

Dezembro de 2024 | децембра 2024



um **Porto**
melhor
para **todos.**

Бољи Порто
За
све

Instituto Geográfico “Jovan Cvijić” da Academia Sérvia de Ciências e Artes

Географски инситут „Јован Цвијић“ Српске академије наука и уметности

“ŽIVOT TEČE. SIMBOLI OSTAJU.”



PRESTIŽAN

EKSKLUZIVN



purpose.

We are a local municipal company, whose purpose is to promote and manage public housing properties owned by the Municipality of Porto, as well as to maintain and preserve all municipal buildings, equipment and infrastructure.

activity.

municipal
public
housing

50
neighbourhoods

574 buildings

227 scattered
buildings

around

13 000
dwellings

30 000
inhabitants

activity.

Porto: 231.800 inhabitants (41 km²)

Porto Metropolitan Area: 1.736.228 inhabitants (2.040 km²)

municipal
public
housing

50
neighbourhoods

574 buildings

227 scattered
buildings

around

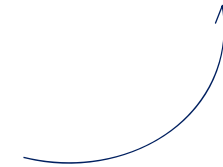
13 000
dwellings

30 000
inhabitants

approximately

12,2%

of the housing stock in the city



municipal
public
housing

around

13.000 dwellings

30.000 inhabitants

approximately

12,2%

of the housing stock in the city

central
public
housing

around

2.000 dwelling

4.500 inhabitants

approximately

1,9%

of the housing stock in the city

municipal
public
housing

around

19.000 dwellings

45.000 inhabitants

approximately

7,7%

of the housing stock in the city

central
public
housing

around

6.000 dwellings

13.500 inhabitants

approximately

2,6%

of the housing stock in the city

Porto:

total approximately of the
housing stock in the city

14,1%

Lisboa:

total approximately of the
housing stock in the city

10,3%

municipal
public
housing

around 92.500 dwellings
215.000 inhabitants

approximately

2,2%

of the housing stock in the city

central
public
housing

around 32.500 dwelling
75.000 inhabitants

approximately

0,8%

of the housing stock in the city

Portugal:

total approximately of the
public housing stock

3,0%

total approximately of the public housing stock in the countries:

Portugal:					
3,0%					
Census 2021					
Netherlands:	Austria:	Denmark:	United Kingdom:	Serbia:	
30,0%	24,0%	21,0%	17,0%	0,54%	
Member States' Profiles of the Housing Sector (Housing Europe. 2019)					Census 2022

total approximately of the public housing stock in the cities:

Rotterdam: 44%	Linz: 54%	Aahrus: 28%	Manchester: 30%	Belgrade: 0,65%	
Amsterdam: 42%	Vienna: 43%	Copenhagen: 28%	Belfast: 27%	Cacak: 0,53%	
The Hague: 31%			London: 21%		
Member States' Profiles of the Housing Sector (Housing Europe. 2019)					Census 2022

Sweden:

has “no” social housing,
with all housing options open to everyone
regardless of means.

activity.

municipal
public
housing

50
neighbourhoods

574 buildings

227 scattered
buildings

around

13 000
Dwellings

30 000
residents

approximately

12,2%

of the housing stock in the
city

+ 170

buildings,
including

66
schools

other
municipal
buildings

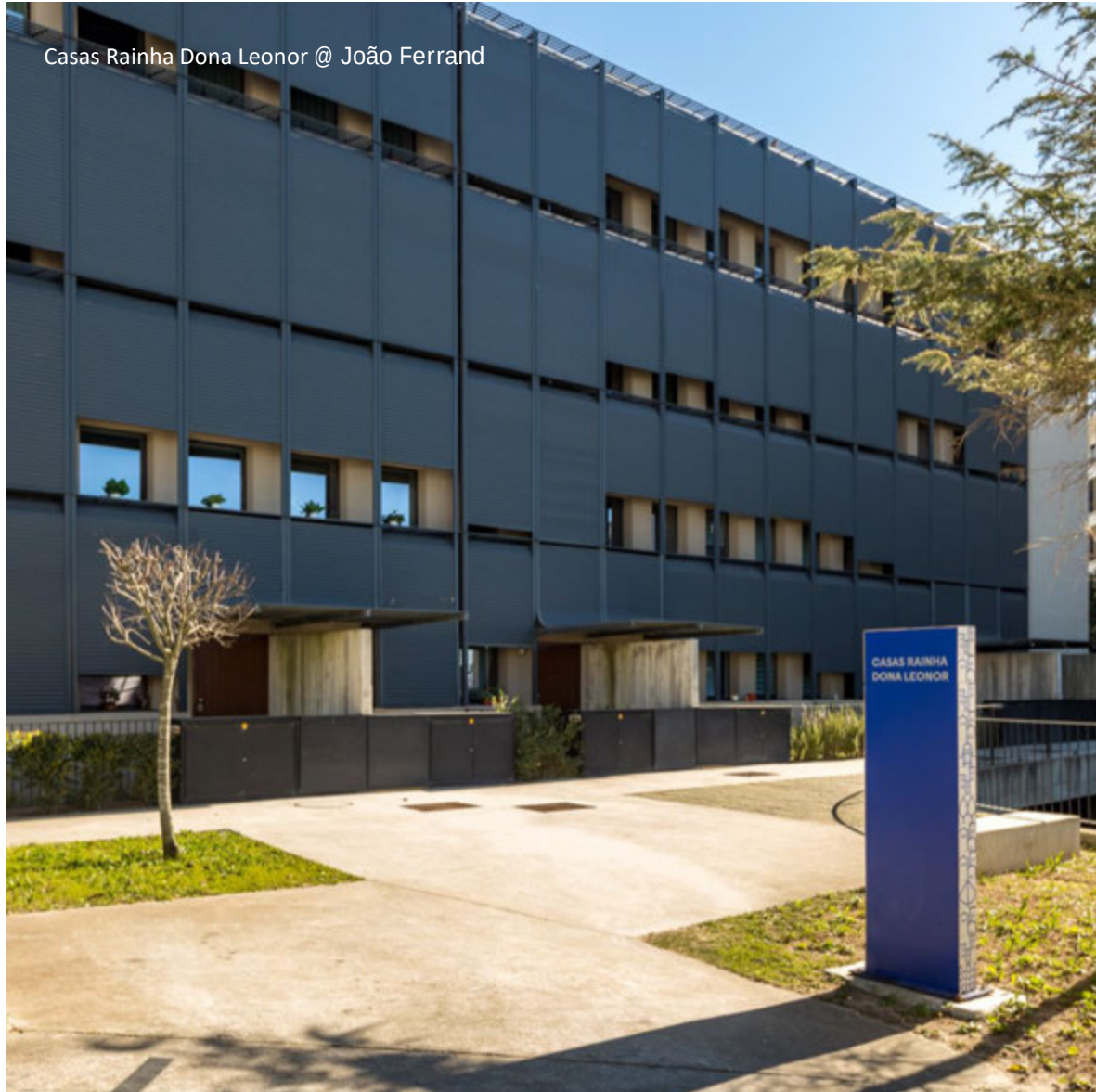


Agra do Amial @ João Ferrand



Bom Pastor @ João Ferrand

Casas Rainha Dona Leonor @ João Ferrand



Choupos @ João Ferrand



Campinas @ João Ferrand



Ilhéu @ João Ferrand



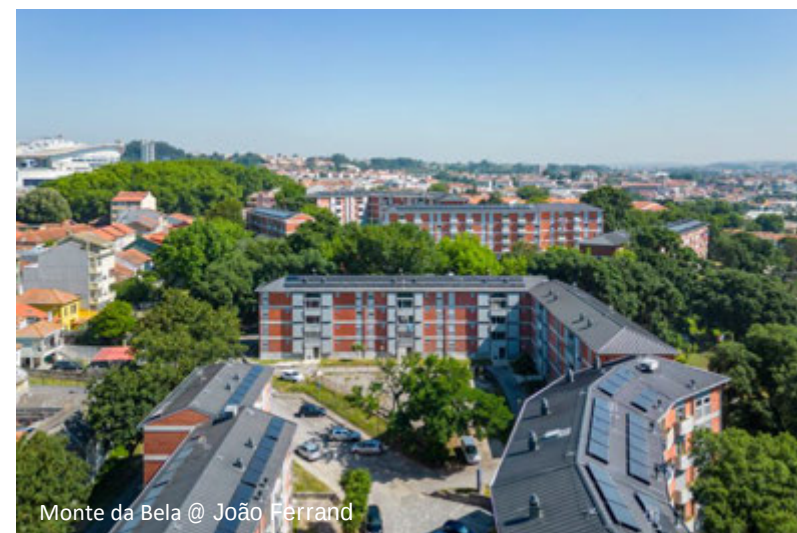
Falcão @ João Ferrand



Cерco do Porto @ João Ferrand



Fonte da Moura @ João Ferrand



Monte da Bela @ João Ferrand

Travessa de Salgueiros @ João Ferrand



Vale Formoso @ João Ferrand





Lordelo do Ouro @ João Ferrand



Contumil @ João Ferrand



Pasteleira @ João Ferrand



Mouteira @ João Ferrand



Viso @ João Ferrand



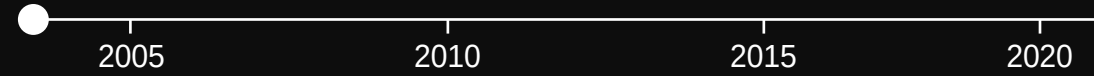
Pio XII @ João Ferrand





São João de Deus @ João Ferrand

since 2004



activity.
maintenance
projects & works

129



300 M€

investment in rehabilitation works
to improve living conditions
between 2004 and 2023

35.000 Мдин

2019, 2018 & 2021

were the 3 years with the most
investment (more than €20m/year)

maintenance
projects & works

on average,
annual investment was:

>15,5 M€/year

>182,5 Мдин/year



1.

maintenance & preservation

Municipal Public Housing
Neighbourhoods and Scattered Buildings

Other Public Municipal Buildings
schools
cultural buildings
administrative buildings
(theaters, libraries, museums, archives, etc.)

Porto solar

installation of more than
2.327 photovoltaic panels
on 29 municipal buildings



2.

rehabilitation

Building envelopes
Interiors of vacant houses



Scattered dwellings



bacalhoeiros



reboleira



infante



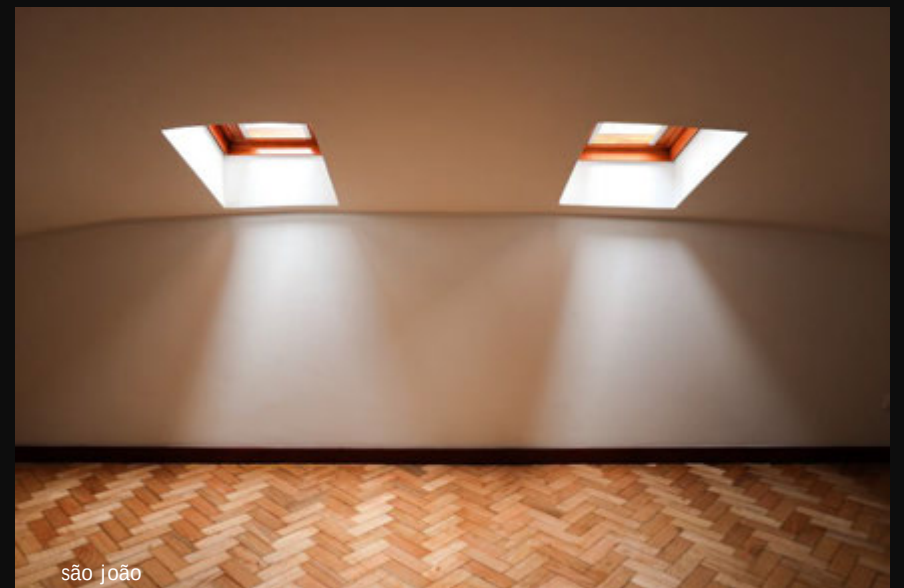
barbosa e castro



vitória



miragaia



são joão



3.

interventions in public spaces

regeneration projects and
works in the public space of
neighbourhoods

Agra do Amial Public Space Renewal



4.

emergency interventions

civil protection, police, inspection
shoring, removal of materials at risk of
falling, demolitions, etc.



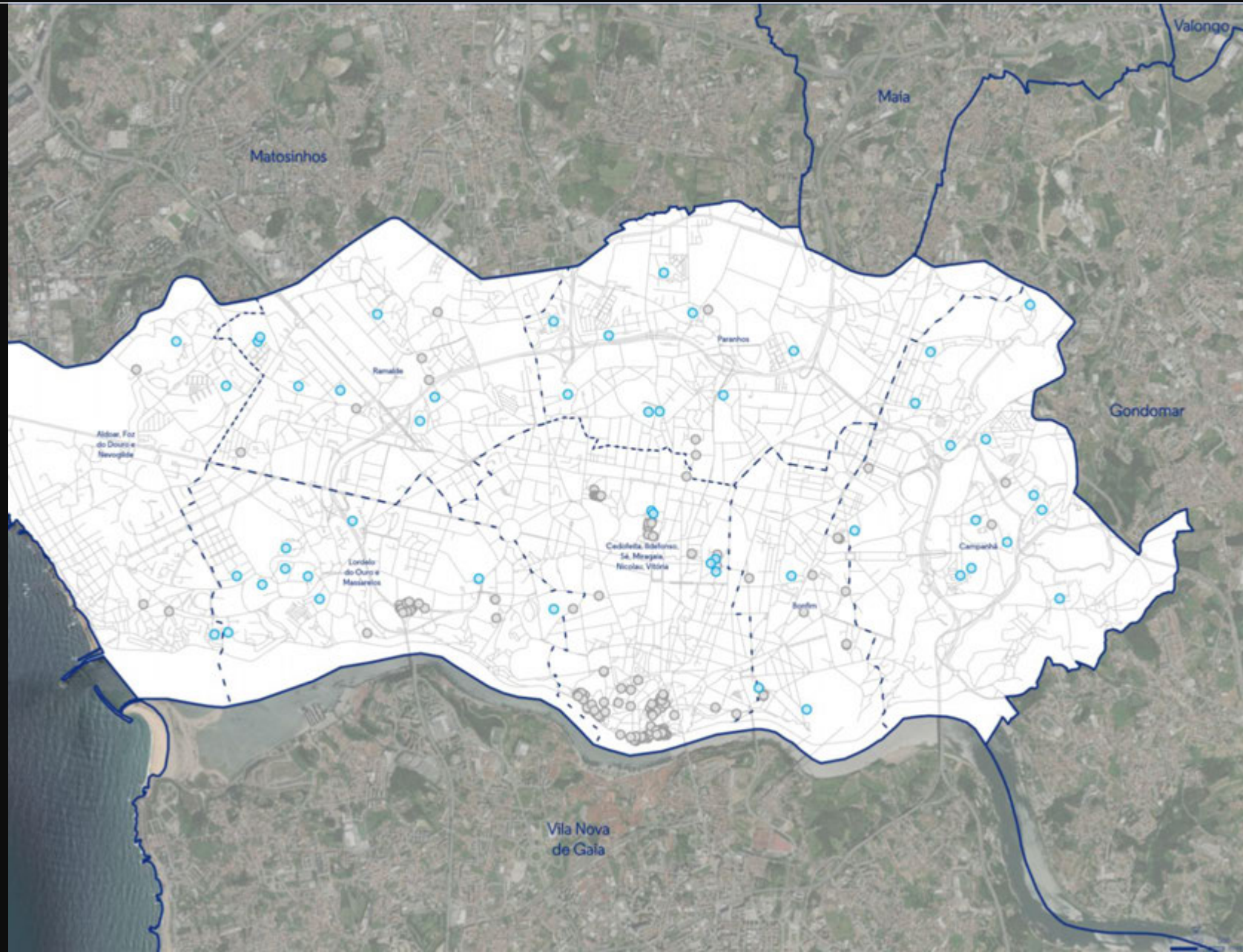
maintenance, projects and works

Scope:

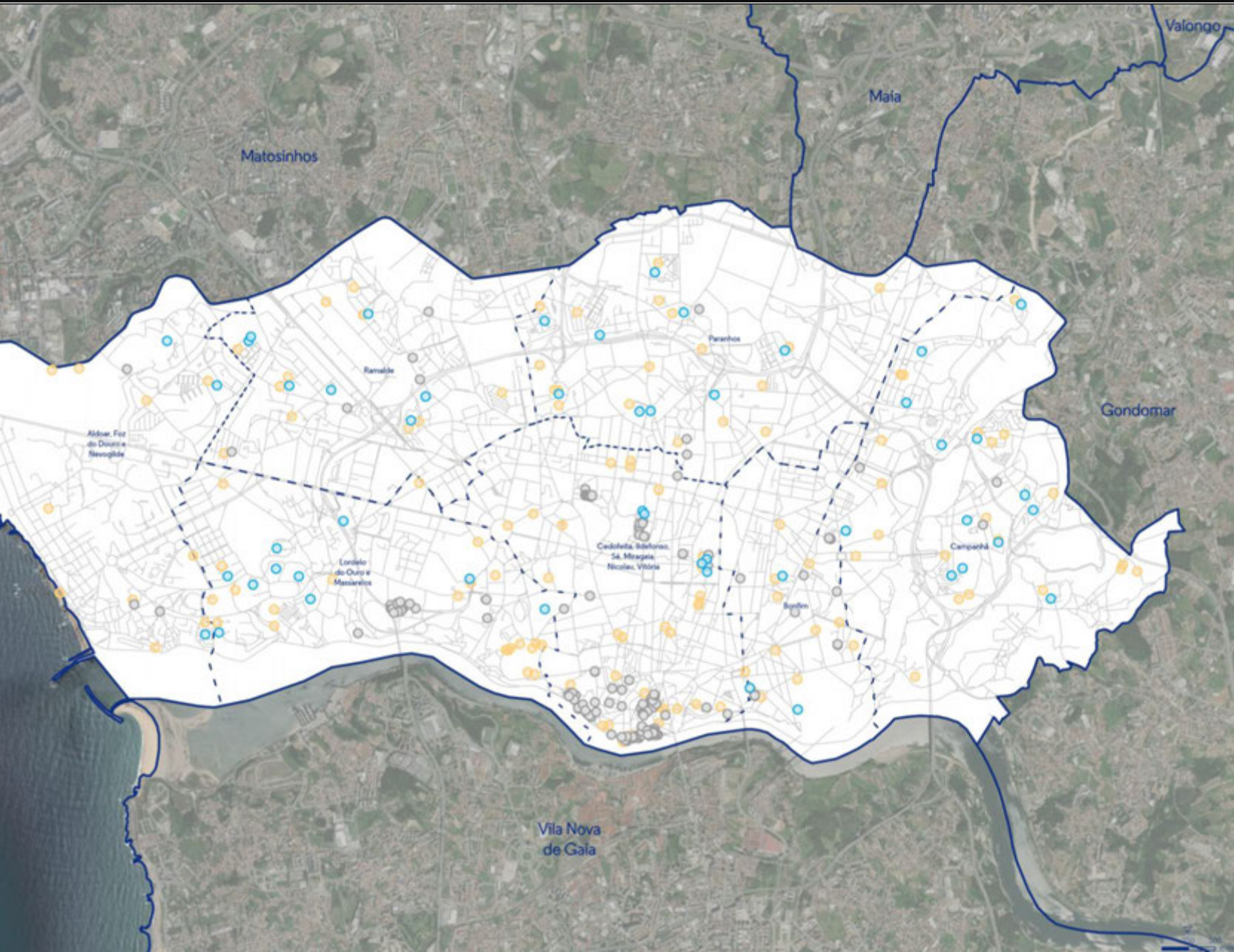
Municipal Public Housing Buildings
(neighbourhoods and scattered buildings)

Other Municipal Public Buildings
(facilities)

- Neighbourhoods
- Scattered Buildings



maintenance, projects and works



Scope:

Municipal Public Housing Buildings
(neighbourhoods and scattered buildings)

Other Public Municipal Buildings
(facilities)

schools
cultural buildings
administrative buildings

(theatres, museums, archives, libraries, etc.)

- Neighbourhoods
- Scattered Buildings
- Other Municipal Buildings



activity.
housing stock

on average, we provide one house per day

more than **2.070** dwellings provided
since 2018

average monthly rent:

69,00€ **8.100,00дин**

3,5%

rent default rate

national minimum monthly wage:

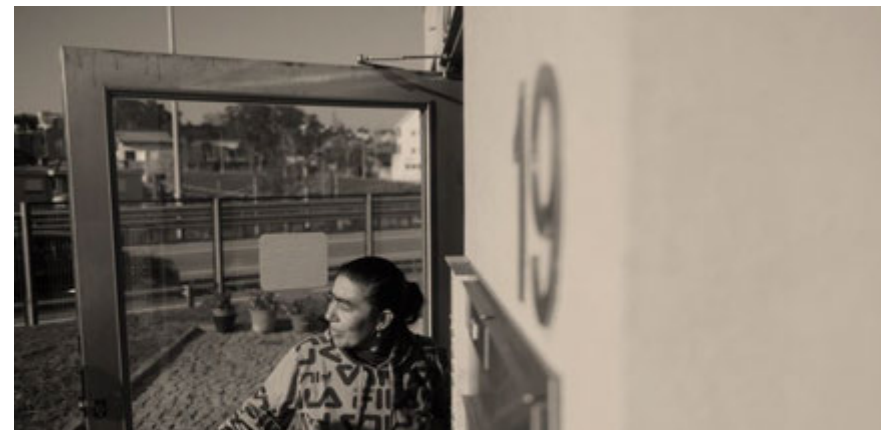
820 € (x14) **96.000дин (x14)**

objectives.

Ensuring quality when responding to tenant requests. Developing innovative social projects.

Housing Stock Management Regulations

- . Defines the rules and establishes the applicable conditions for managing the Municipality of Porto's housing stock.
- . Approved by the Municipal Assembly on 29 Jan 2019;
- . It is structured around and aims to address economic deprivation, which translates into housing shortages.
- . It consists of a manual of working procedures.

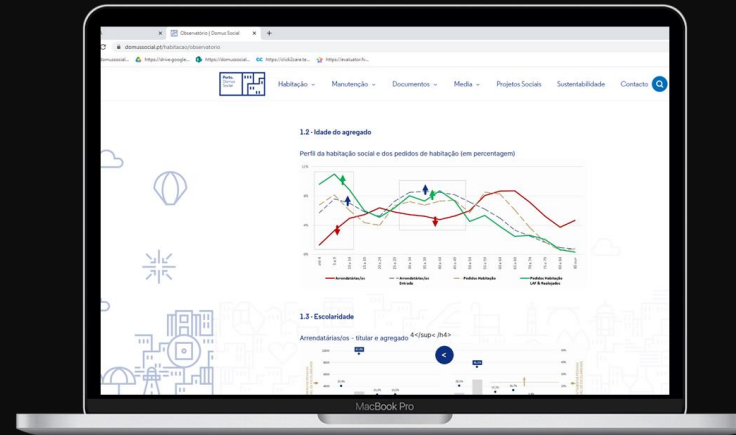


data management and processing



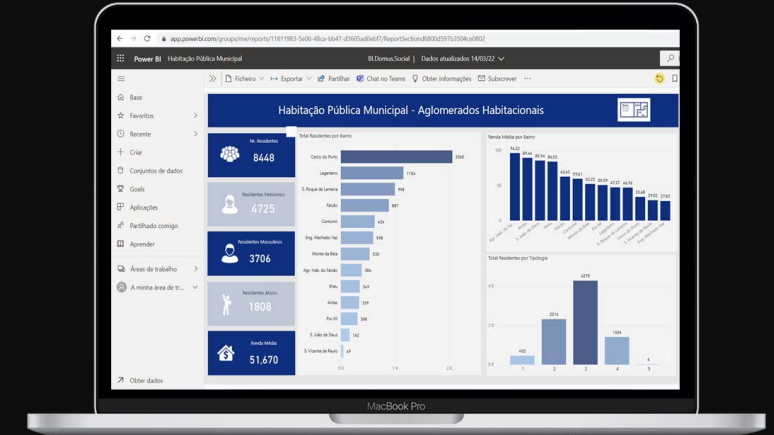
eSigha.
data on the housing stock in real time

A management platform that allows real-time monitoring of housing dynamics, in terms of managing spaces, people and rents.



Observatory.
aggregating & sharing knowledge

It evaluates and systematizes the information already collected by Domus Social, making it possible to monitor the social and housing situation in the Municipality of Porto. It makes it possible to produce useful and relevant information and to evaluate the impact of the implementation of new measures and projects in the housing area.



Power BI.
Sociodemographic information in real time
It presents tenant's sociodemographic information in an organized and visually appealing way, facilitating daily monitoring tasks.

the main challenges:

main projects:

Casa Como Nova

This program seeks to involve municipal tenants in efforts to maintain home interiors (self-maintenance).

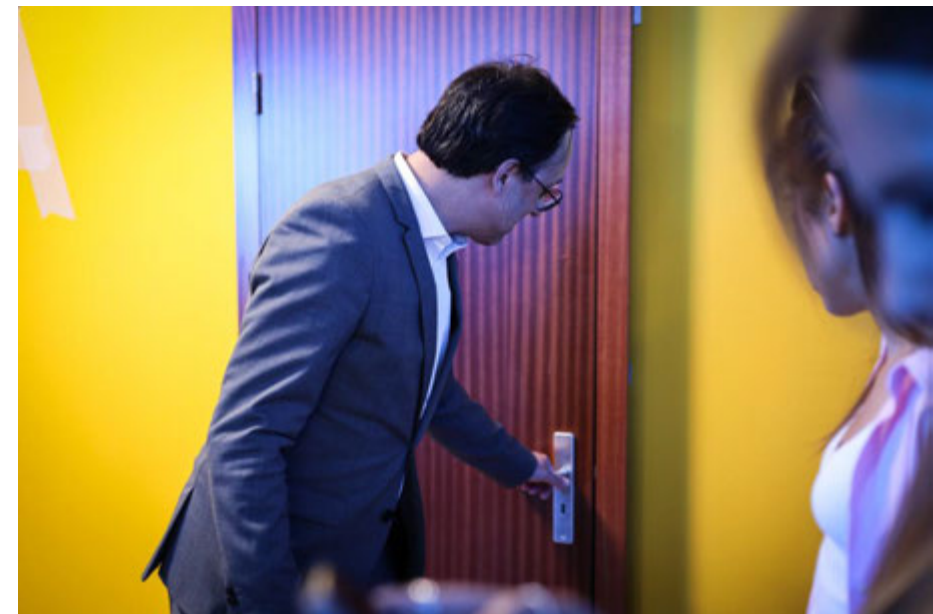
Through partnerships with companies in the area, we can guarantee access to materials at prices around 75% lower than those of the market.

Each grantee can access this program every 4 years, for each of the specified products.

Materials available:

- paint
- flooring
- interior doors





Casa Como Nova



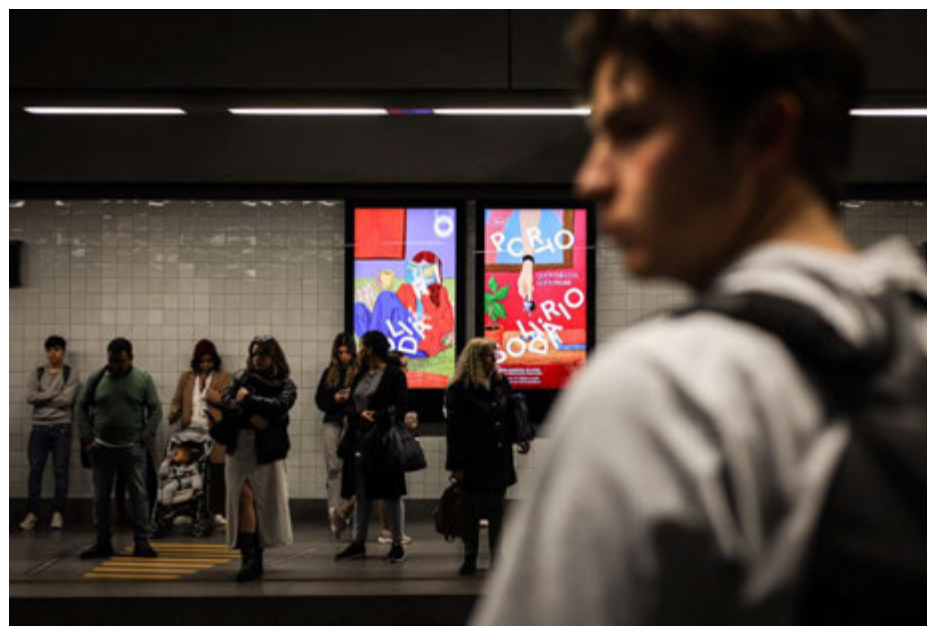
Porto Solidário

Municipal rent and bank repayment support programme for individuals and families in a housing emergency.

The rules, conditions of access, submission of applications, and amount and duration of the support are regulated by Porto Solidário's Social Emergency Fund Regulations.

Created in 2014, it is currently in its 13th edition.

- . 5 243 families supported
- . 18 M€ allocated



Porto Solidário

Ao Ritmo do Bairro

These workshops challenge young people between the ages of 13 and 18, who live in the city's municipal neighborhoods, to discover the rhythms and spirit of dance and urban art.

The goal is to promote physical activity, social interaction and inclusion during school break periods.





Visits to Centenarian Tenants

In a municipal public housing stock made up of around 30.000 people, the experiences, bonds and important moments are endless.

The purpose of Domus Social's visits to tenants celebrating 100 years of life is to value the community spirit present in the city's municipal neighbourhoods, recognizing the importance of those who contribute so much to its history.



**Visits to
Centenarian
Tenants**

ConDomus

ConDomus implements a management and administration model for communal areas in municipal buildings, using a methodology similar to that employed in condominium management.

Implemented in 44 residential areas,
1 066 organised entrances.

- . To help municipal tenants identify with the places where they live
- . To promote the preservation of municipal public heritage
- . To enhance the sense of community and civic participation
- . To strengthen neighbourhood networks and community spirit.





ConDomus



Artistic Residencies | PRR

A set of Artistic Residencies focused on environmental education, aimed at children and young people aged 12 to 17 living in the neighborhoods of the Campanhã parish council.

- . equip participants with technical and artistic tools
- . promote artistic awakening through music, dance, and theater
- . raise awareness of environmental education so that young people themselves become agents of environmental change in their community



**Artistic
Residencies | PRR**

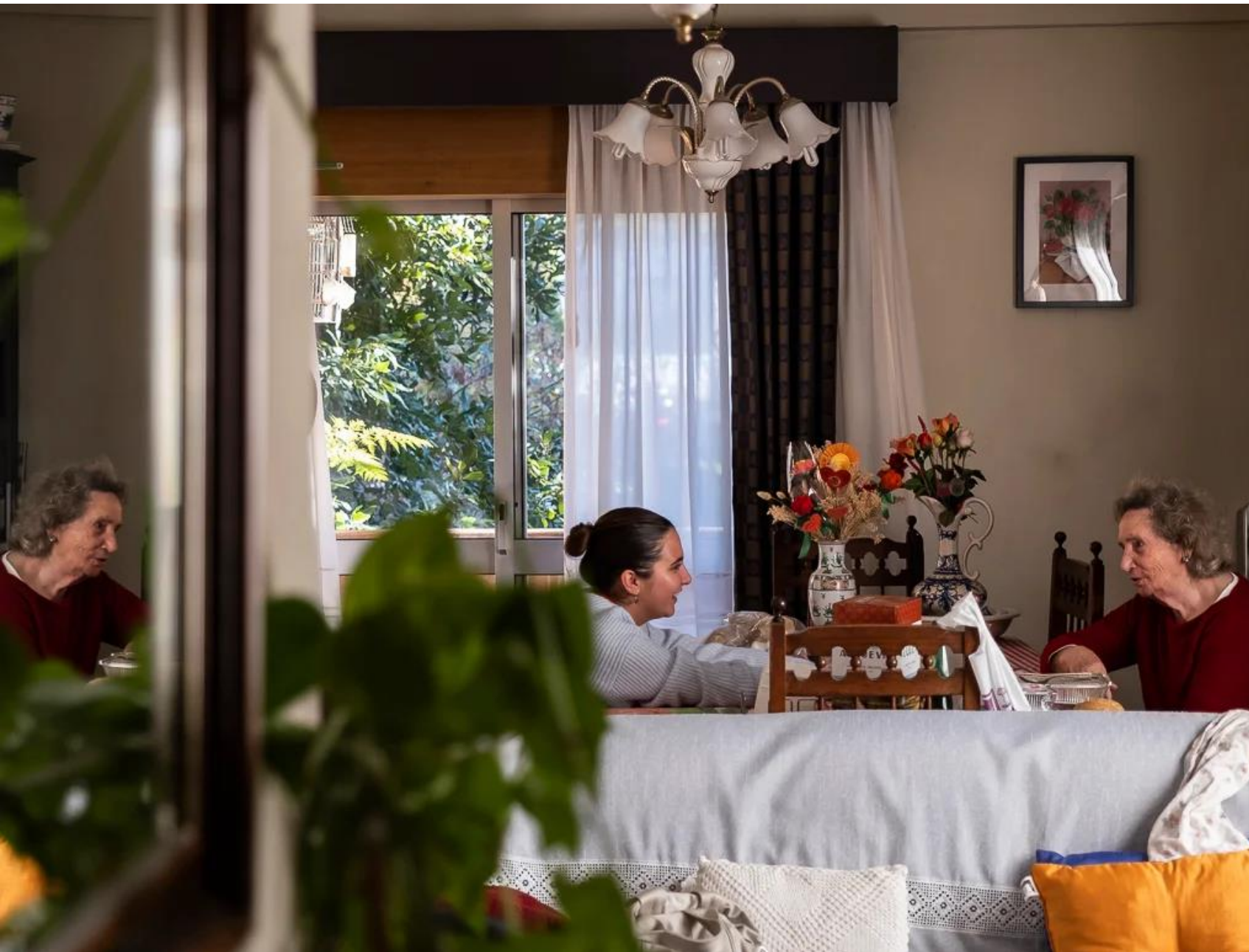
Bem-Vind@

Moving into a new home marks a turning point in the life of any family. A warm welcome is the key factor to make this transition smoother and more positive.

Based on this premise, in 2021, Domus Social launched the “Bem-Vind@” project, an initiative that greets families recently rehoused in Porto's municipal public housing stock.

- . personalized welcome session
- . offer of a welcome Kit
- . visit to the home
- . filling in a form to understand whether the families feel integrated into the surrounding environment and the neighborhood network they





Porto Importa-se

Supporting older people living in the city's social housing developments and fostering a better quality of life for this section of the population who are living alone.

It was created with the objective of helping 3000 tenants:

- . 1913 are people living alone
- . 1006 are couples over 75 years old

Since the beginning of the initiative, this approach helped identify 458 cases of what was considered severe social isolation, and these people began to receive regular follow-ups. Since 2017, 2.474 visits have already been made

Shared Residences

- . fostering active ageing
- . promoting independence
- . combating social isolation

In partnership with certain Parish Councils, Domus Social has provided eight houses for the establishment of shared residences for older people in Porto, which already provide support for around twenty older people in the municipality.









Obrigado | Хвала