

el Periòdic News

PARISHES

COMÚ D'ORDINO



Image of the Municipality session held last Thursday in Ordino.

Ordino approves a six-month extension for the suspension of new planning licenses

The Freeride World Tour, protagonist of the Parish Municipal session

IRINA RYBALCHENKO
ORDINO

The Ordino Municipal Council held a new ordinary session last Thursday. The fifth item on the agenda aroused the greatest interest, with the approval of the Decree of 25/04/2024 which extends for six months the period of temporary suspension of new planning licenses.

The Municipalities considered it necessary to extend the deadline given the complexity and scope of the allegations presented during the public information period, which closed last March 6th with 220 allegations. The councilor and the co-

uncilor of the minority, Enric Dolsa and Jordina Bringué, were in favor of the extension presented, just as they were with the approval of the plan, as they stated.

Regarding the criteria for modifying the plan, the Consul Major of Ordino, Maria del Mar Coma, said that «although we do not yet have the drawing, the intention is to leave the area around the urban centers as they are, but to redefine the residential areas», adding that «the new parameters will give priority to the protection of the environment and the quality of life of the inhabitants». In this way, everything will be ready for execution from November 5th, a new deadline that will include a new public exhibition dedicated to the subject.

«There is a lot of work, we are going against the clock, but it is true that a series of parameters must be modified within the

Urban Plan», said Coma, who also emphasized that, in principle, everything that is around the cores will stay the same; that is to say, there will be no taller buildings: «What we are now looking at, mainly, are those areas that had remained as non-developable. What we want is for there to be residential areas,» she summarized.

THE FREERIDE WORLD TOUR, THE OTHER KEY ISSUE //

The second important issue raised in the session was the issue of the Freeride World Tour. As we already know, Ordino-Arcalís is a traditional location for freeride competitions, which have taken place in Andorra since 2015. This year, the competition in Arcalís was supposed to take place from February 1st to 7th, but due to lack of snow was canceled and this test was moved to Canada. As previously explained by FWT founder and CEO Nicolas Hale Woods,

in the event of force majeure and cancellation of competitions, they will be held elsewhere under the appropriate sponsor banners, the main of which is Andorra Tourism.

«We are very interested in this test, because it really makes the parish of Ordino and the station of Ordino Arcalís the reference station for Freeriders. We will do everything possible so that it continues to be this way, but we are not going alone», explained Coma, mentioning that Andorra Tourism and Freeride World Tour must reach an agreement. «I suppose that in a couple of weeks we will have more information on the subject», indicated the municipal representative. It should be noted that, in the event that Andorra rejects the compensation that was provided for in the current contract, the FWT will stop holding competitions in the Principality.●

HOUSING

The INH proposes a limitation by law of affordable rental prices

Plan maintains that the priority is to find a solution for the benefit of owners and tenants

LAURA GÓMEZ RODRÍGUEZ
ANDORRA LA VELLA

«There is a blockage in terms of housing». This was one of the several strong statements expressed by the current director of the National Housing Institute (INH), Josep Maria Pla, during the appearance before the Legislative Committee on the Economy, which took place on last Thursday to the General Council.

The Institute maintains a firm position towards the proposed regulation on housing, which has the intervention of the Government in the regulation. «To get out of the situation, a draft of a bill based on the retirement reserve fund was presented to the Government, as we consider this to be a good tool for inspiration», explained Plan. An action that would involve the pooling of funds and current statutes in order to deal, as the main measure, with the problem of housing. In view of the possible interventionism that the proposal could generate, Plan maintained that «I will not enter into this assessment, since the INH must focus on the degree to which the Institute can intervene».

Regarding the extensions, the leader of the entity showed his concern because the date set for the end of this grace period will be fulfilled in 2027, «a year in which there will be elections». A scenario that, in the eyes of the



Josep Maria Pla, during his appearance before the legislative committee on Economy.

JOSEP MARIA PLA

DIRECTOR OF THE NATIONAL HOUSING INSTITUTE

«One of the things we ask from the INH is to get out of the adversarial dialectic in political terms on the subject of housing»

INH, could imply a possible politicization of the problem, an assumption that has currently been verified in various actions and statements. For this re-

ason, Plan maintained that «an attempt will be made to propose a solution before that date, so that the problem could be used for future promises». A so-

The price regulation proposal

►► The INH is working on the proposal that introduces a limitation of price increases at the end of the contract, both for current tenants and new ones, in addition to giving the lessor the possibility of being able to increase such a percentage in the event that it does not generate a minimum income for the maintenance of expenses. Even so, Plan stated that the economic model proposed by the Institute includes management, maintenance and the cost of rent: «From here a price emerged and a decree was made on possible prices», he indicated, although without leaving aside «the possible margin of exclusion that the established price could create, but the solution that was proposed is that Social Affairs allocates aid in order to be able to deal with the rent», he added.

lution that has yet to land, since the issue of housing continues giving problems from side to side without finding a solution for the affected parties. In addition, Plan remarked that «one of the things we are asking for is to get out of this adversarial dialectic in which the whole issue of housing has become. The message we have given from the beginning is that this is a structural issue linked to the economic and social functioning of our country». ●

HOUSING

A 30% less budget and the lack of confidence from the INH, the reasons for the resignation of the director

The future ex-director recognizes that work is needed to make the role of the National Housing Institute

LAURA GÓMEZ RODRÍGUEZ
ANDORRA LA VELLA

Last Thursday at noon, the president of the National Housing Institute, Josep Maria Pla, announced his firm intention to resign from his position in the course of today in front of the general trustee. «What we detected from the steering committee is that trust had been lost, and as president of the Institute I felt that I had to do something to change this situation, because in this way, the Institute could not fulfill his goal and achieve his role», explained Plan in statements to the media. He feels, on the one hand, this lack of trust and, on the other, a 30% reduction in the budget allocated to the INH, the main reasons why the president decided to dispense with a position of maximum responsibility in a tense environment generated by the problem of housing.

Plan also stated that he considers that since the Government «the vision with which



A moment of the appearance of the director of the National Housing Institute, Josep Maria Pla.

More than 50% of the total users of Casa Aristot Mora are men

L.G.R.
ANDORRA LA VELLA

Among the initiatives proposed by the INH, there is the social impact project, based on access to public housing. According to Plan, of the total number of users, 59% are men and 41% are women.

Thus, according to the age of the users, the lowest percentage, 5%, corresponds to people between 30 and 40 years old.

On the other hand, in this age category, the highest percentage is that of people over 60 with 36% of the total.

Regarding the type of employment of these users, only 23% declare that they have a stable job or an employment contract. Conversely, 36% state that they do not work and 18% of these are disabled.

The director of the INH stated that the management of the public protection housing



The facade of the building, during its inauguration.

of the Casa Aristot Mora is one of the biggest projects that the

Institute is now maintaining. The building, which currently

COMÚ D'ANDORRA LA VELLA / TONY LARA

Confidence in Plan

known to the public.

the Institute and its role have been faced has changed. What was the initial vision, is no longer what was there now". For this very reason, the manager believed that «this situation needed to be changed».

The reduction in the budget also marked, to a large extent, Plan's decision, because «the projects we wanted to take forward are not possible. Some have been taken on directly by the Government, and others, such as the development of an area of studies from a housing point of view, with the data generated by Statistics, have stopped», said the director.

On the other hand, Plan criticized the fact that he had heard certain accusations against the work done by the INH, claims that he refuted by stating that from the Institute «we have done our work as well as we knew how, we have kept the channels of communication always open, but there was a time when the Institute was blocked". A fact that now, with the resignation of the position, forces the Government to «rethink what is the role it should have», which is linked to «the selection of a person to assume this role». This situation becomes a turning point for the Executive and «a positive point for the Institute», declared the ma-

nager.

Thus, fully willing to respond to the accusations of not fulfilling its tasks, Pla highlighted that «the Institute must have a new push». In addition, apart from acknowledging that «we have fewer registrations in the register, and this may be because luckily there are fewer people who need it, or because the population thinks that there are only 20 homes and that it is of no use to register in the register, which is not true», he also validated the fact that he had focused on «taking our tasks forward» and not so much on «certainly communicating them».

THE COMBINATION OF ELECTIONS AND EXTENSIONS //

In the framework of this appearance, the future ex-director highlighted the possibility of «further politicizing the issue of housing», since in 2027 there will be general elections and maybe «there is a conjunction of the end of contracts and the general elections». A coincidence of two elements that «brings very great tensions, especially if the situation of difficulty in accessing housing continues or worsens». A possible scenario that Plan considers must be anticipated because if a solution is not found in time, it may unfortunately have



Josep Maria Pla

DIRECTOR OF THE INH

«We noticed that trust had been lost, so I thought it was necessary to change this situation»

«The proposal is based on recognizing the rights of tenants and also those who make the investment and make the housing available»

«serious difficulties on a social scale». However, the proposal that is made is to «balance the rights of the parties - renter and lessor -, and recognize that the current situation creates difficulties for both parties», and its consequent solution is «to recognize the right of the lessor, which is that rent increases are not arbitrary, in addition to recognizing the right of the party that makes the investment and makes the home available to generate a minimum return. A plan that draws on proposals implemented in Switzerland, as reported by Pla. ●



ANA/M.F.

DEMOGRAPHIC DATA

BY GENDER

59% Men 41% Women

BY AGE

5% From 30 to 40 years
36% Over 60 years old

BY WORK SITUATION

23% Workers
36% Not working
18% With disability

has a total of 22 men, is intended for people in a situation of social vulnerability and they are allocated on a priority basis. All in all, with the aim of promoting an independent life in a standardized environ-

ment. Finally, Pla also stated that during 2023 a total of 1,722 interventions were carried out, of which 60% were focused on personal and socio-familial issues, 17% in a work area and 15% in the health area. ●

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