



PROJECTO ASC – Aldeamentos Sustentáveis e Cooperativos

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1. About ECG

[ECG, CRL](#) is a multisectoral cooperative, with sections on culture, services and housing and cooperative construction. It was created in the city of Braga in 2015, following the promotion of a project under the Grundtvig program which brought together citizens from various countries of the European Union.

The reflection and knowledge produced led to the founding of the ECG cooperative that creates and develops projects in the social and solidarity area, supporting immigrants and emigrants, the senior population (Banco de Tempo and Senior University of St.^a Maria de Braga) and encourages initiatives for digital inclusion and the provision of new support services to the community and to the micro and small businesses.

In 2018, our cooperators felt the problems of access to housing (purchase price and rental barriers) and considered that the ECG should take up the challenge of building cooperative, supportive and sustainable responses in the area of family housing. Thus, the ECG General Assembly of July 2019, deliberated the constitution of the Section of Housing and Cooperative Construction.

2. Challenges and Commitments

The Braga region has housing values that are not accessible to most families. In addition to the precarious work and difficulties in accessing credit, forcing many families to one more insecurity and precariousness: housing!

Recent research has identified over 55 units with prices over € 3,500 / sqm!

We are also sensitive to the youth problem and the constraints that lead them to live with relatives (according to Eurostat, in 2011, 46.3% of 25-34 year olds lived with their parents), without the prospect of coming to have your home ...



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ECG could not continue far from the problems and solutions that were germinating !! ...

We have the will and the motivation.

We have the legal framework that is supported by the Housing and Construction Cooperatives model, in the form of cooperative property (point b), point 1, art. 16 of Decree-Law 502/99 of 19 November).

Because a new commitment and attitude towards the economy, climate change and sustainable use of natural resources is required, we want the project to combine, in all its dimensions, cooperative values (a new vision of economics!) and values of ecological sustainability.

In all areas, from project design, construction of buildings and equipment and day-to-day use, ecological co-responsibility of residents (water management, energy production and consumption, recycling policy, reuse and reduction of waste, production and consumption) will be an absolute value and principle. Still a strong principle of participatory democracy in decision-making, problem identification, solution proposals and day-to-day management.

We want to build low cost buildings, incorporating sustainable materials and technical solutions that combine comfort and quality and combine individual space with community and cooperative space. We want communal leisure spaces and common gardens for agricultural production.

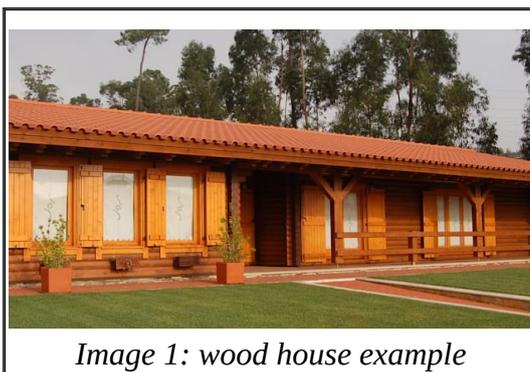


Image 1: wood house example

In the land adjacent to the housing area (about two hectares), an agro-forestry project will be promoted with mushroom production, domestic livestock, aromatic herbs, fruits and vegetables, combining organic production with conservation areas. biodiversity.

Although the ASC project is intended to be a pilot experience, it has a multiplier effect and can be replicated in other territories, combining human dimension, cooperative meaning and sustainability. It also appears as a contribution to innovative responses to the right to housing, implying collective involvement in attracting and settling young and young people, outside the massification of large urban centers.

Let us not forget, too, the resistance to real estate speculation! ...

3. Dynamization

The ASC Project consists of the construction, from scratch, of 12 single-family houses and agro-food production spaces in a rural environment (just over 10 km from the center of Braga). Future



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residents are intended to be a heterogeneous group in terms of generations, culture and knowledge. ECG has opened applications for residents, with two main recipients:

- Braga resident people / families wishing to have their own home (some households already identified with housing needs);
- Individuals / families not resident in Braga who have any connection with the municipality (life history, family relationships or participation as a volunteer in ECG projects).

After the selection phase we will have a consensual time of concept and design in all its dimensions. Subsequently, the phase of the civil construction project and city council licensing will begin.

At an early stage, we anticipate that each resident / cooperator will have access to 100 m² of gross floor area (single floor), accessory parts adding an identical area and their complementary equipment allowing the social and community use of the remaining areas of the land.

The housing right is attributed to the cooperator as a user resident, by public deed, stating the price, as well as the conditions of modification and eventual termination of this right. The resident cooperator may dispose of the right to housing by inter vivo act (may negotiate values and conditions of transmission), provided that the acquirer fulfills the admission requirements as a cooperator and the general assembly approves the transfer, safeguarding the ECG's right of option. The right to housing is transferred *mortis causa* (by the death of the housing owner) provided that the successor signs up as a cooperative cooperator and stating that he cannot be refused his admission. The housing right is indivisible.

4. Cooperation Systems

The ECG, CRL and its Sustainable and Cooperative Housing Section will ensure technical-scientific partnerships, with social and solidarity economy organizations, public institutions and higher education entities, for the realization of the project, in its environmental sustainability dimensions. agro-ecology and food sovereignty.

Partnerships already defined for the project start-up phase:

- [Ecoaldeia Silvertó, CRL](#) (an agricultural, housing and construction cooperative) to support food production and forest area including support for Shitake mushroom cultivation for the consumption of the cooperative residents.
- [AMIBA \(Barrosã Breeders' Association\)](#), which promoted the Zootechnical Register / Pedigree Book of Portuguese native breeds, to support the installation of a chicken coop with fifty chickens for the consumption of the cooperative residents.



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5. Knowledge and Research

The ASC Project will include research components relating to the construction and maintenance of buildings and network infrastructures as well as agro-forestry management that will allow residents and the surrounding community access to affordable, green and sustainable alternatives in the context of growing economic, financial difficulties. and environmental sustainability.

We highlight the following:

- Architecture - the use of ecological, local, natural and recyclable materials, combining the application of new techniques to improve comfort and functionality. The aesthetics of the buildings will dialogue with the local architecture, combining its diversity and assuming the contemporaneity of the architecture, in the sense of new ways of living, marked by the preservation of the local ecosystem.
- Renewable Energy - A vision of energy autonomy, using knowledge and research to generate clean energy. Ensure complementarity between different energy sources, distinguishing the most efficient functions to meet needs. At the same time, help the cooperators to take green and responsible attitudes as consumers.
- Water resources and sanitation - valuing new forms of water captation and treatment as an alternative to the costs and practices of more centralized systems. This requires not only understanding the most appropriate methods and technologies to perform these services, but also the most appropriate processes to minimize water pollution and the cost of water treatment.
- Agro-ecology, food sovereignty and security - promotion of the community garden, the creation of other foodstuffs and a differentiated management of the agroforestry space, with a view to food quality and good living.



6. Timetable

Activities	2019		2020				2021			
	3T	4T	1T	2T	3T	4T	1T	2T	3T	4T
Housing Working Group Meetings (2 / T)	█	█	█	█	█	█	█	█	█	█
Opening of internal applications	█	█								
Applications open to the rest of the community	█	█								
Interviews with candidates	█	█								



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CPCV signature of the land, with delivery signal	■	■								
Selection of Candidates Phase I	■	■								
Complete financial plan (includes Crowdfunding)	■	■	■							
Land Acquisition Deed			■							
Bureaucratic licensing process			■	■	■	■				
1st stage of construction							■	■	■	
2nd stage of construction								■	■	■
Conclusion Phase I ASC Project										■

7. Support expected from CM Braga and IHRU (Institute of Housing and Urban Rehabilitation)

For the development of this project, the ECG wish to have, as strategic partners, Braga City Council and IHRU, which are essential in two respects:

- Licensing (CM Braga), namely at the PDM revision level, since the land is located in forest and agricultural zone;
- Financial support by qualifying the project as a Controlled Cost Housing Development with the possibility of access to programs made available through the New Generation of Housing Policies.

8. Budget

The rationale of the ASC Project is that it is economically accessible to the general population without significantly relying on public resources at technical and scientific level and, therefore, must also be financed by the residents themselves. Being based on building teams that will be created and supervised by technicians mandated by the cooperative, labor costs included in this budget will be reduced to the extent possible. There will be other potential sources of funding from research and crowdfunding projects.

RUBRICA	VALOR	TOTAL
Land Cost	77.000,00€	900.000,00€
12 Houses made of solid wood (double walls + complete insulation)	550.000,00€	
Structural works of the settlement	115.000,00€	
Energy production and rainwater harvesting systems	105.000,00€	
Projects and licenses	53.000,00€	

