

A photograph of a forest floor covered in brown ferns and a young tree with some green and yellowing leaves. The text is overlaid on the image.

# Activity Plan 2020 Ecoaldeia Silverto, CRL

December 30, 2019



## **Introduction**

This is the activity plan for the multisectorial cooperative “Ecoaldeia Silvertó, CRL”, as accepted by the members during the first regular general assembly on the 30th of December 2019.

It describes the activities planned for 2020, including an overview of the budget, grouped by section of the cooperative.

## **Objectives**

Our current objective is to transform the land of “Quinta de Silvertó” in Rubiães, Paredes de Coura into a thriving rural co-housing, while actively managing the conjoined land as a productive agroforestry system.

The cooperative consists of two independent sections: housing/construction and agriculture. The former concerns itself with the realisation of the co-housing while the latter concerns itself with the management of the adjacent agricultural land as an agroforestry system.

## **About the cooperative**

“Ecoaldeia Silvertó, CRL” was founded on the 6th of June 2019 by deliberation of the founding members, their roles being (as of this writing):

- Mathijs de Bruin: sole administrator
- Diego Reimondez: sole supervisor
- Nuno Reis Pereira: sol chairman of the general assembly

We have our statutory seat at Caminho de Moreira, nº 240, postal code 4940-692 in Rubiães, Paredes de Coura and are registered under the NIPC 515408697.

## **Contact details**

We may be contacted through our website or by email through:

<https://silvertó.pt>  
[info@silvertó.pt](mailto:info@silvertó.pt)

## **Activities**

### **Housing and Construction**

#### **Architecture: existing farm house**

The old farm house which is part of “Quinta de Silverto” will be re-purposed towards communal use by the members of the cooperative. It will also perform a representational role for the cooperative as well as facilitate social events furthering the goals of the cooperative. It will also be used to provide hospitality to occasional visitors, volunteers and, potentially, rural tourists.

In order to realise these goals, we will be commissioning an architectural project as well as licensing for the renovation of the house. The renovation will be split in two phases, only the first of which will be executed in 2020.

Expected costs: € 8.000,-

#### **Construction: existing farm house, phase 1**

The first phase of the renovation of the existing farm house will be geared towards the maintenance of the structural integrity of the building as well as housing for our members and volunteers.

As such, we will renovate and partly reconstruct the roof, replace the doors and the windows and perform minimal works necessary to provide hosting to guests and volunteers in the stable.

Expected costs: € 18.000,-

#### **Architecture: rough masterplan**

In order to attract members to our cooperative, we will work towards a rough masterplan for the development of “Quinta de Silverto”. The rough masterplan will provide an outline of the possible constructions, infrastructure as well as the interactions between the forest and the co-housing on the land. It will also incorporate conceptual sketches of possible structures on the land.

An estimate for the costs is currently unavailable.

#### **Construction: movable workshop**

In order to store tools for both agriculture and construction, as well as to be able to work inside during less favourable weather, we will construct a movable workshop.

The workshop, which has already been designed, will be made such that it can be partially disassembled and moved, by hand, so that it lends itself to flexible usage and placement in the future of the project.

Expected costs: € 3.000,-

### **Construction: access roads and parking space**

To significantly ease the construction of houses in the future, we will transform the existing entries of our land to allow for entry by off-road vehicles. In addition, we will consider a limited pavement to create a safe access and parking for several cars, to avoid clutter on roads.

Expected costs: € 250,-

### **Legal: contract stipulating land purchase**

Quinta de Silvertó is currently owned by one of the founding members of the cooperative. In order to guarantee the interests of the members of the cooperative, a contract will be prepared stipulating the purchase, over time, of the land by the cooperative.

Expected costs: € 300,-

### **Legal: preliminary research construction**

In order to inform our rough as well as the final masterplan, it is necessary to study the limitations and the possibilities for construction on our land. Particularly, this concerns our embedding in the Municipal Master Plan (PDM) regarding constructable area, as well as the intended purposes and construction methods.

Expected costs: € 300,-

### **Legal: preliminary research 'right to house'**

The stipulations within the housing framework of the Portuguese cooperative law allows for 'the right to house'. This is a form of collective ownership in which inhabitants acquire an exclusive, permanent and inheritable right of use on the basis of contributed social capital, governed by a contract between the inhabitants and the cooperative. However, while such structures have been explored elsewhere (e.g. Barcelona), the prior usage thereof in Portugal is unknown to us.

Therefore, we wish to identify any existing jurisprudence, as well as to identify the crucial elements to be governed by the contract between inhabitants and the cooperative.

Expected costs: € 300,-

### **Purchase & replacement of tools**

In order to facilitate the construction and renovation works, now and in the future, we will continue investments in our own tools. On the long term, this will lower our costs and increase our self-reliance.

Expected costs: € 1.500,-

## **Agriculture**

We have two central goals for this year on the land. The first is to care for the forest already on the majority of our land. The second is to design and plant new forests on the parts of the land that are a bit more degenerated. These new forests will serve as models from which others can copy, and also as a means to conduct our research, and learn how to improve the forests we design in the future.

## **Rough Masterplan - Forest**

This year we plan to create a rough design of the 1.5 hectares that make up our current land. This will not show where every individual tree and path will be, but instead, will give us an understanding of how and for what we'll be using certain spaces. For example, there are many terraces already in place on the land, this design will reserve some of these spaces for future communal uses, like a meeting space, or space for outdoor courses.

Expected costs: € 0,-

## **Budget and Replicable business plan**

In our desire to be open in how we conduct business, as well as provide a clear view into every step of our process we are creating a complete budget of our expected finances which will be available on our website. This budget will cover all future expected costs in detail between 2019-2024. And what we estimate what our forests will earn over the course of the next 20-25 years.

The most interesting benefit of this process is that this budget will be adaptable to any future small business that will directly rely on the forest. And as our goal is to either directly create, or help others to create small businesses associated with forestry. This business plan can be the basis on which many of these new businesses can be planned.

Expected costs: € 0,-

## **Earth Works - Restore waterways and paths**

After 15 years of abandonment, our land is in need of some restoration. Old paths and waterways which used to be able to effectively conduct water and tractors around the land, have degraded, and eroded away. We'll be fixing these up with the help of a small excavator.

Expected costs: € 250,-

## **Second planting of 'The Ice Cream Forest'**

Last year, we started work on our first model of a productive/biodiverse forest. We decided to plant a forest capable of stocking a "Microcreamery" with the majority of the ingredients needed to create our own line of ice creams.

As the majority of the work for the first few years is in regenerating the soil and

ecosystem, we opted for planting the productive species over the course of three years. Thus, this year we will be planting the second third, of the productive species that will one day form our ice cream forest.

Expected costs: € 300,-

### **First planting of 'The Pantry'**

The theme we've chosen for the forests we'll be planting this year is a forest capable of producing the majority of the calories a community of 12-15 people eat over the course of a year.

So this year, we'll be planting our community "Pantry". We'll be designing, and then organizing several volunteer weekends in order to plant a forest comprised mostly of nuts, tubers, and other foods rich in fats. This forest, within 15 years, will allow the community to self-sustain itself.

Expected costs: € 500,-

### **Garden beds and irrigation**

Near the existing house we will also be creating a few raised garden beds. These will be the spaces in which we will begin to build a healthy soil from which we'll be planting the vegetables, aromatics, and medicinals we'll be consuming for the next few years.

However, as the irrigation currently in place will not be enough to keep these beds humid, and can't reach the beds in its current form, we'll also be investing in a bit of irrigation as well as a small temporary reservoir where we can store water.

Expected costs: € 300,-

### **Purchase & replacement of tools**

In order to facilitate the agricultural work, now and in the future, we will continue investments in our own tools. On the long term, this will lower our costs and increase our self-reliance.

Expected costs: € 1.500,-

### **Common costs**

#### **Fixed costs**

In order to facilitate both sectors of our organisation, we have fixed costs for office supplies, our bank account and accounting.

Expected costs: € 1.357,36

### **Topography land**

To facilitate the management and design of the agroforestry system, as well as the architectural masterplan, we will have a full topography of our land made.

Expected costs: € 350,-

## Budget Overview

In the coming year, we will be preparing our land and our cooperative to facilitate the orderly growth of both the construction/housing as well as the agriculture sector, such that new members may join the cooperative in consecutive years, contributing to the social capital to allow for continued investment.

### Balance

	<b>Amount</b>	
<b>Balance December 30, 2019</b>	€	16.680,15
<b>Income</b>	€	20.000,00
<b>Costs</b>	€	(36.207,36)
<b>Balance</b>	<b>€</b>	<b>472,79</b>

As such, we expect to invest a total of € 36.207,36 in the year 2019, of which € 31.650,- will further the construction/housing section and € 2.850,- will be spend on the agriculture section. The common costs, including fixed costs such as accounting, are estimated to be € 1.707,36. In order to finance this, one of our funding members will make a loan to the cooperative of € 20.000,-. This way, the end of year balance is estimated to be € 427,79.

On the following page, you may find a detailed breakdown of our estimated costs and income, based on the activities described so far.



## Costs

		Amount
<b>▼ Housing and construction</b>		<b>€ 31.650,00</b>
	Architecture: existing farm house	€ 8.000,00
	Construction: existing farm house, phase 1	€ 18.000,00
	Architecture: rough masterplan	€ 0,00
	Construction: movable workshop	€ 3.000,00
	Construction: access roads and parking space	€ 250,00
	Legal: contract stipulating land purchase	€ 300,00
	Legal: preliminary research construction	€ 300,00
	Legal: preliminary research 'right to house'	€ 300,00
	Purchase & replacement of tools	€ 1.500,00
<b>▼ Agriculture</b>		<b>€ 2.850,00</b>
	Rough Masterplan - Forest	€ 0,00
	Budget and Replicable business plan	€ 0,00
	Earth Works - Restore waterways and paths	€ 250,00
	Second planting of 'The Ice Cream Forest'	€ 300,00
	First planting of 'The Pantry'	€ 500,00
	Garden beds and irrigation	€ 300,00
	Purchase & replacement of tools	€ 1.500,00
<b>▼ Common</b>		<b>€ 1.707,36</b>
	Accounting	€ 1.020,00
	Bank	€ 87,36
	Office supplies	€ 250,00

## Income

	Amount
Shareholder loan	€ 20.000,00
<b>Total</b>	<b>€ 20.000,00</b>

## Afterword

We are aware that the path we have chosen is an unpaved one. There will be challenges ahead, some of which unsurmountable. But we are determined, because we feel in our hearts that, for us, this is the way.

For years, we each fostered our dreams individually. But now, connected, we aim to make our purest ambitions reality — aware that the journey most certainly is not the destination. As we walk, we shall learn. And as we learn, we pass on what we've gained to those following our footsteps, all or part of the way.

A handwritten signature in black ink, appearing to be 'Mathijs de Bruin', with a long horizontal stroke extending to the right.

Mathijs de Bruin  
Co-founder of Ecoaldeia Silvertó, CRL  
Co-founder of Stichting Sol Nascente

VISÃO

Restoration degraded lands

MISSÃO

PROPOSTA

PLANO

OBJETIVOS

