap”

⁷ Legend: **A**: Actively involved | **C**: Concerned, but not actively involved | **tb**: To be clarified

Stakeholders		Point of action								
		Mapping and engaging all actors of the value chain	Training and competence development	Develop pilot projects of reuse as demonstrators (suppliers & clients of reuse centre)	Set up the infrastructure of the reuse centre	Operation of the reuse centre	Develop supporting tools (e.g. inventory management / digital marketplace)	Develop new processes (e.g. quality assessment of salvaged elements)	Align regulatory frameworks and economic incentives	Funding
Public authorities and Policymakers	Municipality of Wiltz		C	A Building owner	A	A/C Depending on scenario	C	C		A
	Ministry of Environment, Climate and Biodiversity			C		C	C	C	A	A
	Ministry of Economy	C	C	C		C	C	C	A	
	Ministry of Labour		C			C				
	CRTI-B		C					C	A	
	ILNAS / ANEC							A Safety/ quality standards	A Safety/ quality standards	
	Luxinnovation	A								
	Public developers (FDL, SNHBM)			A Building owner						
	Municipalities			A Building owner						
	Administration des Bâtiments Publics (ABP)			A Building owner						
Business and Private stakeholders	Construction Companies			C						
	Ordre des Architectes et Ingénieurs conseil (OAI)			C						
	Control bodies (e.g. SECO)			C				A/C		
	Demolition and Deconstruction Firms (e.g. Polygone, Xardel)			C						
	Woodworking and Carpentry Businesses	C		C				C		
	Supplier of digital tools					C	C	C		
	Insurance Companies			C				C		
Research centres	LIST	A/C	A				A	C		
	Vocational Training Institutions (e.g. CNFPC, IFSB, CDM, C.I.HUB)		A							
	University of Luxembourg						tbc	tbc		
Citizens	Residents and Property Owners in Wiltz			C Project owner						
	Community Volunteers / Associations			C Project owner						

5.3

Sector and Material Categories

For its launch, and to ensure feasibility and manageability of initial operations, the small-scale pilot reuse centre will focus on a limited selection of material categories. These were chosen based on the following criteria:

- Carbon footprint and storage (related to production, transport, installation and long-lasting carbon storage) – in line with national priorities
- Reuse feasibility (safety requirements, outdated design, technical performance, risk of pollution)

- Handling sensitivity during dismantling, transport, and storage (risk of damage and value loss)
- Maturity of the reuse value chain in Luxembourg

As the project evolves, additional material categories can be integrated step by step. Activities will depend on salvage opportunities and thus involve a level of uncertainty. The reuse centre will follow the general principle of starting small, gaining experience with the materials and scaling up over time.

Timber products

Timber offers high reuse potential and is widely available in traditional constructions in the region. The local wood sector is well-developed and open to innovation. In parallel, national and international efforts are improving traceability and quality control for wood products through digital tools. Salvaged wood can be easily reconditioned (sanding, cutting, repairs) and adapted for various applications, from beams to flooring or cladding.

Initial subcategories: Timber for outdoor use (landscaping), claddings (interior and exterior), wood flooring (solid and semi-solid parquet), accessories (such as handrails).

Added later: Structural timber elements, solid wood interior doors (non-fire-rated).

Examples:



Terrace tile, interior door, beech parquet – © RotorDC

Landscape and paving

Durable, modular and easy to handle, landscape and paving materials require minimal processing and have low damage risk. MW has prior experience with small-scale reuse, supporting scalable stock management.

Initial subcategories: Pavers (natural stone, concrete, composite material), slabs (natural stone, ceramic, and similar material), gravel.

Added later: Curb stones (natural stone, concrete, composite material), tiles (natural stone, ceramic, and similar materials)

Examples:



Limestone pavers, granite slabs granite curb stones – © RotorDC

VI.

Key Performance Indicators

WORK PACKAGE 01

Opening of a Pilot Reuse Centre

INDICATOR (WHAT TO MEASURE)	FORMULA (HOW TO MEASURE)	GOVERNANCE (WHO IS RESPONSIBLE)	RELEVANCE (HOW SHOULD THE INFORMATION BE USED)
Input streams to reuse centre (stock build-up)	Total weight of salvaged materials received in the reuse centre	Operator of reuse centre	Input for business plan ➤ Identification of market opportunities
Output streams of reuse centre (output of salvaged material)	Total weight of materials processed and redistributed by the reuse centre	Operator of reuse centre	Input for business plan ➤ Identification of market opportunities
Turnover rate	Average storage time of material in the reuse centre before redistribution	Operator of reuse centre	Input for business plan ➤ Shorter storage time reflects better supply-demand alignment ➤ Consideration for infrastructure planning of reuse centre
Clientele	Number and type of clients relative to input as well as output streams	Operator of reuse centre	Input for business plan ➤ Definition of target clients for long-term operations

WORK PACKAGE 02

Engagement of Reuse Ecosystem

INDICATOR (WHAT TO MEASURE)	FORMULA (HOW TO MEASURE)	GOVERNANCE (WHO IS RESPONSIBLE)	RELEVANCE (HOW SHOULD THE INFORMATION BE USED)
Anchoring reuse practices within private sector	Count of professional partnerships built with the Reuse Centre, including partners along the entire value chain of reuse (dismantling, handling, transport, reconditioning, planning, construction)	Operator of reuse centre	Feasibility check within private ecosystem ➤ Long-term acceptance

INDICATOR (WHAT TO MEASURE)	FORMULA (HOW TO MEASURE)	GOVERNANCE (WHO IS RESPONSIBLE)	RELEVANCE (HOW SHOULD THE INFORMATION BE USED)
User satisfaction rate	Feedback from users of the reuse centre on the quality and availability of materials (through survey & feedback forms)	Operator of reuse centre	Consolidation of clientele for long-term operations

WORK PACKAGE 03

Innovate

INDICATOR (WHAT TO MEASURE)	FORMULA (HOW TO MEASURE)	GOVERNANCE (WHO IS RESPONSIBLE)	RELEVANCE (HOW SHOULD THE INFORMATION BE USED)
Process development	Number of material categories added to the offer of the reuse centre, needing process innovation (safety, structural performance, energy efficiency, etc)	Operator of reuse centre / responsible for innovation within reuse centre team / CRTI-B	Input for business plan ➤ Broadening of offer and increasing income sources
Resource protection and landfill diversion	Quantity (weight) of material redistributed	Operator of reuse centre	➤ Communicating efforts of MW in CE (as Hotspot for CE)
Estimation of cost savings from using salvaged materials	Financial savings achieved using reused materials instead of new ones, individually per project	If applicable / relevant: Building owner of construction project	➤ Promotion of financial benefits of reuse in view of consolidating and increasing clientele of reuse centre

WORK PACKAGE 04

Opening of Full-Scale Reuse Centre

INDICATOR (WHAT TO MEASURE)	FORMULA (HOW TO MEASURE)	GOVERNANCE (WHO IS RESPONSIBLE)	RELEVANCE (HOW SHOULD THE INFORMATION BE USED)
Clientele	Number and type of clients relative to input as well as output streams	Operator of reuse centre	Long-term sustainability ➤ Expand customer base
Job creation at local level	Number of jobs created	MW	➤ Addressing the gap of local and regional employments <> inhabitants

VII.

Long-term Perspective

7.1

Evolvement and Potential Scaling-up of the Project

As outlined in chapter IV *Action Plan*, the reuse initiative in Wiltz follows a progressive approach structured into four Work Packages. MW is currently activating work package 1, laying the foundations for reuse activities with the pilot reuse centre. The long-term goal, however, is to advance through all work packages and ultimately establish a fully autonomous, permanent reuse centre on a dedicated site in Wiltz by 2029.

This ambition goes far beyond MW's initial role in the PREUSE project, signaling a strong local commitment to transforming a time-limited pilot into a lasting regional asset within Luxembourg's circular economy. Each phase builds essential knowledge, partnerships, and operational capacity, ensuring a smooth transition from pilot activities to a mature, scalable reuse centre.

The pilot phase is therefore crucial: it enables MW to launch key actions, gain practical experience, and establish the conditions required for the long-term development of reuse in the region.

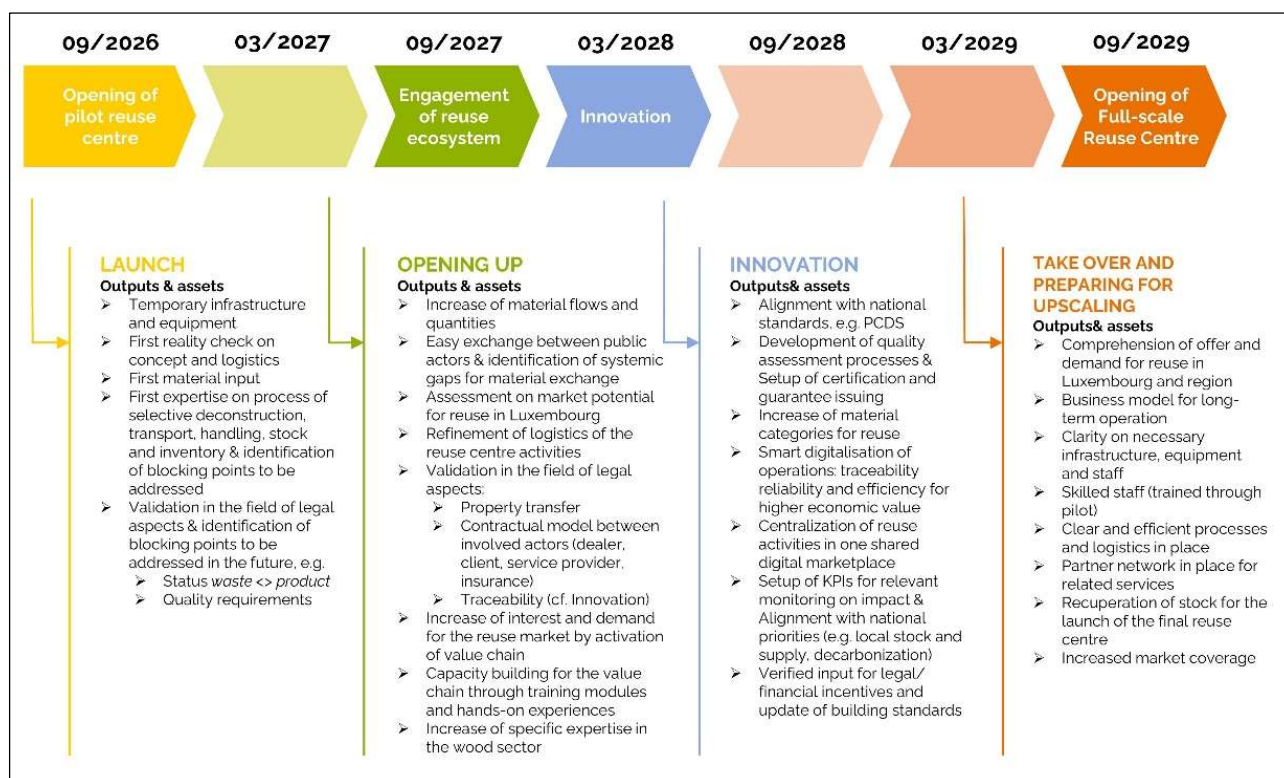


Figure 4 – Outputs and assets of the Reuse activities in Wiltz, Municipality of Wiltz, 2025 (Annex A)

7.2

Key Dependencies

The successful implementation and long-term viability of reuse activities in Wiltz depend on several interconnected factors. As reuse practices are still emerging in Luxembourg, the project relies on the gradual development of a supportive ecosystem, both locally and nationally.

- **Network of stakeholders and value chain**

The development of the Local Action Plan quickly showed that reuse practices cannot be implemented by the municipality of Wiltz alone. Although Wiltz acts as a proactive local initiator, the viability of reuse activities depends on a sufficient critical mass of actors and projects across the region. Building a strong network of public actors, construction professionals, and supporting institutions is therefore essential.

- **Capacity building and sector transition**

The construction sector is gradually transitioning towards more circular practices, including selective deconstruction and reuse-oriented planning. However, these approaches still require additional technical expertise and practical experience.

Training and capacity-building measures are therefore important to support this transition.

- **Financial resources**

The infrastructure and operational costs required for launching the reuse centre pilot are not covered by PREUSE funding. The implementation of the pilot phase therefore depends on the mobilisation of complementary financial support. Through close collaboration with the competent ministries and national key partners, funding for the three-year pilot phase could be secured.

- **Land availability**

Access to suitable land is another critical dependency. As Wiltz is experiencing strong demographic and territorial growth, land resources are under pressure from competing public needs and infrastructure projects. The allocation of a dedicated site for reuse activities required careful evaluation and strategic planning. The pilot reuse centre will therefore temporarily operate on an interim site for three years, pending the development of a long-term location.

7.3

Lessons learned

The process of developing the Local Action Plan and preparing the pilot reuse activities generated several important lessons that will guide future implementation and scaling-up.

- **Define the appropriate territorial scale**

One of the main lessons learned was the importance of understanding the appropriate scale of action. While the initiative is locally anchored in Wiltz, reuse activities require collaboration and material flows at regional and national levels. It is therefore essential to involve all relevant stakeholders early in the process and build broad ownership from the beginning.

- **Start pragmatically and build progressively**

The experience confirmed the importance of starting with simple, tangible and achievable actions. Rather than aiming immediately for a fully developed system, the project benefits from building step by step, relying on existing competences while integrating external expertise and support where needed. The pilot approach allows for experimentation, adaptation and gradual professionalisation.

- **Operational aspects are fundamental**

Although strategic vision and long-term objectives are important, the project highlighted that reuse activities depend heavily on practical and operational conditions. Logistics, storage, transport, handling, inventory management and material traceability are not secondary aspects but fundamental components enabling reuse in practice.

- **Testing through implementation is essential**

Finally, the process demonstrated the value of learning through action. Many technical, legal and organisational challenges can only be fully understood once activities are implemented in real conditions. Establishing the pilot reuse centre is therefore considered a necessary first step to validate assumptions, identify hidden barriers and progressively improve the model before scaling up further.

Annexes

Annex A — Visual of work packages, implementation process, conditions and results of the reuse initiative in Wiltz

Nine project partners



2024-2027



Plus 22 associated organisations

