

La Borda: Barcelona's first cooperative building

SUSTAINABLE GOOD PRACTICES

Technical team

Developer: La Borda Coop

Architects: Iacol

Project manager: José Juan Martínez Larriba

Engineering: Arkenova

Structure: Miguel Nevado

Cost control and DEO: Arrevolt

Environmental consultancy: Sociedad Orgànica

+ Coque Claret and Dani Calatayud

Acoustics: Grisel·la Iglesias

Collaborating entities

Coop57 - finance services

La ciutat invisible - finance advisor

Col·lectiu Ronda - legal services

Holon - service design

New built of residential building aiming to guarantee access to decent, social, affordable, and environmentally sustainable housing. Additionally it aims fostering new forms of coexistence and building community through interaction between neighbours following the values of feminist economics and the social and solidarity economy.

La Borda was born out from the community led recovery of the old Can Batlló factory, in La Bordeta, a neighborhood with a long tradition and presence of cooperatives.



Relevant figures

62
inhabitants

28
homes

2.922 m²
built area
* (75,6% homes /
14,4 % community spaces /
10% common spaces)

2,48M€
construction cost

18,5k €
upfront payment
per home

500€
average monthly
payment

591€
energy cost per
household
* Catalan government
reference is 1132€

18 KWh
consumption a
year per m²
* New built rules stipulates
66,3 / Current housing stock
of Barcelona 87,4

442k €
savings parking
evasion
* Environmental saving
330.000 Kg/CO₂

15M €
mobilized
* 70% of those from Social
Economy Partners

Grant of use tenancy

Neither renting nor buying. The ownership based on a non-speculative tenancy model that puts its residents at the center of the governance.

Funding

The project is funded through the solidarity economy, ethical finance, and contributions from organizations and individuals.

Life in common

Building promoting conviviality taking many forms; from conversations to catwalks, to assemblies or the activation of processes of mutual support or joint dinner in the kitchen-dining room.

Land leasehold

The project is built on municipal land designated as Publicly Affordable Housing, giving the cooperative a 75-year right to use it.kitchen-dining room.

Credits:

