

*Una manera de hacer Europa*



# BUENAS PRÁCTICAS

## Actuaciones Cofinanciadas

F9<56=@H5HCB'C: '<CI G-B; '5 B8 '7CAA9F7-5 @  
DF9A<G9G'B'H<9'<GHCF=7'79BHF9'C: '758=N

<ci g]b[ 'UbX'FY\ UV]'H]cb'5 [ YbWn

# Programa Operativo de Andalucía

Año 2020

## Fondo Europeo de Desarrollo Regional

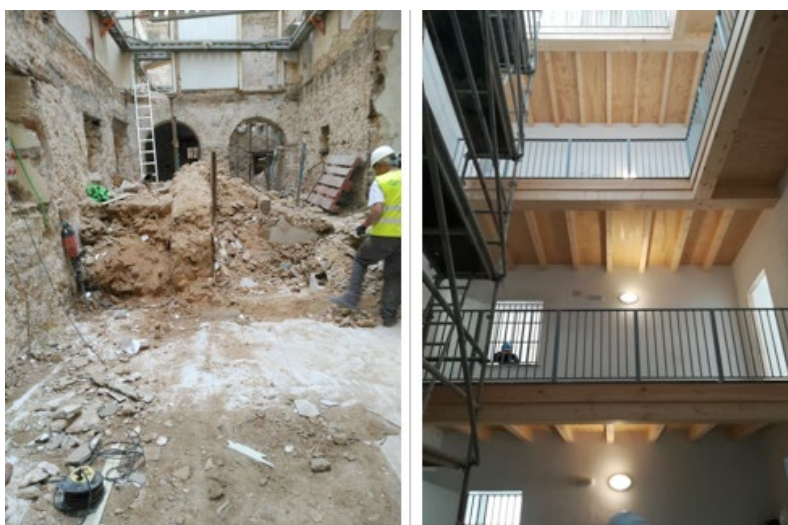


## REHABILITATION OF HOUSING AND COMMERCIAL PREMISES IN THE HISTORIC CENTRE OF CADIZ

This rehabilitation action focuses on the public housing property on 1-3 Troilo street in the historic centre of Cadiz and in the neighbourhood of Santa Maria, one of the oldest in the city. This action aims to restore the living conditions of the houses through a comprehensive rehabilitation intervention: structural consolidation; reordering and redistribution of interior spaces to adapt them to an adequate programme of residential needs; renovation of the facilities, enclosure systems, insulation, coatings, and necessary finishes; and improvement of accessibility. In addition, this action allows a historical-artistic building to be recovered in a way that is compatible with its current residential use.

The property is owned by the Andalusian Housing and Rehabilitation Agency and is part of the Public Housing Park for renting, managed by the aforementioned entity, which is the promoter and manager of the intervention. Its typology is of "Cadiz merchant house", deriving over time in multiple dwellings. Its organisation is developed around a central courtyard with projecting galleries supported by beams on the second and third floors, communicating vertically by several stairs. The houses develop around the courtyard in the perimeter corridors with access through the galleries.

The action has consisted of the integral rehabilitation of the property from a structural point of view, that of masonry, facilities, and carpentry; consolidating the load-bearing walls; also consolidating and building new slabs; introducing new elements of vertical communication (stairs and elevator); redefining the houses according to current criteria and standards; retaining the facade and patio; introducing 11 homes with an average of 60 m<sup>2</sup> each and a commercial premises on the ground floor of 57 m<sup>2</sup>; and, additionally, integrating the remains of a cistern which appeared during the works. The colours and textures of the paints are the traditionally used in the historic centre of Cadiz, although applied with current criteria, seeking to make the action at hand noticed.



This action has resulted in a total eligible cost of EUR 544,840.76, of which 80% has been co-funded by the European Union through the ERDF. This action aims to reduce the percentage of households at risk of poverty, who live in inadequate housing, to reach the value of 19% in 2023, as compared to the 19.4% from 2017.

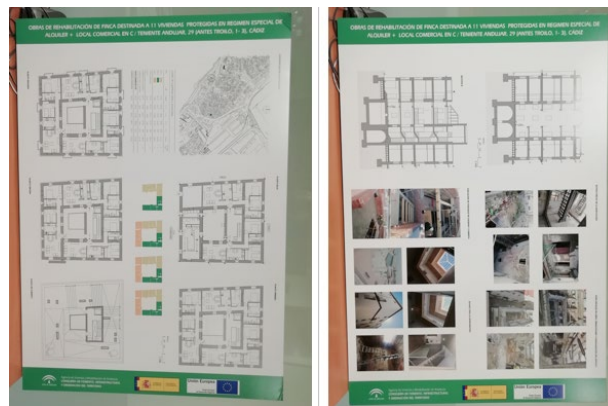
**It is considered a Project's Good Practice since it meets the following criteria:**

- 1. The ERDF's role has been suitably disseminated among the beneficiaries, potential beneficiaries, and the general public:**

The Housing and Rehabilitation Agency of Andalusia has prepared the mandatory information support consisting of the billboard during the execution of the works, and the permanent information plaque at the entrance of the property, with mention of the ERDF:



The Agency also developed two explanatory panels and a video of the action to disseminate the ERDF's contribution. The explanatory panels include several plans of the final state of the building, photographs of the before, during, and after state of the construction process, and the logos of the European Union and the ERDF.



For its part, the video highlights some details of the action, several residents are interviewed, and the Provincial Director makes statements highlighting the importance of ERDF co-funding and how the problems of the building and residents have been solved. This video has been broadcast on the agency's YouTube channel and has also been provided to the residents of the building and to various entities in the city: <https://www.youtube.com/watch?v=RJ2OfUqrrq4&feature=youtu.be>

The local press also echoed the importance of the ERDF contribution to the achievement of this project: [https://www.diariodecadiz.es/cadiz/Junta-contrato-construir-viviendas-Troilo\\_0\\_1100890226.html](https://www.diariodecadiz.es/cadiz/Junta-contrato-construir-viviendas-Troilo_0_1100890226.html)

In addition, the Directorate General of European Funds of the Regional Government of Andalusia has also broadcast this performance through a campaign consisting of the distribution of 3,000 copies of the free newspaper 20 Minutes Cadiz, on March 23, 2020, where a central booklet of 4 colour pages, dedicated exclusively to this action, was inserted. A project banner was also included on the newspaper cover.



20 Minutos newspaper cover banner

[www.diariodecadiz.es/cadiz/Junta-contrato-construir-viviendas-Troilo\\_0\\_1100890226.html](https://www.diariodecadiz.es/cadiz/Junta-contrato-construir-viviendas-Troilo_0_1100890226.html)

CÁDIZ PROVINCIA CÁDIZ MARATÓN ANDALUCÍA BERRAÑA ECONOMÍA CÁDIZ CF DEPORTES CULTURA OPINIÓN

CÁDIZ

## La Junta firma el contrato para construir once viviendas en Troilo

El grupo Grucal Andalucía se hará cargo de las obras en esta finca de Santa María por 641.366 euros y un año de ejecución

Fecha de la foto que se va a rehabilitar la Junta de Andalucía: 2020

P-M-3  
Cádiz, 18 Enero, 2017 - 02:00

El barrio de Santa María está a punto de ser escenario de una nueva intervención destinada a la rehabilitación de fincas que permitan dotar de nuevas viviendas a esta zona de la ciudad. La Junta de Andalucía ha adjudicado ya las obras de rehabilitación de la finca ubicada en los números 1 y 3 de la calle Troilo. Se trata del proyecto que ya se anunció hace meses y con el que la administración autonómica prosigue su plan de actuación en la ciudad (después de la promoción de Osorio y de seis viviendas que se están construyendo en Corralón de los Carros).

El Boletín Oficial de la Junta de Andalucía publicaba en el día de ayer el anuncio de adjudicación y formalización del contrato por parte de la Agencia de Vivienda y Rehabilitación de la Junta (Avra), adscrita a la Consejería de Fomento y Vivienda. La obra de rehabilitación, que generó un notable interés entre las empresas de la construcción (llegando a presentarse hasta 47 firmas en el proceso de licitación), ha sido contratada al grupo constructor Grucal Andalucía S.A. por un importe de 641.366,43 euros. Esto supone una reducción de casi el 50% sobre el precio de licitación que se marcó (que ascendía a los 997.886,18 euros, a lo que había que añadir el IVA).

Con ese importe y con un plazo de obras inferior a un año, Grucal Andalucía se encargará de rehabilitar la finca que ocupa toda una manzana en el barrio de Santa María (con fachadas a Troilo, Teniente Andújar y Rutillo, en concreto), con una parcela de 322,52 metros cuadrados. La obra afectará, tal y como especificaba el pliego de condiciones de la licitación, a la cimentación, la albañilería, los revestimientos, las instalaciones y la carpintería del edificio, que únicamente conservará la fachada y el patio interior respecto a su situación actual.

El resultado de esta intervención -que cuenta con financiación participada por los fondos Feder de la Unión Europea- será el de una finca rehabilitada con once nuevas viviendas y un local comercial. Cuatro de estos once pisos contarán con tres dormitorios, y el resto (siete) con dos dormitorios. La previsión es que a lo largo de este año 2017, o como muy tarde a principios del próximo ejercicio, la obra esté finalizada y la Junta pueda entregar estas nuevas once viviendas en Santa María.

CONTENIDO PATROCINADO

Jornada de convivencia del Grupo Arsenal

Manila

TurisCam  
Cámaras turísticas en directo - Webcam

PRÓXIMA EMERGENCIA Y ELÍMINE

100€ POR CONTRATAR LA LÍNEA Y EL VÍDEO

¿Quién fue San Valentín por qué se celebra?



*Central booklet of the project within the 20 Minutes newspaper*

In addition, the press campaign was reinforced through a significant radio action by broadcasting 125 radio slots between 23 and 29 March, 2020. Here is the link to the radio slot:

<http://www.fondoseuropeosandalucia.es/radio/avra.mp3>

On the other hand, the new website of the Directorate General of European Funds of the Regional Government of Andalusia, on the "Projects" sub-section, disseminates this action co-funded by the ERDF as an example of intervention in Andalusia:

<https://www.juntadeandalucia.es/economiaconocimientoempresasyuniversidad/fondoseuropeosenandalucia/proyecto/298>

## 2. The action incorporates innovative elements:

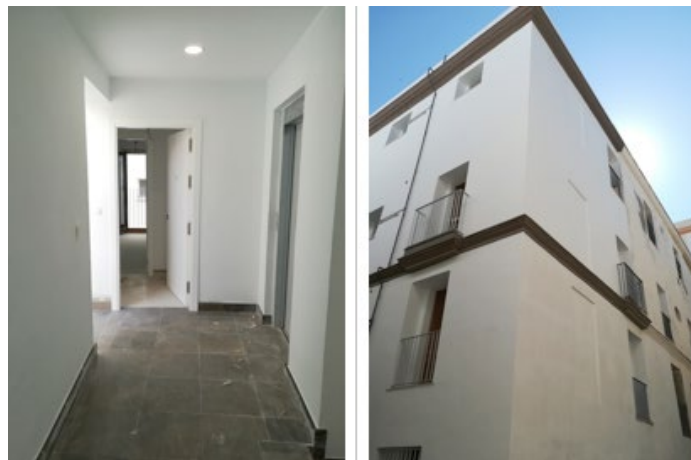
The innovative aspect of this project lies in the designed construction solutions, identifying technologies, materials, and other aspects that allow to achieve the objectives envisaged in the most efficient way and that lead to lower maintenance costs. In this regard, several aspects must be pointed out: the construction of the structure of the galleries, based on laminated wooden stained glass, in order to maintain the aesthetics of the property; the use of porexpan hollow bricks in home structures to reduce their weight; the incorporation of individual thermosyphon solar panels for hot water to improve energy efficiency and reduce residents' energy expenditure; the installation of a complete telecommunications network for each of the homes; the provision of a wheelchair-friendly lift; mechanical ventilation in all homes; the construction of a glass roof in the courtyard to improve climate comfort; intervention in the cistern and the placement of a glass on the ground that allows it to be seen.



## 3. Adaptation of the obtained results to the established objectives:

The Integrated Territorial Investment (ITI) of the province of Cadiz pursues, as a final strategic objective, the generation of employment with intermediate objectives in economic, environmental, and social matters. Regarding social matters, the ITI aims to advance inclusion by reducing the risk of poverty rate and improving the situation of the most disadvantaged population. The key factors affecting poverty and exclusion are education, employment, health, and housing. In this sense, the rehabilitation of this property allows to have 11 homes, and a commercial real estate, to provide decent housing to families with low incomes and people with special needs, something that has had a direct impact on employment both during the execution of the works and indefinitely.

After the implementation of the works, the following results have been achieved: the main one having reduced by 11 units the number of households at risk of poverty that were living in inadequate homes; executing the action that needed the most investment in matters of the Urban Regeneration and Renewal Area of the Historic Centre of Cadiz; generating approximately 50 jobs in the course of the execution of the works; providing commercial premises on the ground floor that can accommodate several stable jobs; rescuing from ruin a property with a high heritage interest; significantly improving the decoration and appearance of the property and its immediate surroundings.



#### **4. Resolution contribution of a regional problem or weakness:**

3/4 parts of the Andalusian population reside in areas at risk of poverty and/or social exclusion, with 11% of the population being in environments identified as disadvantaged, under obvious conditions of vulnerability. These are disadvantaged environments easily identifiable by both the social and economic characteristics of the people who inhabit them, and by the environmental quality of the inhabited space, usually responding to complex situations in which lack of resources is their most recurrent issue.

The Regional Government of Andalusia, through several strategies, fundamentally the Andalusian Regional Strategy for Cohesion and Social Inclusion (ERACIS, for its acronym in Spanish) and the Public Housing Park Management Strategy 2016–2020, have identified half a hundred neighbourhoods in the region, especially focusing on reversing these situations through successive housing and soil plans in collaboration with the General Administration of the State, the municipalities concerned, and with the financial support of the European Union, especially the ERDF. The historic centre of Cadiz has had, for many years and like many others, serious problems of conservation of buildings and public spaces in some of its areas, so it has long been subjected to multiple actions of urban rehabilitation and renewal by all public administrations.

This property at hand had a lousy state of conservation, with inadequate distribution, poor lighting and ventilation, poor thermal and acoustic insulation, widespread humidity, obsolete installations, and structural problems; in short, serious habitability problems which required the temporary relocation of their neighbours while the corresponding works lasted. It was a building with heritage values to protect, and it needed recovering its residential use according to current criteria and regulations, while respecting those values. The action has also had a very beneficial effect on its immediate environment from the point of view of the urban landscape.

#### **5. High target population coverage:**

The action carried out has covered all the old and new residents of the building which, with an average of approximately 4 people per dwelling, makes it possible to assume that the living conditions of approximately 44 people have been improved.

All the improvements carried out have been highly relevant as these have covered: the structure; interior distribution; facilities (including an elevator, stairs, roof, and facades); and leaks and condensations that have been eliminated. All this has been done by respecting the heritage values of the building. Consequently, a noticeable increase in the functionality, comfort, and decoration of the property has been achieved. Also, as a result of improved energy efficiency, housing electricity and gas costs have been reduced, resulting in economic saving for families.



**6. The horizontal criteria for equal opportunities and non-discrimination, environmental sustainability and/or social responsibility have been taken into account:**

All interventions, as could not be otherwise, refer to the high values expressed by the European Union, as well as to our national and regional legislation, in terms of equal opportunities and non-discrimination, social responsibility, and environmental sustainability. Therefore, the beneficiary was obliged to hire for, at least, 10% of the working hours required for the works according to the construction project. This staff belonged to the following unemployment population groups: over 45 years of age; young people under the age of 30; women; the disabled; and members of family units without income.

In environmental matters, it has been highlighted in the previous sections that an important part of the works is aimed at promoting the transition to a low-carbon economy by supporting energy efficiency of homes, which will lead to a significant decrease in energy consumption.

**7. Synergies with other public intervention policies or instruments:**

The historic centre of Cadiz was declared an Integral Rehabilitation Area by order of the Regional Ministry of Public Works and Housing of the Regional Government of Andalusia in 2011. That is why it has synergies with the State Plan for the Promotion of Housing Rental, and the Urban Regeneration and Renewal 2013–2016.

*Una manera de hacer Europa*



# BUENAS PRÁCTICAS

## Actuaciones Cofinanciadas

**Fondo Europeo de Desarrollo Regional**