



## NEW OPPORTUNITIES

# The housing institute finds «difficult» to generate more supply in a short term

The aim is to create a public vacant flat to meet social demand

Extending rents is one of the main mandates of the working group

EL PERIÒDIC  
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The National Housing Commission, the new advisory body for the housing institute, says that «it is difficult to generate more supply of flats in a short term». The director of the National Housing Institute (INH), Josep Maria Pla, followed this line, emphasizing that one of the possibilities for working on finding more flats is the study of the electricity consumption of buildings in the country», through the collaboration of FEDA.

In this sense, the classification procedure consists of the evaluation by the electricity company of the supply levels used in each home. «Once low consumption is detected, the reasons for this situation

**The commission wants to work on three areas: party protection, market stimulus and governance**

should be clarified and the possibilities for these properties to enter the market to promote affordable housing in the area should be established. national» explained Pla. This is one of the initiatives proposed by the institute for the working group, which also «considers the possibility of creating a public stock exchange for empty homes».

Following this line, Pla pointed out that «the flats of the owners who do not put these properties on the market should be included in the list, so that they can do so without having to deal directly with the management». He added that «before materializing everything, it should be ensured that this measure responds to the main need of social demands and, if not, the source of the problem should be deter-



▶ Meeting of the National Housing Commission.



**JOSEP MARIA PLA**  
DIR. NATIONAL HOUSING INSTITUTE

«In order to reach the owners of empty properties, the institute must be trained to identify them».

«Collaboration with the private sector must be our line to follow to find as many spaces as possible»

mined». In any case, Pla remarked that «in order to reach the owners of the empty flats, it would be necessary to empower the housing institute with the ability to identify the properties».

With regard to the long-term measures, the agency plans to comply with the Plan for the Right to Housing enshrined in the Constitution through «a careful review of the number of existing homes and

a forecast of the characteristics of future housing». Going into detail with the initiatives, the commission decided that work will be done on three different axes, but that the priority is «the extension of rents». First of all, the institute wants to promote the protection of the parties in the lease agreement in which «it is intended to define a model of the text that should serve the parties to regulate their relationship and to collect the necessary data that provide the legal certainty of the process». Another point that was discussed is the stimulation of the market «in order to create more housing supply» and, finally, governance, which seeks to promote collaboration between the government, the municipalities and the institute to «see what changes should be made to rethink land use in the medium and long term».

Finally, Pla detailed that the solution to the structural problems of housing must go through «comprehensive and constant information

on on the needs of the market», in order to update the state and changes in the landscape of the housing. Giving it the same importance, the director of the housing institute added that «collaboration with the private sector must be our line to follow to find as many spaces as possible» and, lately, he stated that «all the possibilities of the public sector must be exploited to the maximum and the legislation must be adapted». ≡

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## GENERAL COUNCIL

# The new law on equality between women and men amends 17 legal texts

Salazar regrets that «there are no obligations», while Espot describes it as «ambitious, realistic and transversal»

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**H**istoric day. This expression was heard several times on Thursday in the General Council during a session in which some general councilors were moved during their speech and even applause was seen by some of them and some ministers - a fact unusual - and feminist associations (sitting in the guest gallery), just as the Equal Treatment and Opportunity Act was passed and non-discrimination between men and women. The text amends up to 17 existing laws (some qualified), such as the Penal Code, removing, for example, the distinction between abuse and sexual assault, and typifies the positive consent model.

«The public authorities must make every effort to ensure that equality is not just a right, but a fact,» said the head of government, Xavier Espot. Therefore, it provides for measures to eliminate discrimination and a criminal and administrative sanctioning regime. In addition, it introduces co-education and appeals to the commitment of individuals. In both the public and private spheres, it is committed to the goal of 50% of presence of both sexes (with a previous step of 60-40), with the implementation of equality plans, as well as training in a gender perspective. «It's ambitious, realistic and transversal, because it affects the whole of society, and it's open and changing, a long-distance race,» said Espot. The new law creates the Andorran Women's Institute, which already has 10,000 euros from this year's budget.

From the opposition, Judith Salazar spoke on behalf of the Social Democratic Party (PS), which reco-



► The head of government, Xavier Espot, defended the new equality law in the General Council, before the watchful eye of feminist groups.

unted the aspects with which they agreed and those that did not, despite voting in favor. «We would like another law, we are separated by many things, because, for example, it does not encourage female leadership or does not provide for quotas with reservation of seats in special bodies. We see good intentions, with words like 'encourage' and 'favor'

appearing often, but they lack obligations» lamented Salazar. Non-attached MP Carine Montaner, for her part, called for «it to be effective and the application to be looked at», because «there is a lot of hypocrisy».

On the other hand, the full Council approved two more laws: the electronic access law of the administration of justice and the priva-

te security law. The Minister of Justice and Home Affairs, Josep Maria Rossell, was in charge of defending them. In the first case, he did not have the support of Terceravia, who abstained. «They should work harder,» said General Councilor Joan Carles Camp, who broke the consensus. In the second case, it was approved by assent, and the debate revol-

ved around the allegation of oligopoly by various groups, as a foreign group would have controlled the ownership of much of the property of companies in the sector. From the Democrats, Joan Carles Ramos explained that the law regulates the figure of the private escort, who will be able to detain the aggressors and do the armed service. ≡

## Majority and PS confront again over housing prices

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The motion presented by the Social Democratic Party (PS), which did not prosper, calling for the withdrawal of the decree approving the modification of public prices in health centers meant a new confrontation between the majority (Democrats, Liberals and Committed Citizens) and the chairman of the Social Democratic parliamentary group, Pere López. In this sense, López once again criticized this increase, as it was done «by surprise» and «without dialogue», and because the prices were set «arbitrarily». He also warned that many

godparents «will not be able to cope» and that their children «will have to pay for it» and criticized the government's aid system for being too complicated and too demanding.

In turn, majority groups insisted that only those families who could afford it should pay more, and expressed perplexity that a Social Democratic party was not in favor of the policy. «Sometimes it seems that we are more progressive than you,» said Liberal councilor Ferran Costa.

In addition, they pointed out that the regulations make it possible to rearrange the current «mess»



► Pere López, during the defense of the motion on residences.

with the rates, which varied greatly depending on each center. The new prices, explained the groups of the majority while receiving instructions from the Government, which could not intervene in the case of a motion, imply that, at most, the resident will pay 1,426 euros per month, which means that the state subsidizes more than 50% of the real cost of the square, a higher figure than in neighboring countries. They also assured that no one will be left without a place for financial reasons, and that the state will bear the costs in the event that neither the user nor the family can afford it. ≡

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