



POLITICS

## Half of complaints to the Citizen's Reasoner are about housing

Vila insists on maintaining the freezing of rental prices until the other measures are noticed

Now the situation is more serious than in 2019, which is why «rental prices must be controlled»

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The Citizen's Reasoner, Marc Vila, appeared last Wednesday before the Legislative Committee for Justice, Interior and Institutional Affairs of the General Council to present the corresponding report for the year 2022. It should be remembered that this is the last appearance as Reasoner, already that the six-year mandate ends this December.

Vila, therefore, emphasized that in 2022 one out of every three files was linked to the problem of housing, and that this percentage will grow to 50% during 2023. These figures have been taken from the survey that he promoted in 2020, and allows us to see the evolution of the problem.

The profile of the people answering this survey are women (67%) who live in the central parishes. In addition, it should be noted that 78.8 of the people who make a complaint

**Vila pointed out** that appropriate measures have been taken but the problem has not yet been resolved

to the Reasoner on the subject of housing do not receive any aid, and in 17% of the cases the affected people receive a benefit that is linked, which indicates, according to Vila, a general precariousness of the people affected by this issue. Reasoner therefore emphasized that now the problem of housing «is at its peak» and that is why «now there are more reasons to maintain control over rents so as not to make families suffer», since every once the situation worsens, referring to the possible unfreezing of rents planned by the Government for next year. He also remarked that the situation is worse now than in 2019, which is why «it is necessary to be aware that it is far from resolved, good things have been done, but it is not enough».

In addition, Vila explained that the situation has worsened «even more» since the Government announced



The citizen's reasoner, Marc Vila.



**MARC VILA**  
CITIZEN REASONER

«During these years the most effective measure has been the freezing of rents»

«All the years that we take to reach solutions will be suffering for the families»

### the figures

**57.8%** of housing inquiries are from Andorrans or people who have lived in the country for more than 20 years.

**78.8%** of people who ask for housing do not receive social assistance.

**17%** in 17% of cases, the affected people receive a benefit.

that 25% of rental contracts would be unfrozen, since «there are many families who do not know if they will be among the groups that will be affected by the measure». For this reason, the Reasoner argued that it is not time to go ahead with the unfreezing, and if it is done «be careful», because «during these years the most effective measure has been the freezing of rents». Indeed, Vila remarked that «if we want to have a structured country that does not fall apart in pieces, we must take measures», adding that «all the years that we delay in reaching solutions will be suffering for the families».

**OTHER PROBLEMS**// Vila also wanted to add other topics of interest such as the slow response of the general administration or the demands in relation to the CASS. That is why he asked for more speed in the responses to citizens in administrative procedures, since the figures have shown that the return of advances of certain taxes and payments is particularly cumbersome. In addition, Vila emphasized more careful attention with the elderly and those with a disability.

**CHANGES IN THE LAW OF THE REASONER**// On the other hand, Vila considered that following the recommendations of the Venice committee, the Institution's regulations should better regulate the appointment and dismissal of the Citizen's Reasoner and the processes should be «more open, clear and coherent». ≡

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Council of Ministers ► Real estate park

# Seven buildings with 300 homes will be tendered before the end of the year

The Government announces that the awarding of the drafting work of the project and the management of the works has been carried out.

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The press conference after the Council of Ministers held last Wednesday took place in the Ràdio Andorra building, in Encamp. In this, the spokesperson and Minister of Environment, Agriculture and Livestock, Guillem Casal, announced that the awarding of the works of drafting and directing the works of reforms of six projects of seven buildings which, once rehabilitated, will mean 300 flats. The buildings chosen for this public real estate initiative will be the Pellicer Hotel in Canillo, the Hermus in Encamp, two buildings in Ribasol of Arinsal, another in Roureda Sansa Street in Andorra la Vella and the Font hotel de Ferro in Aixovall and another property in Verge de Canòlich, in Sant Julià de Lòria. As Casal pointed out, the Government's intention is for the drafting work to be completed in the coming weeks, and with the expectation that the works can be tendered before the end of this year. As indicated by the Executive, the overall cost of rehabilitation of the projects will be 1.4 million euros.

This real estate project has these expectations regarding the speed of these first phases thanks to the agreement signed by the Government with the Official College of



► Minister spokesperson, Guillem Casal, in a press conference following the Council of Ministers on Ràdio Andorra.

Architects on July 12th. In this document, it was agreed to exceptionally reduce the usual deadlines in

the rehabilitation processes, which include the tender and the subsequent award of the professional

who will carry out the work in question, including the tender and the award. Thanks to the measures con-

templated in the agreement, the Executive is confident of being able to award tenders before 2024.

Likewise, as this public real estate project is a strategic project for the Executive, it was possible to agree on the establishment of a selection mechanism to award the works, extraordinarily, through an ad hoc system agreed with the COAA. This procedure has been open exclusively to professionals affiliated and registered with the association of architects, drawing projects randomly among those registered. ≡

## the keys

**1** six projects, seven buildings and 300 flats

The buildings chosen are the hotels Pellicer, Hermus, Font del Ferro and one in the capital, in addition to three buildings in Canillo and Sant Julià de Lòria.

**2** awarding of writing assignments

The Executive has launched the awarding of the works for drafting the project and managing the works, hoping to be able to tender before 2024.

**3** agreement between the Government and COAA

The speeding up of the process has been possible due to the agreement signed by the Executive and the College of Architects to exceptionally reduce the deadlines.

## They increase the wages of temporary workers below 1,500 euros

The general quota has been modified due to the lack of labor in the sector

J.J.  
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The Minister Spokesperson announced last Wednesday that the Council of Ministers approved, at the request of the Minister of Justice and Interior, Ester Molné, for the modification of the general quota of the gene-

ral authorizations of residence and work and border work. Non-EU workers who have never worked in the country will need to have work experience in the hospitality industry equivalent to two seasons, compared to the three required before the amendment. This new reduction follows the line that the Executive had already been marking since the first modification of the fee, approved on October 12th, 2022, reducing the necessary experience from five to

three seasons.

The new quota came into force last Wednesday, also establishing that those workers with a temporary immigration authorization for the hotel sector during the past summer, will be able to continue working in the Principality by appealing to the general quota.

Likewise, the modification of the regulation in the salary area was also communicated. The new regulation, modified with the aim of of-

fering more attractive salaries that are adapted to the increase in the cost of living, establishes that salaries of less than 1,500 euros per month must be increased by 4.1%, in accordance with the Consumer Price Index (CPI).

These decisions were agreed upon and elaborated within the Eco-

**The Economic and Social Council** decided to lower the experience requirement to two years

nomical and Social Council. This body met last Friday under the presidency of the Minister of the Presidency, Economy, Work and Housing, Conxita Marsol, where they drew up a favorable and unanimous opinion on this matter. In this way, the different economic and social actors gave their approval to the Government to reduce the work experience required in the sector and the increase in wages in order to alleviate a lack of labor that complicated the efficiency and productivity of the different hospitality establishments in the country. With these measures, it is hoped that the Principality will be more attractive to attract new workers. ≡

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