



Inauguration of the Casa Aristot Mora ▶ The capital highlights its contribution to providing social housing

Espot wants more community involvement in housing issues

To encourage corporations to use «levers» such as the urban transfer of 0% urban land

The head of government calls on private individuals with vacant buildings to create affordable flats

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After four years since the signing of the transfer agreement with the Aristot Mora family, owner of the Armor Private Foundation, the Government inaugurated yesterday the building of 22 social housing units in Ciutat de Valls, an infrastructure that will be used to accommodate to citizens at risk of social exclusion so that they can live in dignity. During the presentation of the flats, both the Head of Government, Xavier Espot, and the Minister of Territory and Housing, Víctor Filloy, stated that actions such as this perfectly exemplify that the housing problem “cannot be resolved by the Government alone”.

That is why, again, Espot reiterated that some municipalities must be more involved in this issue as the capital is doing, but also addressed a message to private owners who have sufficient assets and financial resources to help alleviate the effects of this problem. «Affordable housing may not be as profitable, but it is minimally and has a social function,» he said, calling on these individuals to «if they have vacant land or buildings make this effort to create affordable housing.» to give way to many families who are in difficulty.

At this time, however, the head of government emphasized that no other owner has contacted the executive to launch a project with the same characteristics as that of Ciutat de Valls. However, he said that «we will not give up and will continue to ask for help.» Nevertheless, Espot assures that the Executive will continue to work in this line, and stressed that the Andorra la Vella municipality has proposed “some land that could be useful” for building.

Continuing with the involvement of the municipalities, the head of government recalled that it is the communal administrations who own the land. «I celebrate those municipalities that have redu-



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▶ Authorities visit the facilities of the Casa Aristot Mora.

Espot believes that erecting the Escaldes building through the public-private fund «would have been more appropriate»

ced the urban cession of consolidated urban land, some have reduced it to zero and others continue to have it at 15%, and this «makes the activity, from the beginning, no longer profitable». He added that they also «have a number of taxes levied on rent, and if they are more generous, the activity will be more profitable and more private will be encouraged when it comes to renting flats.» However, he said that these levers of action «some municipalities have used, some more than others and some very little.»

In any case, Espot shared that he does not want the issue of housing to become a «hard bargaining» or transfer the responsibility for the problem to the municipalities, but «if we want to solve the problem, we all have to get on the boat

and rowing in the same direction”.

In the specific case of Escaldes-Engordany, which recently tendered for a concession of public land to a private one, the head of government emphasized that “it is a legitimate option, but bearing in mind that we have created a public-private fund and the ideological aspect that characterizes the Escaldes-Engordany municipality, I think it would have been more appropriate to rely on this fund to build a building on publicly owned land than a private company. However, he stated that «if it ends up materializing, it will be better than nothing.»

All in all, the Government believes that the housing situation must be resolved «among all» and looking at it from a global point of



XAVIER ESPOT

HEAD OF GOVERNMENT

«The most protective government cannot be because we have been forcibly extending leases for years»

view, because «if we look at it from a partial perspective to benefit one or the other there will be a problem”. Therefore, «we must involve the whole society.» In this sense, he claimed that «the most protective government cannot be because we have been forcibly extending all leases for years», a measure that, if not adopted, «this would be a real mess». Precisely, this action is not well received by the Association of Real Estate Owners, but Espot argues that «it is absolutely necessary not to have a social emergency and extreme precariousness of a part of the population.»

TERMS OF ACCESS TO THE FLATS // For his part, Filloy stated that the registration to register will be enabled from today, and while the demands are collected, the Housing Institute will draft the specifications for finish furnishing homes and all community elements. Once the list of registered people is available, an internal commission will be set up so that the first contracts can begin to be signed, which is expected to take place in September.

In addition, with regard to the possibility of having more homes of this nature, the Minister recalled that the construction of a building takes between three and four years, although the extraordinary credit of the Government makes it possible to there may be more in the medium term. In this sense, he detailed that «if we get private individuals to offer us housing, whether for rent or purchase», there could be the possibility of having more flats for this purpose this same year, according to the ANA. ≡

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As part of the inauguration of Casa Aristot Mora, and responding to the call of the Head of Government, Xavier Espot, the Consul General of Andorra la Vella, Conxita Marsol, recalled that the corporation is preparing a set of rules for bidding a competition to build a 44-storey building at a regulated price in Ciutat de Valls, citing the transfer of the Borda Nova land that has been made so that the Executive can promote the initiative. She also explained that the capital already has around eighty homes for young people in El Jovial and for the elderly in El Calones, considering that “Andorra la Vella is one of the municipalities that is setting an example of this desire to

collaborate.”

However, on the possibility that the corporation of the capital still has some land that could be ceded to the Government to build housing, the president stated that «we have some», but said that the land ceded to Borda Nova «there is a long way to go” and, for the time being, the Government is only developing part of it, so it showed that another building could still be built next door. In addition, in relation to the possibility of transferring the management of future flats at a regulated price from Ciutat de Valls to the Institut de l’Habitatge, he hinted that the corporation may have the capacity to be «more agile» in providing solutions, noting that «we see that it is costly», citing as an example that the transfer of land in Borda Nova was signed in 2019.

However, she asserted that if the Executive proposes a transfer of the future building to the body for them to build and manage, «for us there is no problem», on the contrary, «we are



►► The consuls of Andorra la Vella, in front of the new lift.



CONXITA MARSOL

CONSUL GENERAL OF THE CAPITAL

«We don’t want to do business with the flats, we want to give a solution to the parish. [If the Institute manages the new building] we’re fine»

fine» because, as he put it, «we don’t want to do business with the flats, we want to give a solution to the parish.»

At the same time, taking advantage of the occasion, the Municipality of Andorra la Vella opened the new public elevator that connects Príncipe Benlloch Avenue with Ciutat de Valls, an infrastructure that, as noted by the Consul General, will provide connectivity to the neighborhood and will allow to improve the accessibility to the old people, contributing a solution to the great grades that present / display different points from the parish. «I think it is a very good elevator and will provide a great service to the neighborhood, as well as providing more security, as in the lower part of this sector there are very narrow sidewalks,» she said, according to the ANA. ≡



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