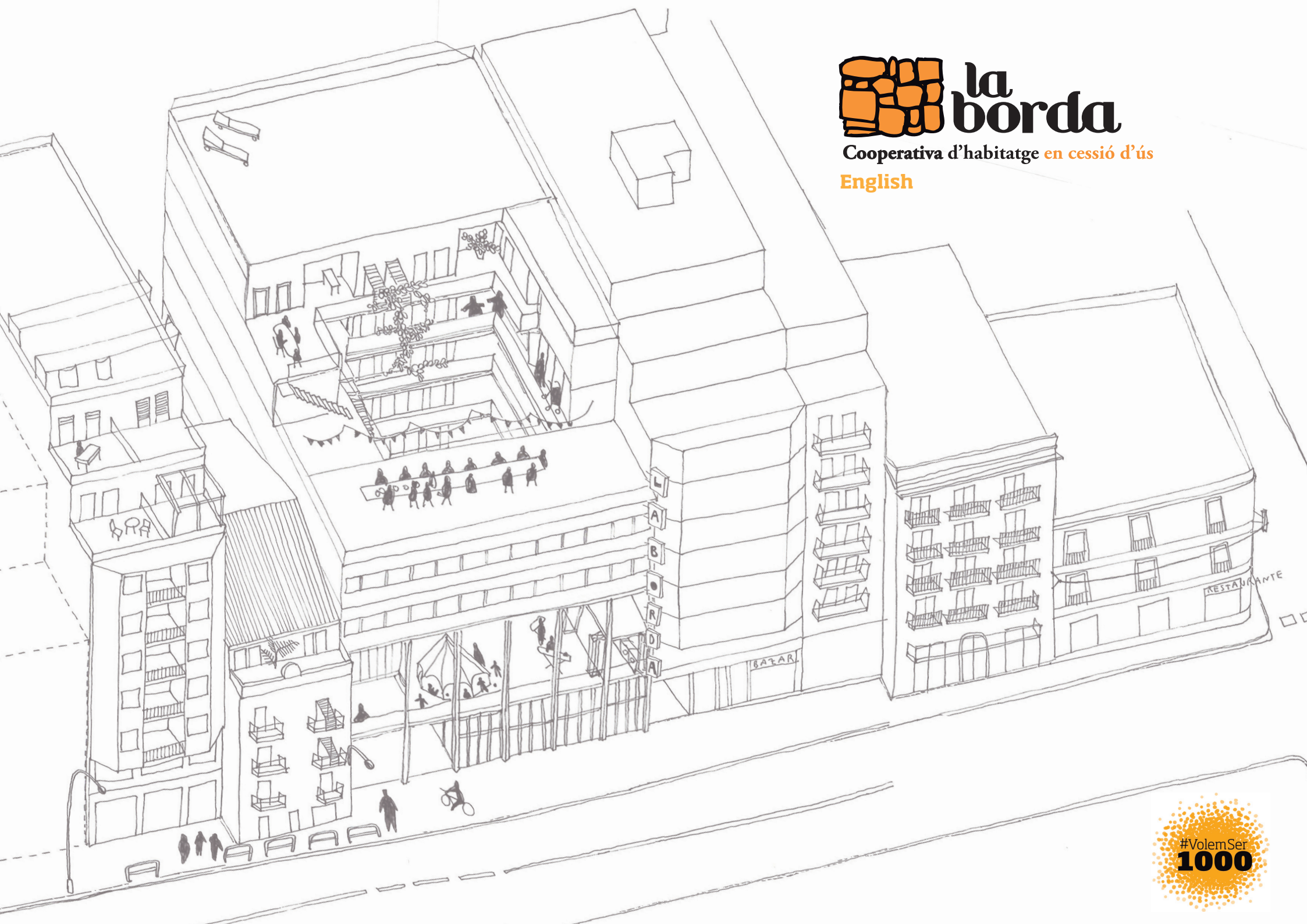




# la borda

Cooperativa d'habitatge **en cessió d'ús**

**English**



#VolemSer  
**1000**

# CHRONOLOGICAL INDEX

## 2011 Context

Sants, Barcelona  
Can Batlló is managed by the neighbours

## 2012 Self-organization

Definition of the model  
Communal property  
Grant of use  
Self-development

## 2014 Self-development

La Borda Habitatges, SCCL is formally and legally established  
Community life  
Participatory design

## 2015 Contract of assignment of land

Public Housing  
Architectural project

## 2016 Building and funding

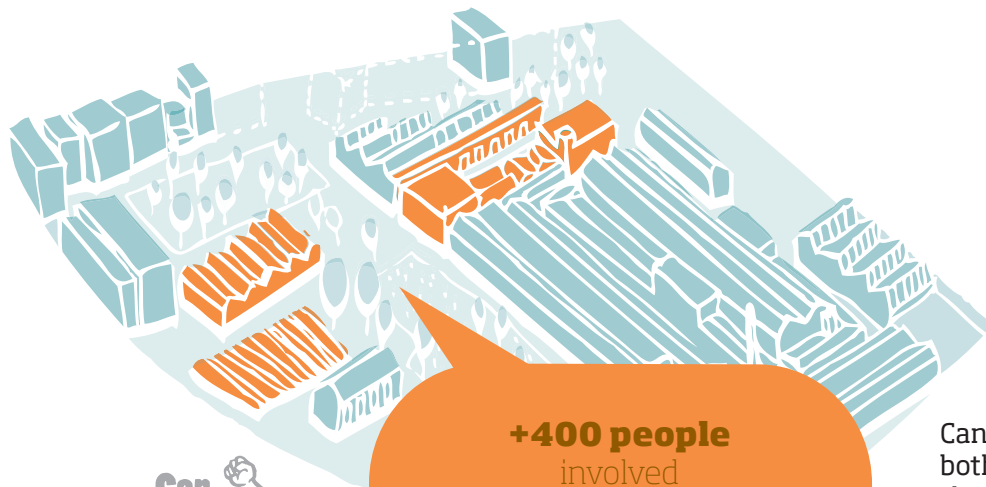
Sustainability  
Intercooperation in Social and Solidarity Economy

# CAN BATLLÓ, SANTS

## La Borda was established in Sants, a neighbourhood with a long tradition and presence of cooperatives

Cooperatives are present in almost all sectors of the economy: agriculture, finance, labour, goods consumption or services, and housing.

All kind of cooperatives have something in common: a group of people working together in collective to solve their social and economic needs and concerns.



**+400 people**  
involved

**7 active commissions**

**18 projects** in different areas

**28 organizations** supporting  
the project

**+5000m2 recovered**



## **SANTS** COOPERATIVE NEIGHBOURHOOD

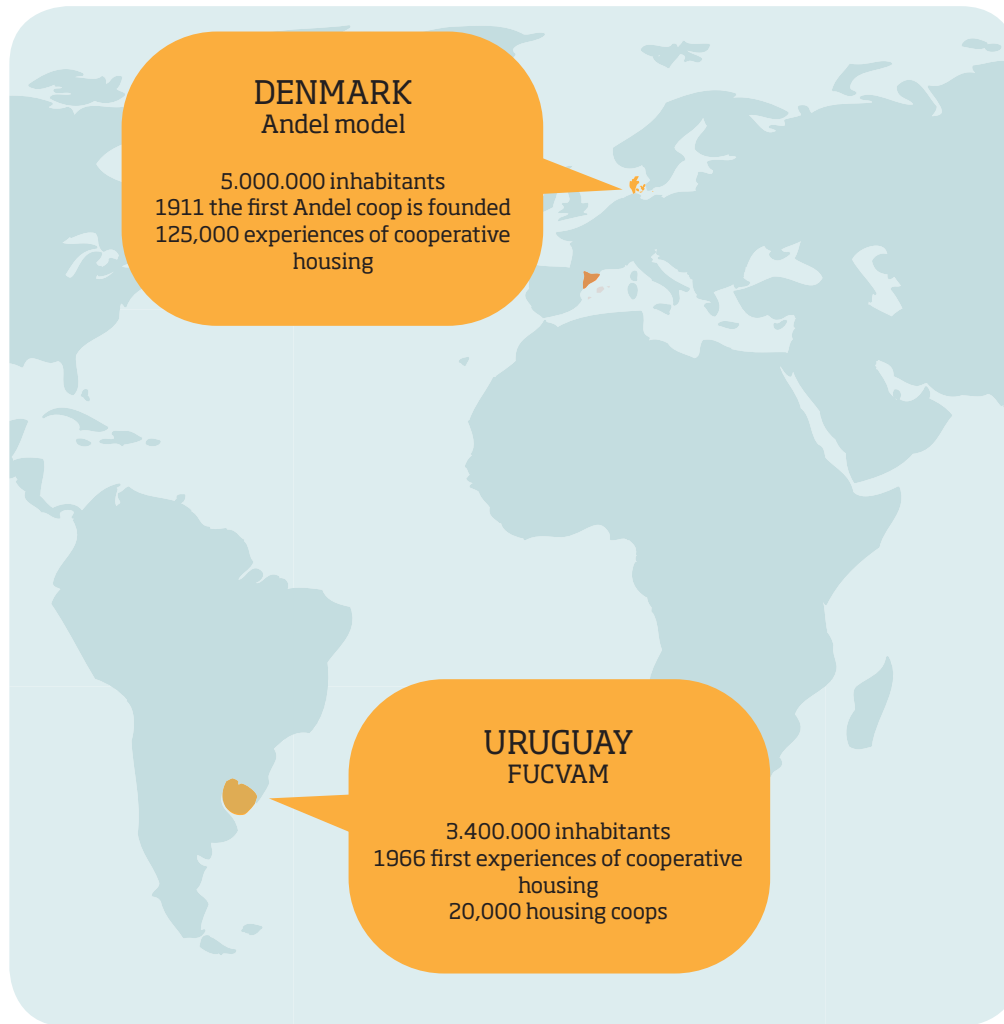
185.000 inhabitants

more than 30 cooperatives  
(goods consumption, services,  
labour, education...)

## It is part of a larger project, the Can Batlló project

Can Batlló is a former industrial site built in the late nineteenth century. Along with Espanya Industrial and Vapor Vell, the three of them were the industrial core in the south of Barcelona. In 1976, the General Metropolitan Plan (PGM) established the industrial activity must cease, and equipment, public housing and green space must be installed. Since then, the neighbours of La Bordeta never stopped claiming what was agreed. In 2011, the transformation of the site was still blocked by both Gaudir Real Estate and the involved administration. Sick of waiting, that year Sants and La Bordeta neighbours entered the site and occupied the the Bloc11 building, where a participatory process was engaged to define the uses and projects the neighbourhood wanted for Can Batlló.

# GRANT OF USE



## **A model widespread in countries such as Denmark and Uruguay**

A direct reference for La Borda are the Andel model in Denmark and the FUCVAM (Uruguayan Federation of Cooperative Housing Mutual Aid). Both experiences develop the model of cooperative housing ruled by grant of use, where the property will always be collective, while use is personal. Residents have the status of cooperative partners and can live there for life. The General Assembly is the main sovereign institution where the decisions are made. This model eliminates property speculation and profiteering on a fundamental right like housing. Members can not sell or rent the flat for a higher price than the one fixed by the cooperative. It is an alternative model of housing access to the traditional ownership and rent, with a strong commitment with the use value above exchange value.

**Non-speculative model to access housing**

**Collective ownership**

**Affordable monthly quotes**

**Right to use a housing**

# LA BORDA



## Who we are

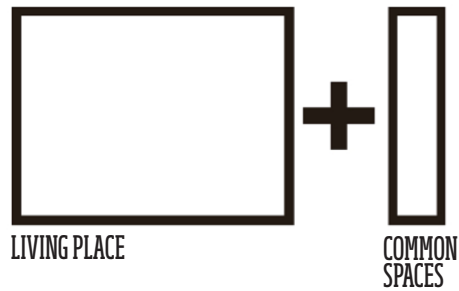
La Borda bind a community of fifty people together. A group of people of all ages, related to the Can Batlló project. La Borda main purpose is to provide decent, social, affordable and ecologically sustainable accommodation to the members of the cooperative and, at the same time, to promote intergenerational relationships and community integration. In short, we look forward a fair sharing of reproductive, domestic and care work. We want to be and live in community under the values of feminist and solidary economy.

## Purposes

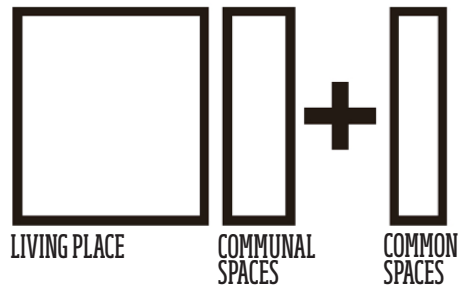
- Ensure access to affordable and decent housing.
- Avoid speculative uses of housing.
- Develop a new model of production, management and ownership of housing.
- Produce new forms of coexistence, social relations and community self-organization.
- Promote equal relationships between people of different ages, genders and origins.
- Become an alternative model to traditional public housing, affordable for people with low incomes.
- Build up a human scale self-managed neighbourhood at Can Batlló, based on social commitment and developing another way of city making.
- Make the most of existing resources and reusing them in an ecological and sustainable way.

# LIFE IN COMMON

## % CONVENTIONAL SURFACE



## % COOPERATIVE SURFACE



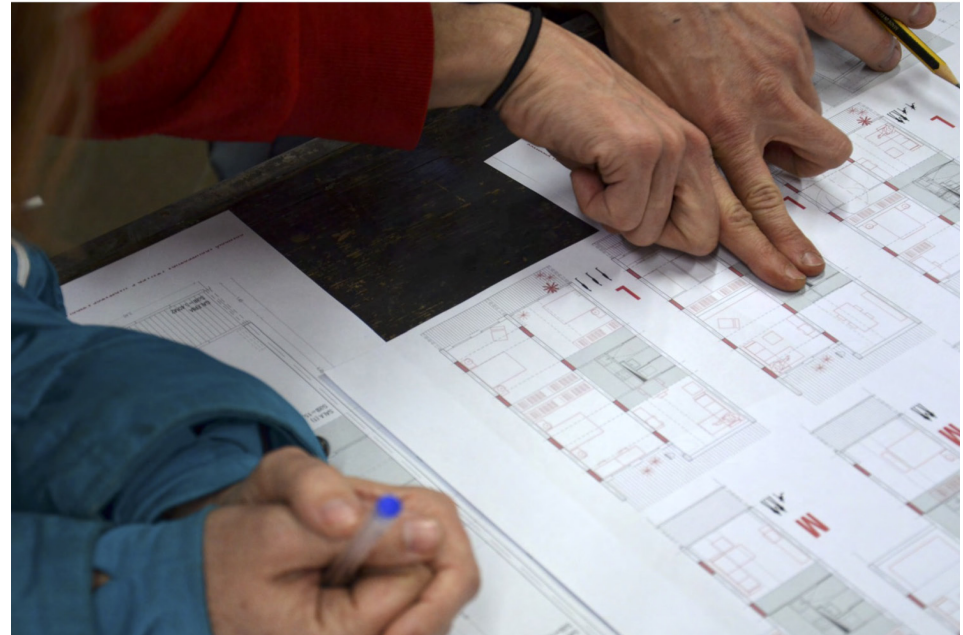
## SHARED SERVICES AND COMMON SPACES

- Laundry
- Kitchen and living room
- Guests flat
- Multipurpose room
- Health and care
- Bicycle parking
- Storage
- Shared objects and tool
- Co-working space

**New forms of living together, of social bond and community self-organization.**

The best way to understand the meaning of everyday community we seek in La Borda is throughout the common spaces we plan to have. Through a shared laundry, we want to recover a traditional space of sociability, while free up space in all homes. A kitchen-dining room for shared meals, and where those wishing to share the task of cooking can organize themselves. Or health care space for those requiring it, or multipurpose room where kids and adults can have some time together; as well as common terraces or co-working spaces. Common services and infrastructures that will improve our quality of life.

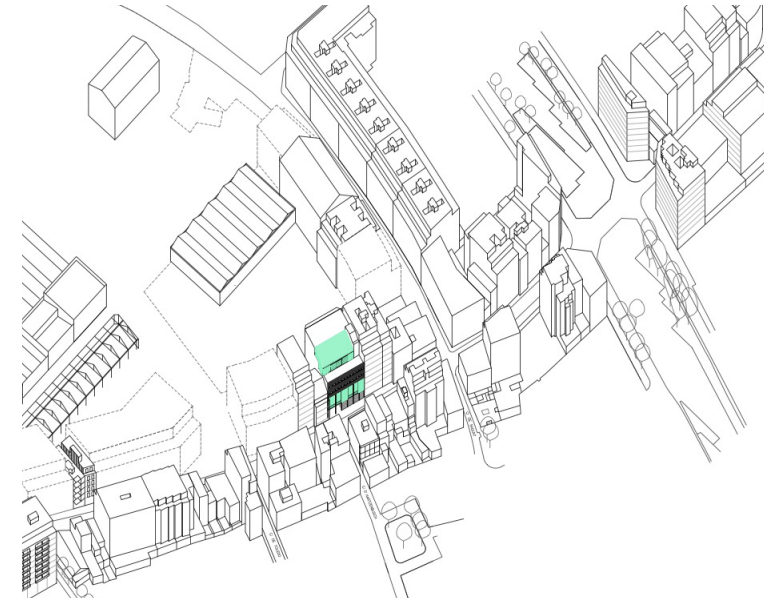
# PARTICIPATORY DESIGN



Self-development and collective management implies that the participation of future users in the whole process is the most significant and distinctive feature of the project: future inhabitants can define the entire project according with their needs.

From the very beginning, participation has been organized through various work groups, workshops and discussions at the General Assembly. There is a technical support team that energizes and includes proposals regarding imaginary, program, environmental and project strategies or types of housings and spaces.

# PUBLIC HOUSING



On November 30, 2015, was established a surface right by the Barcelona City Council in favor of La Borda. It is a plot located in Constitució Street -one of the limits of Can Batlló- classified as State-Subsidized House (HPO). This right lasts for 75 years and involves paying an annual fee.

Rating the land as HPO involves that potential members cannot exceed a maximum income to benefit from the right of use of a flat in the cooperative. It also establishes a maximum fee to be charged for the housing use, in order to allow humble people to have access to them, one of the main purposes of the cooperative.





# ARCHITECTURAL PROJECT

## Key Ideas

- **participatory** *design, construction and use*
- **sustainability** // **community life**
- architecture **for the people** // *courtyard*
- **adaptability** // open building infrastructure
- **gender** perspective

## Continuity of spaces of interaction

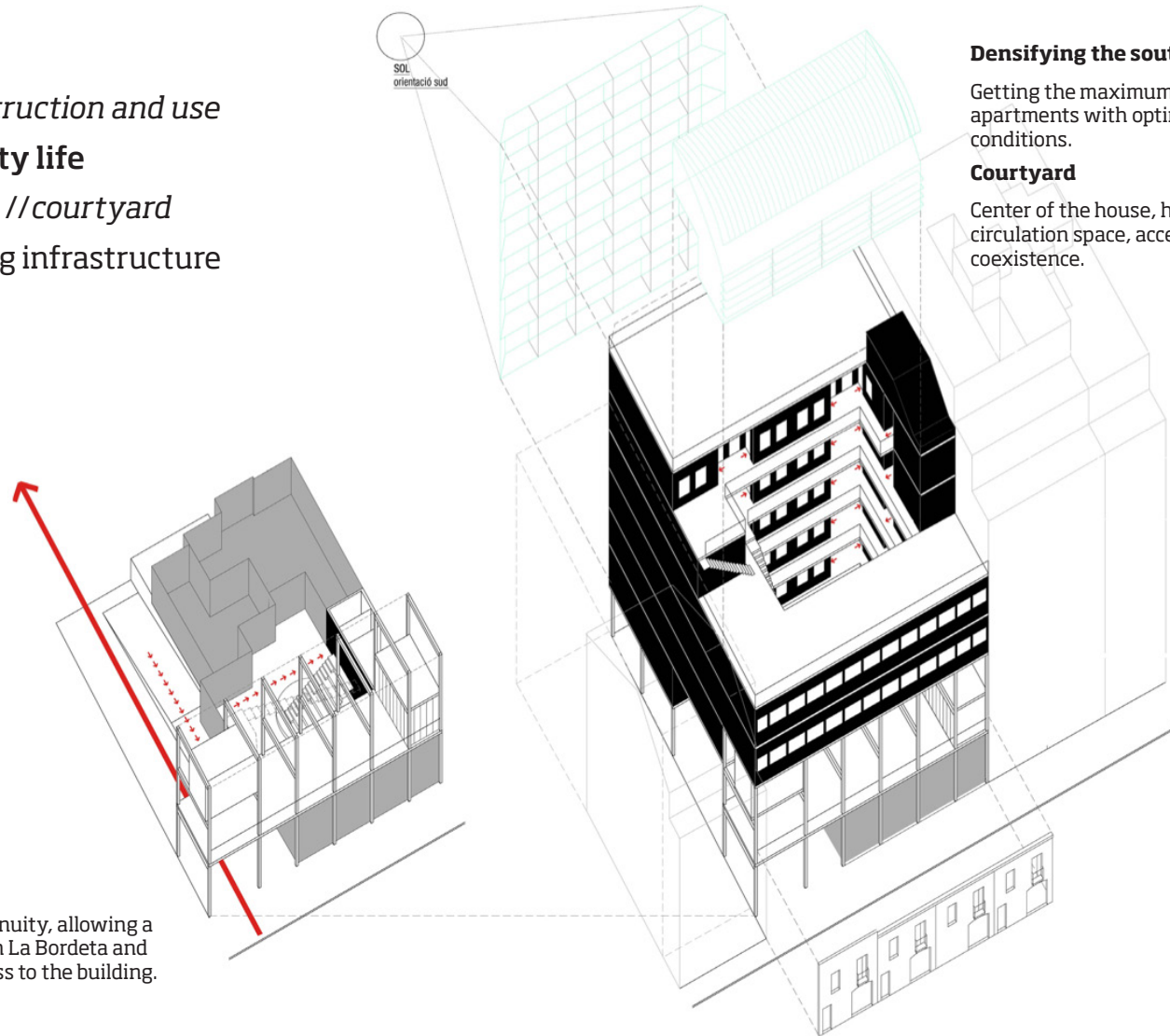
Courtyard, multipurpose space, walkways and roof, continuity of spaces of interaction.

## Common spaces on the ground floor. Public-common-private transition

Walk from the street to reach apartments through common spaces on the ground floor.

## Alley

Hartzenbusch Street continuity, allowing a direct connection between La Bordeta and Can Batlló park. Main access to the building.



## Densifying the south facade

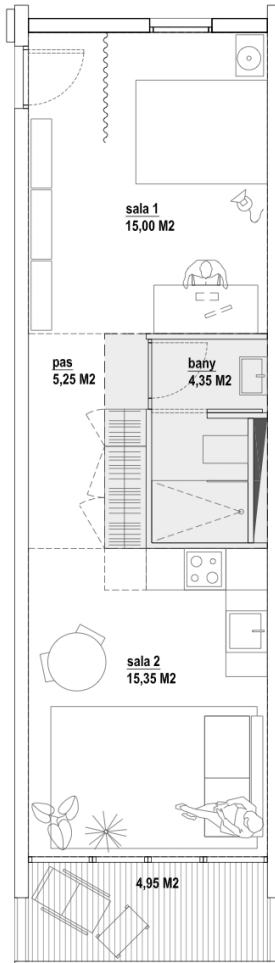
Getting the maximum number of apartments with optimal catchment and sun conditions.

## Courtyard

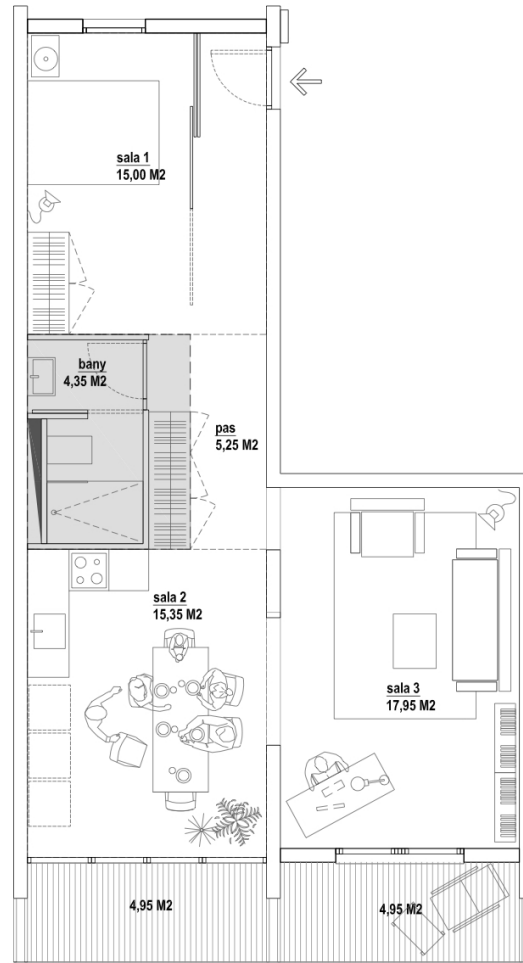
Center of the house, heart of the building, circulation space, access, interaction, coexistence.

Pictures: LaCol

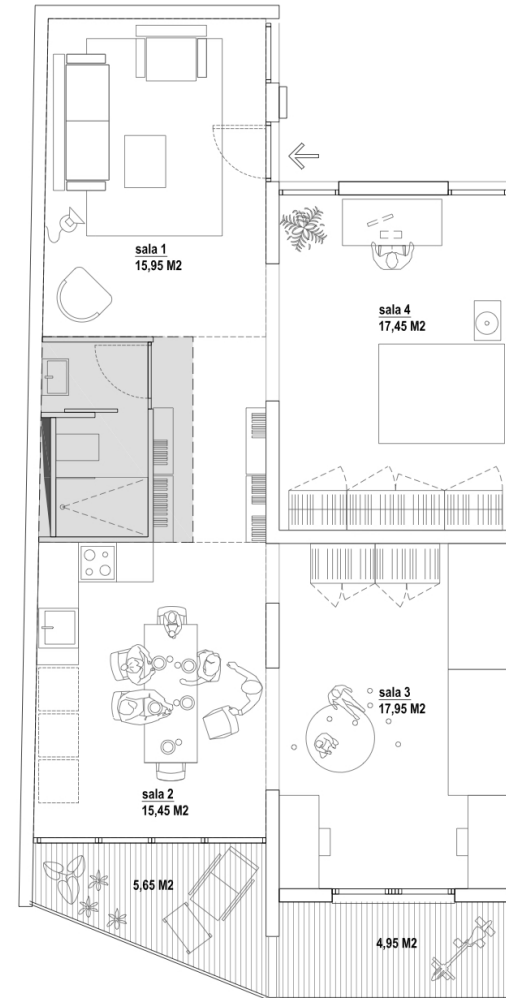
# ARCHITECTURAL PROJECT



**Tipologia S**  
40 m<sup>2</sup>



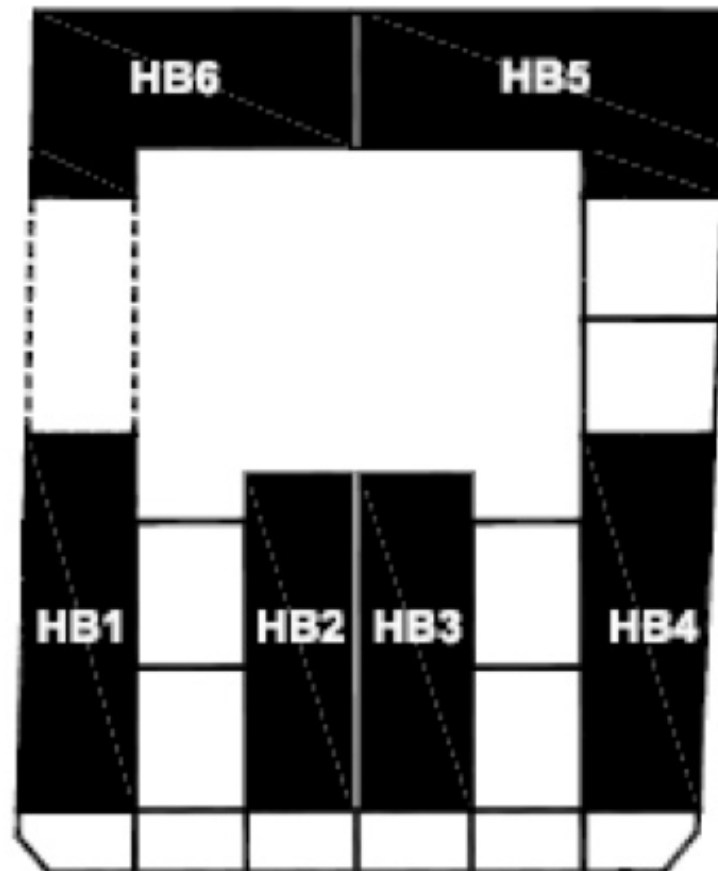
**Tipologia M**  
58 m<sup>2</sup>



**Tipologia L**  
76 m<sup>2</sup>

The building program plans to have 28 apartments on three different types (40, 50 and 76 m<sup>2</sup> on average) and different common areas, which should enhance community life through transitions between the private and the public spaces. They all revolve around a central courtyard, a large social interaction space that refers to "corralas", a social and popular type of housing.

The apartments are spread over several floors of the building, seeking mixture of living units consisting of one, two, three or more people. All apartments have a basic structure (50 m<sup>2</sup>) to which one or two modules are added to make the larger types. In the future, this modular structure will allow some apartments to change its structure and size, according to the needs of the inhabitants.



Pictures: LaCol

# ARCHITECTURAL PROJECT



a N O R D



a S U D

## Planned Strategies and actions

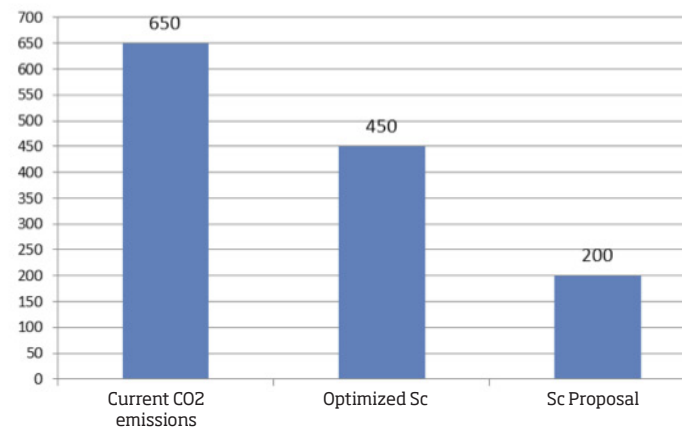
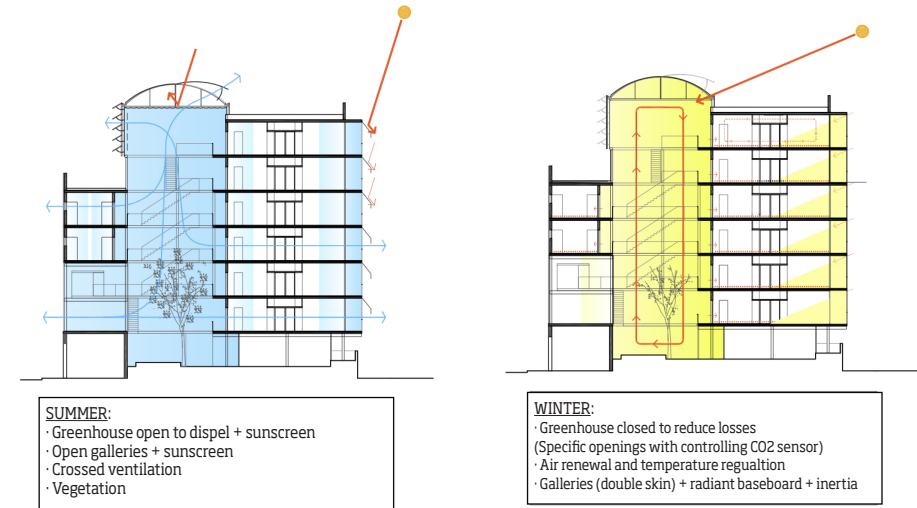
- Collectivization of some facilities (laundry, bath, guest room, kitchen for great meals, ...).
- Increase efficiency - efficient equipment.
- Use of local resources and recycling.
- Renewable energy.
- Use and management of the building and facilities.
- Collective services and consumption are centralized and managed smartly.

Pictures: LaCol

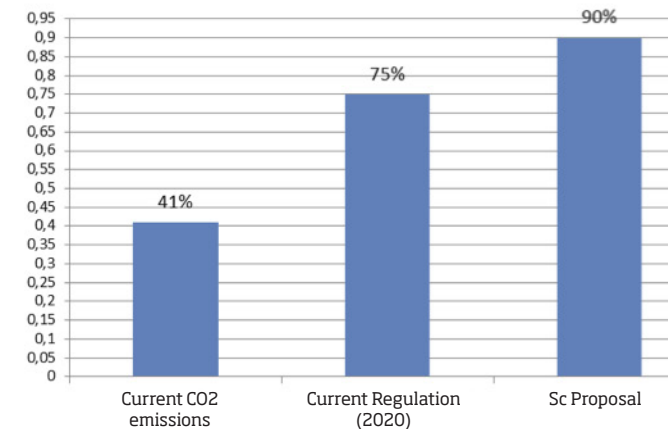
# SUSTAINABILITY

## Materials

- Optimization of building solutions (less quantity for the same service), use of recycled / recyclable biospheric materials and reuse waste.
- Optimization of building solutions, use of industrialized elements, detailed study and waste management planning, waste separation in work for at least seven fractions and careful monitoring.



CO<sub>2</sub> emissions CO<sub>2</sub> extraction / manufacturing materials (kgCO<sub>2</sub> / m<sup>2</sup>)



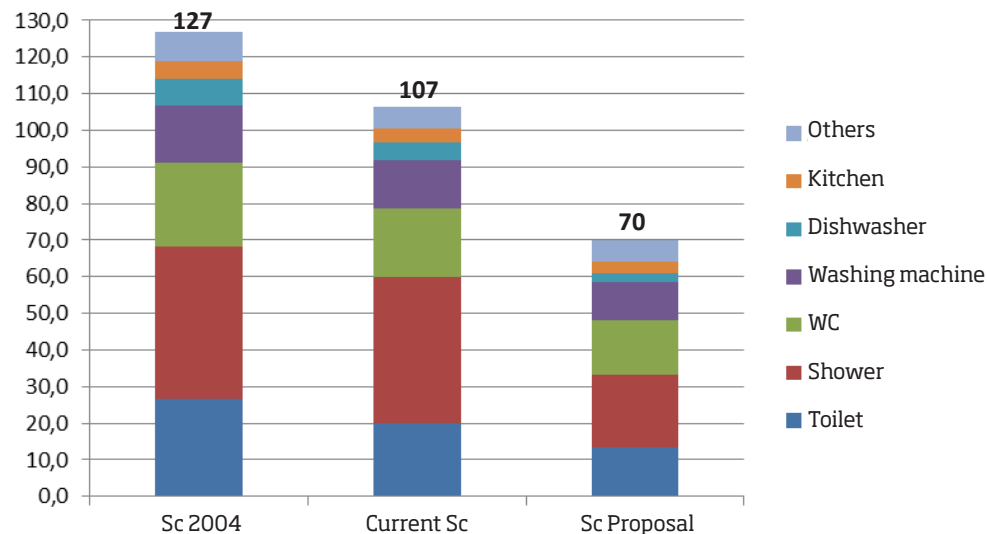
Construction waste being recycled (%)

# SUSTAINABILITY

## Water

- Efficient systems in water taps, showers, kitchen and other equipment (washing machine and dishwasher).
- It will be possible to save more water by changing habits and unifying uses.
- Reuse of gray water (shower and sink) for the toilet, building cleaning and washing machines.
- Reuse of rain water by infiltration into the subsoil.
- Possibility to use rainwater in sinks.
- Yellow water purification and subsurface horizontal phytotreatment systems.

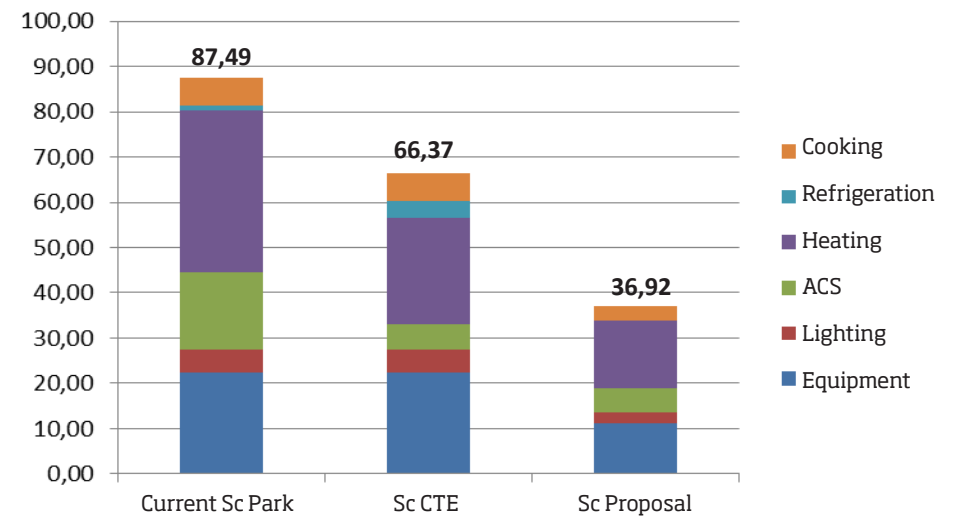
**Water intake (liters/person per day)**



## Energy

- Demand reduction.
- Bioclimatic building design (insulation levels above regulation, maximum use of solar energy, crossed ventilation, galleries facing south, covered courtyard).
- Appropriate climate comfort (comfort level proposal based on the results of future users surveys).

**Final energy consumption (kWh/m2 year)**

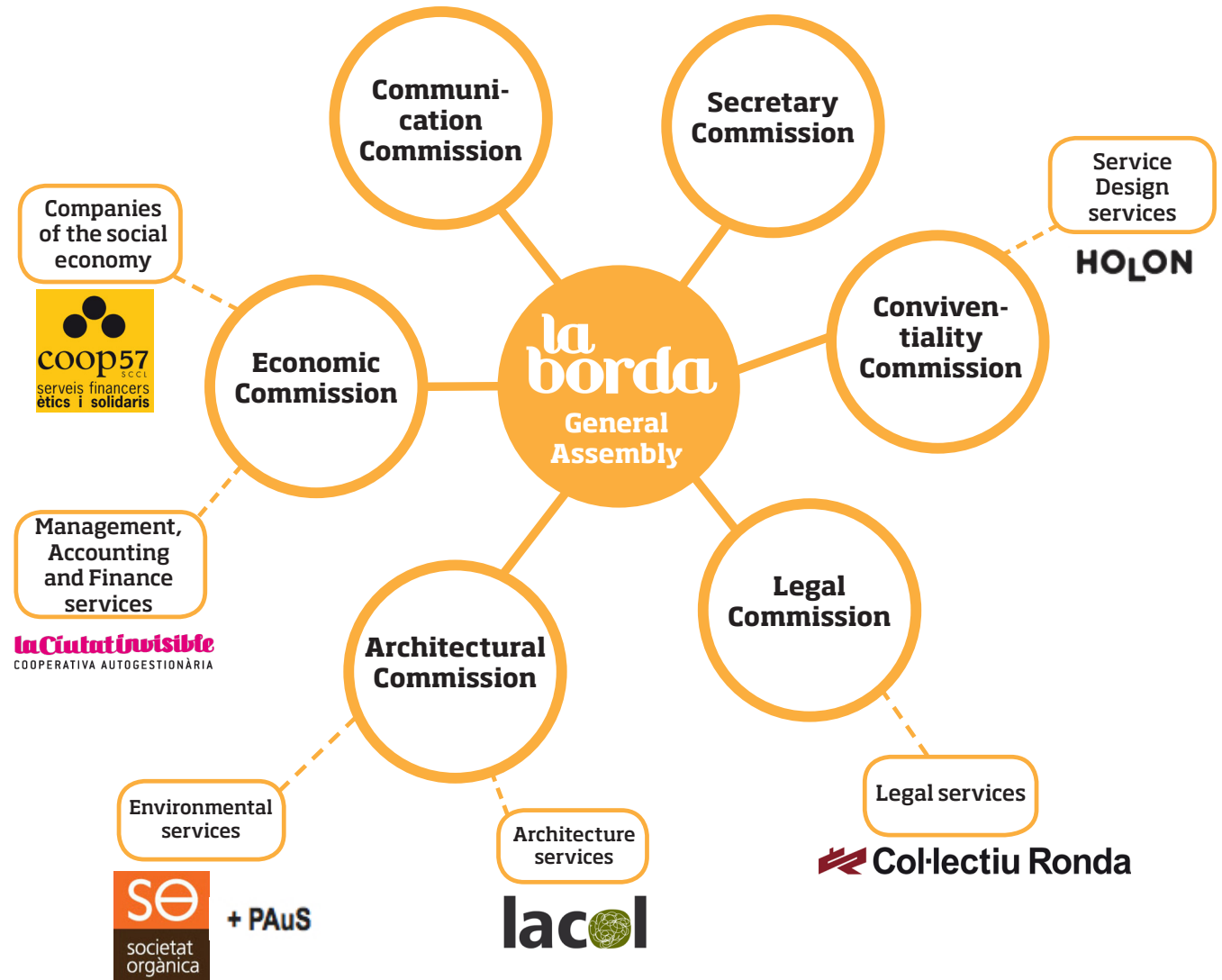


# INTERCOOPERATION

La Borda has taken intercooperation as a guiding principle since its beginning. When selforganisation has not been possible to cover our needs as an organization, we have been satisfying through other cooperatives: Col·lectiu Ronda for legal services, Coop57 for financing, LaCol helped with the participatory process and the execution of the architectural project; the engineering and environmental studies are provided by Arkenova and Societat Orgànica+10, and finally, the project coordination and support on financial planning is carried by La Ciutat Invisible. In the future, it is planned to hire other services and supplies through other cooperatives.

A method of work that we have designed, and we think will help future projects like La Borda to not only to begin and grow easily, but also to collaborate with other projects in Social Economy.

Our idea of intercooperation goes beyond economic relationships. La Borda is member of the Catalan Solidarity Economy Network (known as XES), takes part in the cooperative Coop57, and participates in the emerging Table of Cooperative Housing at the Barcelona Council for Social Housing.

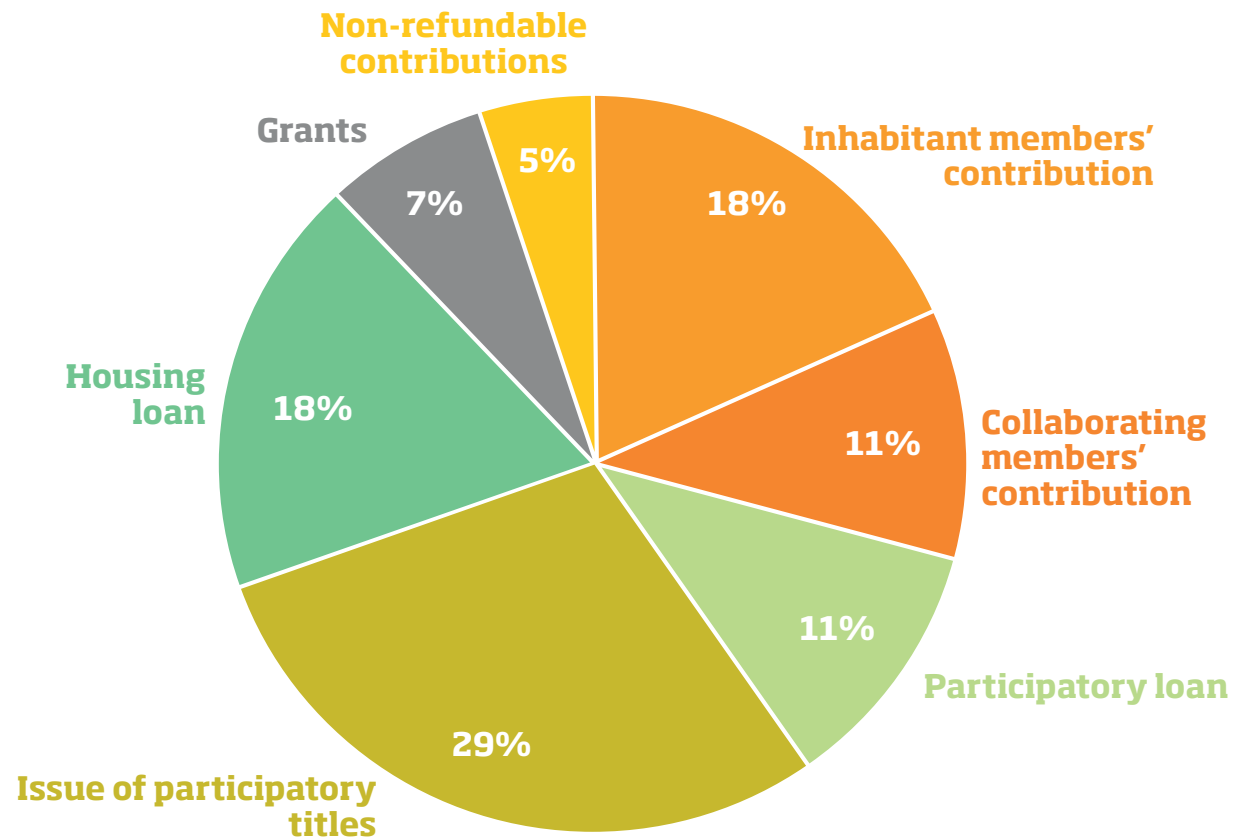


# FUNDING STRUCTURE

## Can Batlló's development

The budget for building La Borda adds up to EUR 2.7 million. This budget takes into account all necessary investments to carry out the project: from the construction of the building until residents can move in, to the liquid assets that the whole operation will need.

The funding of the project will come mainly from the inhabitants financial contributions, voluntary contributions made by collaborating members, and the financial support of ethic and solidary funding institutions. Funds are distributed as follows:





# COLLABORATIONS

## Typologies of economic collaborations with the cooperative

La Borda will only be able to achieve its goals with help and support of the social fabric, the Social Economy and the joint effort of the community committed with projects that aim to bring back popular sovereignty on the fulfillment of their own needs and to social transformations through cooperation. Taking into account the different situations and possibilities, we want to involve as much people and entities as possible in the project's funding. For that purpose, it is that we've outlined several different ways to collaborate.

### Short term funding

- **Subscribe participatory stake**

800 titles of EUR 1000 issued through Coop57, one of Catalan references financing the Social and Solidarity Economy. This titles have a time of span of 3 years, and have an associated interest of 2.75%. After that period, they could be renewed every 2 years.

### Mid term funding

- **To become a collaborating member and make voluntary capital contributions**

La Borda's goal is to create a critical mass to achieve its purpose, composed by people and entities. With their financial support, the project will be less dependent from external funding.

As a non-profit cooperative, the maximum amount for compensations is linked to the legally yearly fixed rate, leaving it open to the General Assembly to modify.

- **Making capital contributions or participatory loans**

La Borda will allow to subscribe capital participations, or participatory loans. These are loans that link their compensations to the cooperative results, keeping a minimum compensation agreed beforehand between the parties. The cooperative can offer a maximum of 3.15% interest rate associated to this product.

### Non-refundable contributions

These have to allow the cooperative to reduce our initial financial needs as well as future costs associated to interest rates.

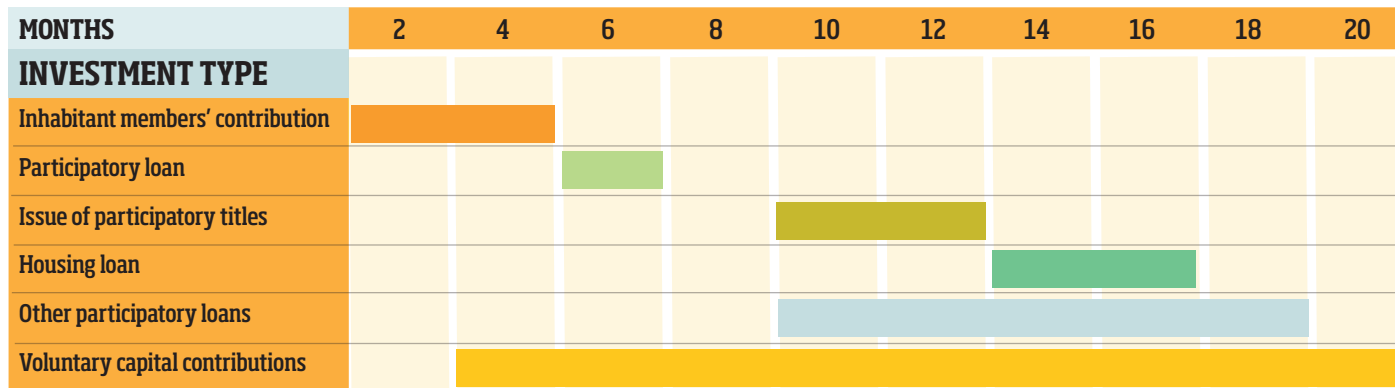
La Borda is not an organisation with the legal status of a public utility, which means that those entities or people making donations won't be able to have fiscal exemptions. The cooperative will treat them as extraordinary income.

We prioritise monetary contributions, still, we are open to contributions based on skills or work, materials or any other necessary elements for the building's construction.

# AMORTIZATION

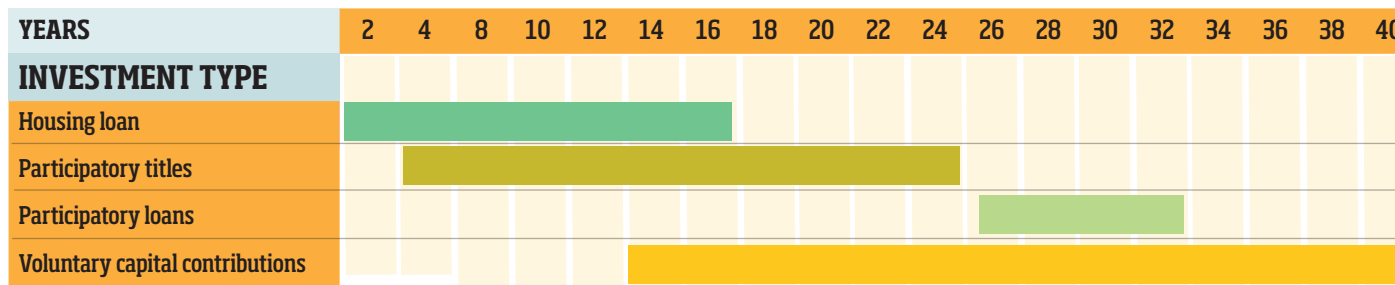
## Activation and amortization of fundings

La Borda plans to activate the different financial instruments as needed during the development of the building. The following table outlines it:



## Amortization

The following table shows the forecasts' funding amortization:



# VIABILITY

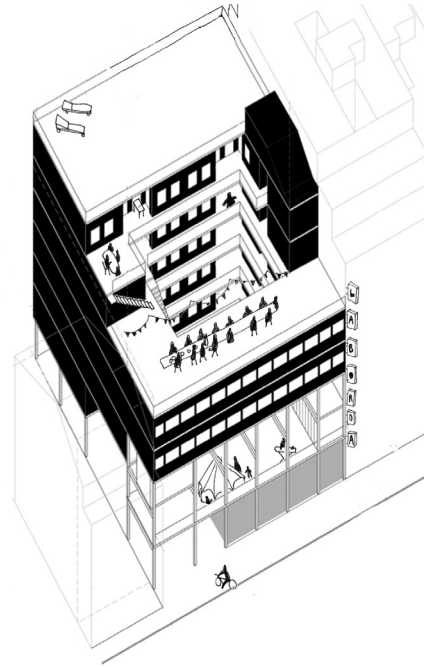
## Development and cooperative's viability

The cooperative's solvency is based on the monthly fees associated to the use of the apartments. Monthly fees will allow the cooperative to make effective its financial obligations. As well, La Borda will generate extra income by renting the commercial premises at ground floor facing the street. All this will balance the results of the cooperative and generate collective savings. It will make possible to replicate the model and its expansion along the territory and the time.

As a non-profit cooperative committed to social impact, we have to use the total amount of surplus to promote the access to decent, efficient and affordable housing, through the housing cooperative model of grant of use.



Cross-cut render of La Borda's building. *LaCol*



**[www.laborda.coop](http://www.laborda.coop)**

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