

2017 ASSESSMENT

BARCELONA RIGHT TO
HOUSING PLAN FOR 2016-2025

BCN



**Barcelona Right to Housing
Plan for 2016-2025
2017 Assessment**

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PRESENTATION



Josep Maria Montaner
Councillor for Housing and Renovation

The goal behind this Right to Housing Plan is to reverse a trend, that of a lack of housing policies, which has put not just Barcelona but Catalonia and the rest of the State at the bottom of Europe in many aspects.

An increased public housing stock, defending the citizens' right to housing over and against corporations, and fighting against gentrification and evictions. These are goals that have to be realised in specific actions under this plan and which are backed up with a significant budgetary allocation from the City Council.

However, we should also note, besides these actions, the educational and rights-demanding work the City Council is carrying out alongside local residents' associations. The 'right to housing' concept has entered the language and thinking of this world's players and central figures as well as citizens as a whole.

This is because, in championing everything this concept represents, the City Council is calling on the other authorities to also commit themselves to promoting housing policies. The Government of Catalonia and the Spanish State

are the main bodies with responsibility for this matter, which they have authority over. Despite that, it is the municipal government that is driving the initiative.

In 2017, the City Council invested four times as much as the Government of Catalonia and ten times as much as the Spanish State for each resident. So, while the City Council invested €100 for every resident, the contributions made by the main institutions responsible, the Government of Catalonia and the Spanish government, came to €24 and €10 per person respectively.

Criticism and protests have been made against not just their want of investment but also their lack of policies in defence of public housing. That is why Barcelona City Council has been working alongside other metropolitan and Spanish cities to call on the Spanish government to amend the Act on Urban Leases (LAU) and thereby increase the length of leases and control over rent-price increases. At the same time, support has also been given to the initiative from citizens and associations to increase the public rental housing stock. The Government of Catalonia has also been called on to contrib-

ute a number of flats under its charge to the Emergencies Board - 60% - and not the 21% as it is presently doing; and numerous challenges have been presented to the Spanish State's Housing Plan to raise its budget and take the decision to invest in the public housing stock.

This assessment will provide you with information on the second year of the implementation of the Right to Housing Plan (2016-2025). So, following the structure of the 59 initiatives considered under the plan, the relevant results, data and indicators for their application and evaluation throughout the 2017 financial year will be examined.

What is more, we have also added an article we consider essential as it keeps us up to date. These are data relating to 2018, but which reflect the housing policies we shall be implementing towards the end of our term of office. Policies that we are convinced represent a key step towards changing the course of the city towards defending and demanding the right to housing and towards increasing the public housing stock.

HOUSING POLICIES IN BARCELONA FOR 2016-2019



Javier Burón
Manager for Housing and Renovation

These last few years have seen an increase in available resources - both human and financial - for implementing the new housing policies considered under the Barcelona Right to Housing Plan for 2016-2025. To contextualise the point we are now at, we will have to go over the main data from 2017 that make up this assessment of the Plan and point out the trends for 2018.

1. Main landmarks of 2017

Expansion of the affordable-housing stock: An ambitious plan for promoting affordable housing was launched by the Barcelona Municipal Institute for Housing and Renovation with financial backing from the European Investment Bank and the Council of Europe Development Bank. Seven promotions were completed during 2017, with a total of 407 dwellings, doubling the number of dwellings completed in 2015. At the same time, 40 promotions totalling 3,108 dwellings were under way by the end of 2017. These promotions will be carried out mainly by the recently created Barcelona Municipal Institute of Housing and Renovation (IMHAB), although the latter will also receive support from other players such as rental-housing and building-lease promoting cooperatives and foundations as well as new assigned-use cohousing cooperatives, which are already testing out this new model in the city. It will also receive an impetus from the new Habitatge Metròpolis Barcelona public-private affordable-rental housing operator, which was created in collaboration with the Barcelona Metropolitan Area (AMB). Land sites also continued to be activated in 2017, to enable their future building development.

Note too the impetus given to the creation of temporary shelters, in response to household units urgently in need of shelter, as from the start of the APROP project for building 91 new shelters.

For the purposes of speeding up the pace of expansion of the available affordable-housing stock, the promotion was supplemented with extra private-housing acquisitions. This mechanism helped to increase the municipal rental-housing stock with already built housing. Two hundred and eighty-nine dwellings were acquired in 2017, with a further 300 in the process of being acquired. This number of purchases is much higher than the 69 dwellings acquired in 2015. At the same time, it continued with its commitment to acquiring private housing, with backing from the Rented Housing Bureau. Following the launch of the 'Key's in your hands' programme at the end of 2016, offering owners a wide range of incentives for incorporating their dwellings into the Rented Housing Bureau, 1,017 dwellings were being managed between the Rented Housing Bureau and the municipal assignment programme by the end of 2017.

Finally, rent-payment aid continued to rise, reaching 9,685, well above the 5,077 for 2014.

1.1. Emergency assistance and prevention: The monitoring and proactivity work carried out by the Unit against Residential Exclusion (UCER) – the service specifically allocated to halting the impact of the policies that promote speculation and instability in the rental market – enabled 2,351 household units to be assisted, with

a notable increase in the number of units attended to that were in a situation of risk of eviction. So, the number of household units assisted rose by 246% from 2014. Such increased assistance was due to the proactivity of the municipal services, and not to a higher number of evictions in the city, which according to the management report from the General Council of the Judiciary (CGPJ) corresponding to 2017 had dropped by 22%. The services offered by the UCER were strengthened by the large diversity of services offered from the Housing Offices, notable among which was the legal advice provided, which rose to 13,297 cases, up by 36.2 % on 2016, and the number of rent-related mediation that reached 1,556, tripling the figure for 2015.

Finally, 10 Energy Advice Points (PAEs) were put up in the city, offering a cross-cutting protection service for energy utilities.

1.2. Reconsidering renovation: The renovation policy was re-directed towards the more vulnerable environments and the allocated funds continued to be expanded with a sharp increase in the budget, which exceeded the annual average for the 2011-2015 by €17 million, to almost the €42.5 million allocated in 2017. The increased budget resulted in further grants for renovations, which benefited more than 18,000 dwellings, compared to 10,100 in 2015. The number of dwellings with renovation agreements also rose, as did the number of dwellings that benefited from interior-building

grants and accessibility (especially with the installation of lifts).

This boosting of the renovation policy was accompanied by a change of perspective, which was social (of the collectives attended to) and territorial (of the priority-action places). It was with this aim in mind that the dwellings' interior-building grants were redefined. The Department of Urban Regeneration was established, with a totally public intervention in improvements, to promote initiatives in areas with more serious deficiencies where more vulnerable collectives reside, and the Neighbourhood Plan was implemented in 10 neighbourhoods in the city. The Neighbourhood Plan led to the creation of the renovation programme for high-complexity estates, strengthening the community accompaniment and enabling renovation to be tackled in estates where, on numerous occasions, no residents' association had been found or even set up.

1.3. The proper use of housing: monitoring and control measures were strengthened relating to the phenomena of pressure being put on residents, who had been leaving in increasing numbers, thereby highlighting the gentrification processes taking place in the Metropolitan Area. This was the goal behind the establishment of the Co-responsibility Space on Gentrification. This space is meant to enable the design and implementation of a coordinated strategy which tackles the replacement of residents and retailers and the replacement of uses,

especially of regular dwellings, with tourist uses and the elimination of uses that are leading to certain properties becoming vacant.

To reduce this pressure on residents, extra inspections were carried out for detecting illegal tourist-use dwellings, which put an end to the activities of 2,388 dwellings and led to the opening of 3,015 disciplinary proceedings. The regulatory Byelaw on Municipal Intervention Procedures in Public Works (ORPIMO) to ensure that, where there is work on buildings with residents, the latter are guaranteed the right, where this exists, to temporary accommodation and return.

As for vacant dwellings, a census continued to be made, which was then extended to cover 11 new neighbourhoods, bringing the total to 17. This census had already enabled the identification of 3,609 vacant flats in these neighbourhoods, representing only 1.52% of the total number of dwellings, demonstrating the strong pressure on housing in the city.

Finally, note that some of the tasks carried out in 2017 were done with the support of people hired under job schemes: the vacant dwellings census, advice and training on energy poverty and campaigns for the active incorporation of housing to the affordable-housing market launched by the Housing Bureau. These plans enable the combination of training and action, so that they represent the application of an economic-promotion and social-impetus model.

1.4. Assisting citizens and co-responsibility: making housing policies accessible to the public is essential if we are to improve assistance, especially for the more vulnerable collectives. This was the aim behind the work that continued throughout 2017 in communications on the matter of housing for enabling access to the services offered, the establishment of new work groups in the Barcelona Council for Social Housing and the creation of new co-

ordination spaces, both among the various municipal departments and with citizens in the various districts.

As for information, once the new Barcelona Housing website went into operation in 2016, improvements continued and specific campaigns developed around energy poverty and renovation. As for coordination spaces, all the districts, except Les Corts, have monitoring boards relating to the right to housing according to needs: eviction and high-complexity estate-renovation boards, among other things. Finally, as regards the Social Housing Council's work groups, attended by municipal representatives and civil society alike, and companies or banks, three new working groups were set up in 2017 at the request of several entities: around energy poverty, the expulsion of local residents and industrialised construction.

2. Landmarks for 2018 and future trends

Work continued in 2018 along the lines established in 2017, boosting municipal action, especially along some key lines, such as promotion, acquisition, attracting new affordable housing, renovation of vulnerable environments and prevention and attention to emergencies. The trends in 2018 will determine the possibility of achieving the Plan's goals in the face of 2019 and laying the foundations for the new municipal housing policies.

Very considerable effort had been made since 2016 in all the established work lines, so that the situation being experienced in Barcelona could be tackled and it was crucial for the new housing policies to be launched and consolidated.

2.1. Huge efforts in human and financial resources: The 2016-2019 period will see the City Council investing close to €183 million in housing in its direct budget. This represents a 160% increase on the previous period.

- If we take account of external funding too, and the capital and land site initiatives, the amount of funds dedicated to housing went up 2.5 times, with close to €990 million.

- The number of staff devoted to Housing doubled thanks to the reorganisation and creation of the new Barcelona Municipal Institute of Housing and Renovation (IMHAB).

2.2. Public construction at full speed:

more than 4,500 dwellings are currently being built, 80% of which are public-rental and 20% building-lease properties (compared to 42% for public-rental properties during the previous period).

- As for promotions, note that the coming 4 years will see the construction of 27% of the total of the public housing stock, since the former Barcelona Municipal Housing Trust began building homes in 1927. In other words, over a quarter of the total accumulated number of dwellings will have been built in the next 4 years.
- As for promotions under way representing the historical period with the most production of public housing in the city, note that the trend is pointing to our having, by 2019, 20% of dwellings completed, 36% under construction and 44% in the pipeline.
- This means that the coming 4 years will see 138% more dwellings delivered and 820% more dwellings under construction or in the pipeline than in the previous 4 years.

2.3. Acquiring and attracting private housing to extend the public housing stock:

Given the shortage of affordable housing, work has also been carried out on acquisitions and purchases, which have so far enabled the City Council to incorporate over 750 dwellings into its housing stock. The last 4 years saw the acquisition of 249 dwellings.

- A census on vacant dwellings was taken for the first time and used for linking the results to several municipal services for offering renovation-promoting measures, services for attracting private dwellings over to the public housing market or disciplinary measures.

- As for private-to-public housing programmes, 41% more private dwellings were incorporated into the public market than in the previous year, achieving the goal set out for 2019 of having 1,100 dwellings between the Rental Housing Bureau and the municipal housing-assignment programme managed by Habitat3. At this point in 2018, we have already acquired 1,000 dwellings.

- IMHAB (then known as PMHB) managed close to 7,300 dwellings in 2017 and 8,400 in 2018.

2.4. Grants for the public: the grants on offer, for enabling renovations and rent payments, have also been followed by a sharp rise in trend.

- As for rent payments, note that almost €24 million was spent in 2017 to cover over 9,000 beneficiary household units. This figure will be maintained in 2018 and is set to continue in 2019, according to the trends. Note that there were 5000 beneficiaries and €10 million invested in 2014.
- As regards renovation grants, a further €4.3 million was invested than in 2015, increasing to over 25 million in 2017, an investment that will be maintained in 2018.

These data point to and highlight some of the City Council's main housing investments. Investments most of which generally revert to Barcelona City Council and which therefore represent a huge effort from the local authority which, in contrast, lacks the relevant jurisdiction in this field. The IMHAB is currently implementing municipal housing policies while providing resources, under the relevant agreement, and performing the Barcelona Housing Consortium's services. The Consortium is a legally incorporated entity, 60% of which is owned by the Generalitat regional government of Catalonia and 40% by Barcelona City Council. This distribution ought to correspond as well to the funding allocated by each of these authorities, although during the 2015-2019 peri-

od, in an area such as renovation, 81% of the public resources allocated to it was contributed by the City Council.

3. Jurisdiction over housing

Despite the considerable investment allocated, both in human and financial resources, by the City Council, this is not sufficient for tackling phenomena such as gentrification, control over the disproportionate increase in rental prices, the replacement of regular dwellings with tourist flats or the investment of speculative funds in property, as those would require amendments to the current regional and State regulations.

2017 marked the tenth anniversary of the Catalan Right to Housing Act's coming into force. The change of approach would be aimed at transforming the housing market in the most structural way possible for its adaptation to the new realities. Added to that, the problems that arise from the lack of investment and of a project in public housing policies from the Spanish Government are having a direct impact on municipalities, which are the authorities that ultimately have to take on evictions and the problems that cause indiscriminate rises in rental prices and lead to a lack of a public housing stock at affordable rent prices.

Spain's regulations have included a new State Housing Plan for 2018-2021, since March 2018. Local governments brought about several amendments throughout 2017, first through challenges and later through a meeting with the Secretary of State for Infrastructure, Transport and Housing last December.

The Executive Decree approved by the Council of Ministers on 9 March 2018 failed to satisfy the expectations of the municipalities that presented amendments. Cities such as Madrid, Barcelona, Valencia, Zaragoza, Cadiz, A Coruña and Santiago de Compostela expressed their unease, given that their main proposals for meeting the emergencies each of them has been experiencing fell outside the State plan.

So then, by declaring their explicit rejection of the new plan and the current trend for reducing State budgets allocated to housing, the above-mentioned local authorities agree on the need to:

- Amend the Act on Urban Leases (LAU) and extend the length of leases and avoid rent increases.
- Reverse the budgetary cuts of the last few years, seeing that if we continue along that line, public housing policies will disappear within five years. To change this situation, they are requesting that the budget goes up from its expected €467 million (allocated to the whole of the Spanish State) to €2,000 million for 2018. This is the first step for rising above the 0.059% of the GNP (which is what the current investment represents) to 1.5% of the GNP in 10 years, to put the Spanish State on the same level as the other European countries acting as benchmarks for housing. The last few years have seen budget housing allocations drop by 70%.
- Increase the resources available for boosting the public rental-housing stock. Spain's current rate of affordable rental housing is a mere 2.5%, an insufficient housing stock for covering the needs of citizens. As for benchmark countries for housing policies, their public housing-stock percentages are far removed from Spain's: 24% for Austria and 17% for the United Kingdom and France.
- Have the Official Credit Institute's funding lines, and the Spanish Government will have to support these lines.
- Expand the range of possibilities for the creation of and access to official protected housing with new housing-tenure models that guarantee permanent public ownership of the land site, such as housing cooperatives and assigned use.
- Compel banks and Sareb, which were rescued with public money, to incorporate properties in housing funds allocated to social rent. These contributions are voluntary in the cur-

rent draft of the plan, which has already been shown to be inefficient.

- Provide for renovation grants intended for small-property owners and for such measures not to lead, in exchange, to a disproportionate rise in rental prices on the private market.
- Launch tax measures that put an end to profits from REITs (Real Estate Investment Trusts), given that such companies are having a negative impact on the social level of the rental-housing market and yield profits in excess of €5 billion thanks to tax exemptions and allowances.

This series of proposals does not feature in the State's new legislative housing plan for the next four years. This lack of response is especially serious, given that all the proposals raised have come from responsible, street-level analyses made by local governments. In Barcelona's case, the City Council took on the public rental-property promotions practically on its own, contributing roughly a third of the funding of rental-property grants, over half of the grants for renovation and practically all the other housing-policy-related expenses.

Barcelona City Council repeated its calls on other authorities with jurisdiction over housing. Meanwhile, the City Council presented the Plenary Council of all the city's districts with a motion to call on

the State government to:

- Repeal the amendments, restricting lessees' rights, made to the Act on Urban Leases (LAU) of 2013 and recover 5-year leases.
- Restrict price rises among contracts in accordance with price references in the area, to the state of the housing, the investment made in it and the features of the area the housing is located in.

- Do away with the tax privileges of the investment funds and REITs or link them to the promotion of affordable rental housing, to put a halt to the speculative investments that have been expelling local residents from their neighbourhoods.

and the Generalitat regional government of Catalonia to:

- Introduce a reference price index in the future Act on Catalan Urban Leases.
- Use this index as a tool for enabling restrictions to rent prices and not just as a tool for transparency.
- Include the efforts made by families to pay their rent as an indispensable indicator linked to the index, so that housing policies geared towards regulating rent prices can be coordinated, taking family incomes into account.

So, and in conclusion, we note that huge financial effort made by Barcelona City Council is resulting in a context with a lack of jurisdiction. A fact that limits the City Council's capacity for influence and solutions when it comes to structurally fighting the consequences of the lack of affordable housing, the housing emergency and the rise in prices being seen in Barcelona. The Barcelona Right to Housing Plan offers a roadmap for the future, where quantitative goals are achieved at a good pace thanks to the hard efforts of the municipal authority and despite its lack of relevant jurisdiction and regulations. At the same time, if we want these efforts to be consolidated, we'll have to work together for a structural change over housing and its planning on both regional and state levels.

1. MAKING HOUSING POLICIES MORE ACCESSIBLE TO THE PUBLIC

Establishing **more accessible housing policies** and which reach the population that need it has been one of the **keys aspects of the Right to Housing Plan**.

The important thing here is to **offer information**, as well as **make these services more accessible to**

the public and their mechanisms and tools more understandable.

A **new impetus** has also been given to the Barcelona Social Housing Council, **by organising new working groups** that have helped to arrange the new housing policy's key issues.



What aspects have we been working on to make housing policies more accessible to citizens?



Ciutat Vella Housing Office



Website portal *habitatge.barcelona*

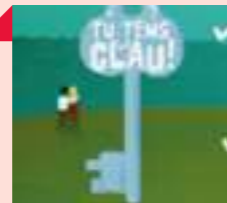
Publicising services and raising awareness of rights

2016

- Creation of a website portal (habitatge.barcelona) with all its services linked to housing.
- Campaigns:



Housing, an essential right



The Key is in your hands.

2017

- Campaigns:



We're putting all our energy into preventing your electricity, gas and water supplies from being cut.



Renovating your home improves your life.

Making services more accessible to citizens

2016

- Internalisation of Housing Office staff.
- Incorporation of a **management expert in every office** and 4 new lawyers.
- Start of introduction of **Energy Advice Points**

2017

- Expansion of the Housing Offices team.
- Completion of introduction of 10 energy-advice points.

Strengthened participation

2015

- **Barcelona Right to Housing Plan for 2016-2025**, the city's first housing plan, with citizens taking part (21 open meetings).

2016-017

- Creation of numerous **working groups** for providing an impetus to the **Barcelona Social Housing Council**.

Promoting decent jobs

2016-2017

- **Creation of job schemes** relating to housing policies (84 people with jobs):

Census of vacant dwellings.

Energy-poverty assistance points.

Impetus to the Rented Housing Bureau.

2017

- **Incorporation of social clauses into contracts** for renovating dwelling interiors (4 successful tenderer job-placement companies).

1.1 Boosting the role of the Housing Offices¹

Time scale: 2016-2018
Under the responsibility of: Barcelona City Council - Housing Offices

Initiative A1.2

- 2017 saw the establishment of the new Housing Office team made up of: office head, lawyer, renovation expert, management expert,² administrative expert and information officers (who range from one to three in number, depending on the office).
- The new Ciutat Vella Housing Office was officially opened and the Sant Andreu Office's accessibility improved. The new Ciutat Vella Office has been a testing ground for a new office model, more open to people.
- The number of cases attended to in Housing Offices has risen by 22%, to 272,117. This increase was especially focused on the Register of Housing Applicants and a decent use of housing (↑ 28% in both cases) and the Housing Bureau (↑ 167%).
- The number of **legal advice consultations on offer** is up by 36% thanks to the incorporation in 2016 of four new lawyers in Housing Offices (13,297 consultations were received).

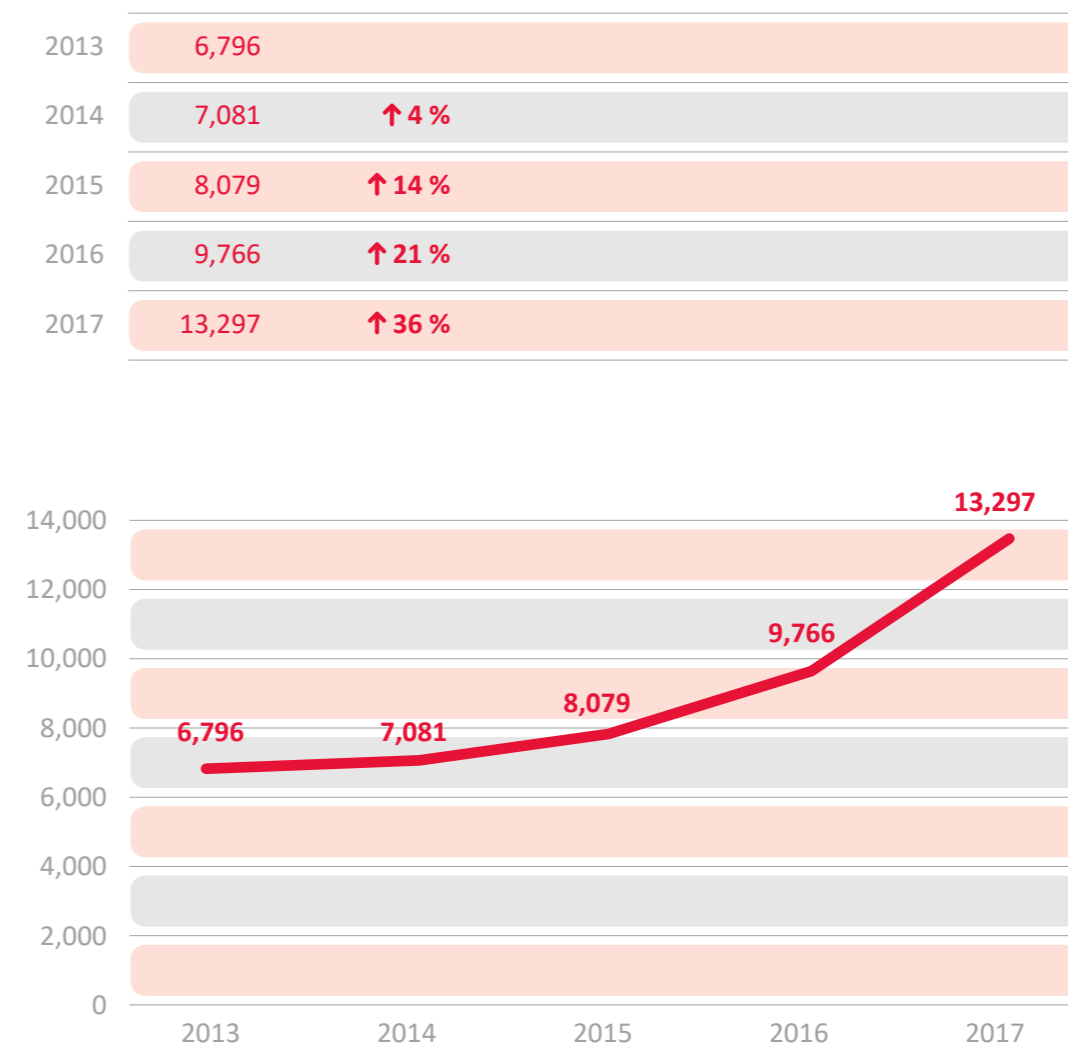
Cases of assistance provided at Housing Offices



¹The margins of every heading contain a section reference corresponding to the initiatives provided for under the Barcelona Right to Housing Plan for 2016-2025, presented in October 2016. The list of initiatives can be found in the annexe and the executive summary is available in PDF format at: <http://habitatge.barcelona>.

² The Sarrià and Les Corts Offices share the same renovation and management experts.

Legal advice consultations offered



1.2 Providing advice for protecting energy rights

Time scale: 2016-2017.
Real-time ongoing management
Under the responsibility of: Barcelona City Council - Social Rights

Initiative A1.3

- Several initiatives were carried out in 2017 for raising awareness of citizens' energy rights and the services offered by the City Council:

1. Creation of a cross-cutting energy-rights protection service offering 10 energy-advice points (PAEs), in most cases linked to Housing Offices. That way, the services' advice and management were able to be unified.

PAEs provide advice and information on energy rights as well as on how to avoid power-supply cuts and enable vulnerable people to receive aid.

Ten energy-advice points have been created in the city.

They also provide information on the services the City Council offers, such as grants for energy-related renovations, energy-saving mechanisms and advice on energy consumption.

2. Incorporating information into the **municipal housing website** on energy rights and energy poverty which includes instructions on how to act in the event of power-supply cuts, mechanisms for reducing expenses and information on bills and financial aid application procedures.
3. 106 **energy-advice workshops and talks** held in each of the city's neighbourhoods.

1.3 Publicising rights and services

Time scale: 2016-2018.
Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium

Initiatives A1.3 and D2.1

Several information campaigns have been launched for raising awareness of the services and aid on offer and housing-related citizen rights.

- **Campaign** entitled 'Perquè no et tallin la llum, l'aigua o el gas, posem tota l'energia' [We're putting all our energy into preventing your electricity, water and gas from being cut], which provides information on citizens' rights to basic utility supplies and detecting supplier companies' failure to comply with Catalan Act 24/2015. The campaign includes specific materials for winter and summer and is aimed at providing information on energy rights, energy-saving tools and associated aid.

- **Campaign** entitled 'Quan rehabilites l'habitatge, millores la teva vida' [Renovating your home improves your life] for explaining the importance of housing maintenance and renovation for people's well-being and quality of life and for raising awareness of the calls for renovation-grant applications. The information provided on Barcelona City Council's Housing Website has also been updated.



1.4 The Social Housing Council

Under the responsibility of: Barcelona Housing Consortium and the Barcelona Social Housing Council (CHSB)

The Barcelona Social Housing Council is the main tool for consultations and information on the city's housing policy. More than sixty members take part in it, with representatives from the Generalitat regional government of Catalonia and the City Council, municipal political party groups, public bodies and enterprises relating to housing planning and construction, sectoral municipal participation councils, non-profit social entities, associations and entities providing social support for housing access, cooperative-member entities, local-resident movements, unions, social foundations, universities, professional associations and so on.

The Social Housing Council is made up of 9 work committees, three of which were created in 2017:

Title	Coordination, prevention and protocol-review WG
Subject matter	Reviewing action protocols in the event of evictions and designing UCER and SIPHO.
Meetings	Continuity through the districts' eviction tables.

Title	WG for putting vacant dwellings into the housing stock
Subject matter	Strengthening the assignment programme, the agreement with the Third Sector Round Table, the information campaign for citizens, the vacant-dwelling census and the inspection of the protected-housing stock.
Meetings	Continuity in the new Local-Resident Expulsion and Sustainable Industrial Housing Production Working Groups.

Title	Employment WG
Subject matter	Identifying the difficulties squatters have in registering as city residents so they can access their associated rights and services.
Meetings	Continuity in SIPHO and the Emergencies Board.

Title	Renovation WG
Subject matter	Information on and analysis of the Calls for Renovation Grant Applications for 2016 and 2017.
Meetings	March 2017.

Title	Cooperative Housing Board WG
Subject matter	Promoting cohousing under the assigned-use cooperative housing model in the city.
Meetings	June 2017.

Title	Regulation Amendment and Participation WG
Subject matter	Renovation of the operational regulation of the CHSB itself, complying with the new Citizen Participation Regulation of the City Council and the Council's own needs.
Meetings	3 meetings between March and April 2017.

Title	Energy poverty WG
Subject matter	Monitoring the policies that Barcelona City Council implements over energy poverty. A subcommittee for the working group was established to find the best way of applying the Royal Executive Decree on Social Good in the city and its compatibility with Catalan Act 24/2015.
Meetings	2 meetings between October and November 2017.

Title	Sustainable industrial housing production WG
Subject matter	Diversifying affordable housing production mechanisms, based on analysing international experiences of industrial production of accommodation.
Meetings	October.

Title	Local-resident expulsion WG
Subject matter	Making a diagnosis, based on cases detected in the territory, of the number of entire estates and the persons to whom and manner in which their ownership has been transferred over the last few months; to enable their data to be published. Discussing, debating and working on the organisational changes required for tackling this new problem (advice, renovation licences etc.) Studying a possible legal defence for entire blocks.
Meetings	October.

1.5 Promoting decent jobs

Under the responsibility of: Barcelona Housing Consortium and Barcelona City Council-Barcelona Activa.

Initiatives A1.3, B1.1, C3.2 and D3.2

Work was carried out throughout 2017 so that the housing policy could enable the creation of decent jobs in the city. This was the purpose behind the introduction of job schemes for supporting the implementation of several projects. Social clauses were also introduced to enable job-placement companies to carry out renovation work on dwelling interiors funded by the Barcelona Housing Consortium.

- Job schemes linked to several economic and job-promotion projects.
 - Linked to energy rights and the services offered by the City Council.

Forty-one people in vulnerable social situations were hired for a period of 8 months. In 68% of cases these were women, with an average age of 51, of whom 75% were born in Spain and in 40% these were people who had been in a situation of long-term unemployment.

These individuals worked as domestic energy-efficiency professionals, ran awareness-raising workshops and initiatives in the territory, compiled reports and managed dossiers.

- As for the census on vacant dwellings.

Forty people were hired for a period of 6 months (25 of them in 2017) carrying out inspections of dwellings and land sites to confirm they were vacant. These plans were activated under an agreement between Barcelona Activa and the Catalan Employment Service (SOC).

- As regards attracting private dwellings to the Rented Housing Bureau.

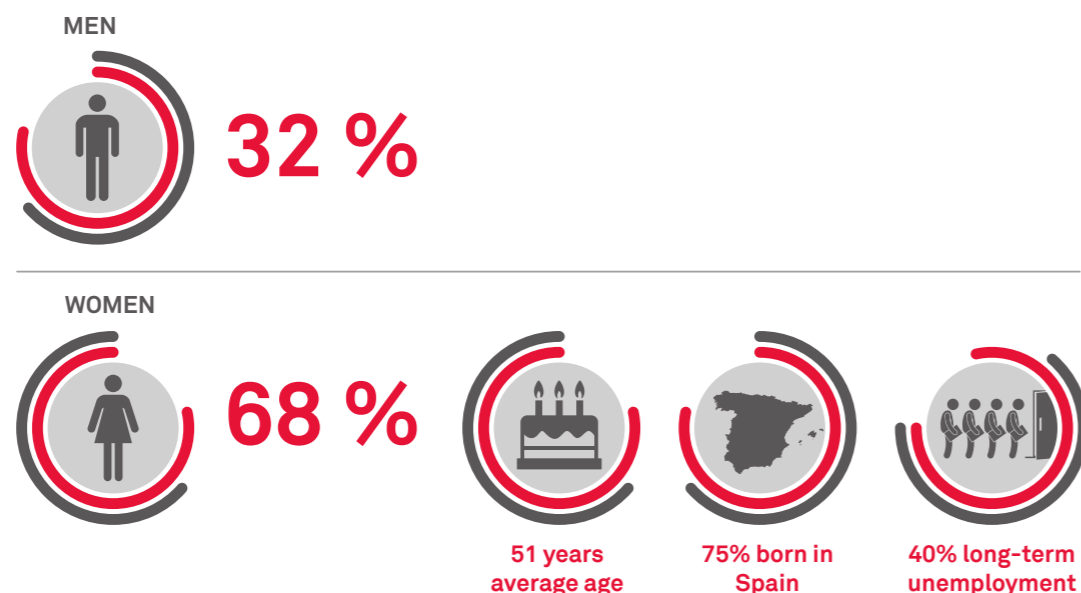
A specific team was set up which contacted all the city's property managements and estate agents to inform them of the exist-

ence of the Rented Housing Bureau and the advantages it offered them.

- For the first time, social clauses were included in housing-policy-related contracts. The inclusion of companies, in the invitation to tender, carrying out grant-related renovations in dwelling interiors enabled 4 of the 10 successful tenderer companies to offer job placements. The tendering process was divided into 10 lots to facilitate access for SMEs.

Snapshot of the energy-poverty job scheme

41 people hired



Social clauses were incorporated into work procurement, facilitating access for job-placement companies

1.6 Dissemination workshops

A network for working, sharing knowledge and exchanging experiences on housing was set up during 2016 and 2017. So, besides developing contacts with various professionals and specialists from around the world, work was carried out to establish Barcelona as a meeting place for promoting discussions, debates and exchanges.

- Two Workshops were held in 2017 in the framework of Big Events: Barcelona Building Construmat and the International Smart City Conference, where it received support from Housing Europe.

- Work was carried out on several networks linked to cities such as New York and Paris to present experiences and create learning on the tools used for enabling and protecting access to housing and its maintenance. Work was also carried out on contacting professionals from the City Council and other places to create an dynamic of exchange and shared work.



Barcelona Building Construmat



International Smart City Conference

2. A UNIFIED ENTITY FOR A NEW HOUSING POLICY

The development of the Barcelona Right to Housing Plan for 2016-2025 required a **new model for organising and managing** human and material resources. This was the goal behind the creation of the

Barcelona Municipal Institute of Housing and Renovation (IMHAB).³ The **new institute integrates all housing-policy-related services** to improve the service to city residents.



What are IMHAB's responsibilities?

The institute is responsible for **new housing promotions, managing existing promotions, renovation grants for the private rental housing stock, managing the demand for affordable housing, attending to housing emergencies, purchasing dwellings, detecting vacant housing and rent payment grants**, among other things. It also includes, what is more, the implementation of the **Barcelona**

Housing Consortium's services and policies. There are currently 234 people working in it.

The new institute is the result of a reorganisation of the Barcelona Municipal Housing Trust and the company Barcelona Gestió Urbanística S.A. (Bagursa).

Initiatives that help us to create a new organisational model

2016

- **Start of the Plan for revising and updating** the public rental-housing stock.

It has been established that **30% of affordable-rent and building-lease dwellings** will

be aimed at **young people** and **10% to women** and **single-parent families.**



Main achievements in the framework of the new Institute

2017

- **Constitution of the Barcelona Municipal Institute of Housing and Renovation (IMHAB)** for implementing new housing policies.
- **Sharp increase in the number of people registered** with the Barcelona Register of Applicants for Social Housing.
- **€184 million** were received from the European Investment Bank and the Council of Europe Development Bank for funding IMHAB's new affordable housing promotions.



B Institut Municipal de l'Habitatge i Rehabilitació



Ca l'Isidret housing promotion

³ The new institution reorganised in 2017 went into service as IMHAB in January 2018.

2.1 The public rental housing stock

*Time scale: Real-time ongoing management
Under the responsibility of: Barcelona
Municipal Institute of Housing and
Renovation (IMHAB)*

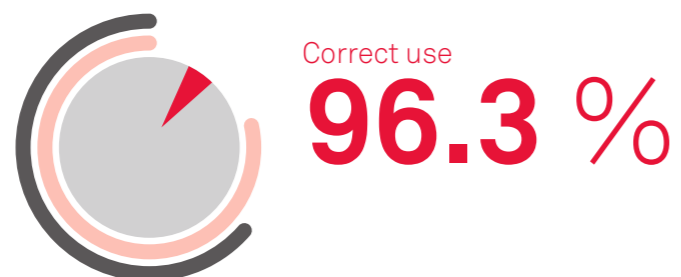
Initiative B3.1

The Plan for revising and updating the public rental-housing stock, which included 6,274 dwellings and 246 promotions, continued to be implemented in 2017. The Plan was implemented in five stages and will be completed in 2019.

The results showed that the municipal public rental housing stock

was used correctly in 96.3% of cases. The other 3.7% of the flats corresponded to situations that required subsequent interventions relating to: failure to pay fees, squatting and recovering keys to dwellings left vacant following the death of their owner.

Use of the public rental housing stock



2.2 Social aid for public housing payments⁴

*Time scale: Adaptations and improvements for 2016-2017. Real-time ongoing management
Under the responsibility of: Barcelona City Council - Social Rights*

Initiative A1.1

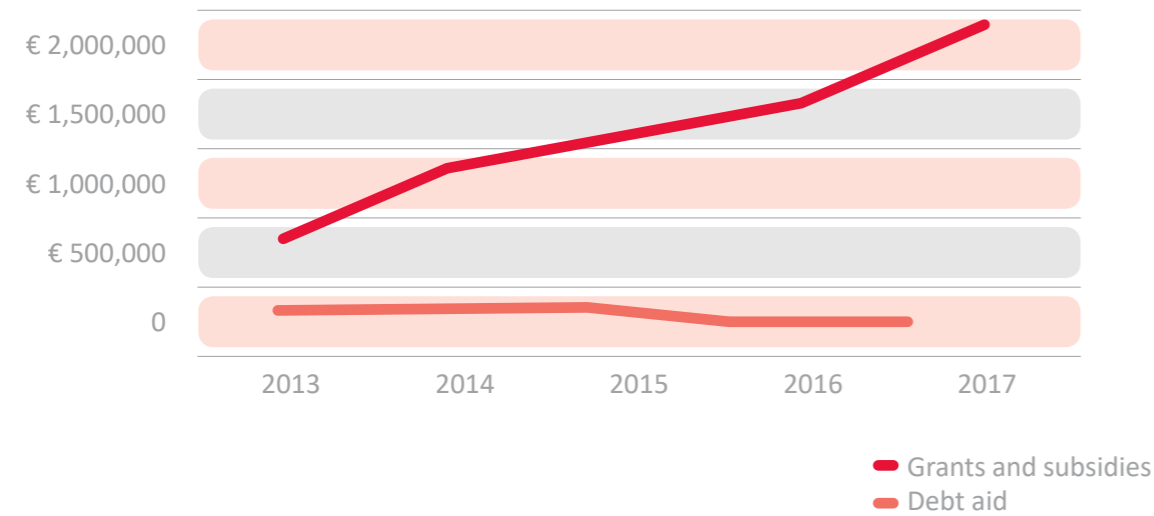
The Social Rented Housing Fund's dwellings are the ones for which resident household units receive a subsidy for paying their rent, so that the price that they pay relates to their family income and not to the cost of the dwelling itself. This financial aid comes in addition to the aid that is implicit in dwellings from the public housing stock, whose prices are below those of the free market, in line with the social-housing system.

- **Grants to the social rented housing fund went up by 23.5%, practically reaching €2 million and assisting 1,138 household units.** At the same time, **aid for payment arrears** for dwellings included in the same fund has also been established; such debts had already been reduced in 2016, thanks to greater support to household units preventing the accumulation of debt.

⁴ Barcelona currently offers 3 types of aid for housing payments, depending on the situation of the household unit and type of housing:

- Aid for public housing stock payments. Aid for public housing stock dwelling payments that is delivered directly to IMHAB, reducing rent prices for the corresponding household units.
- Accommodation aid for emergency situations (point 5.2). Aid for free-market housing payments which is awarded by basic social services to household units in emergency situations.
- Aid for rental-housing payments for housing maintenance (point 6.12). Aid for free-market housing payments from calls for applications for subsidies funded by Barcelona City Council, the Generalitat regional government of Catalonia and the State.

Social rented-housing fund grants and subsidies for rent and debt



Social rented-housing fund grants and subsidies for rent and debt

Year	Social rented-housing fund		Social rented-housing fund debt	
	Amount (€)	HU	Amount (€)	HU
2013	€ 578,367.09	574	€ 315,397.24	91
2014	€ 1,033,595.94 ↑ 78.7 %	814	€ 323,142.97 ↑ 2.5 %	111
2015	€ 1,321,790.12 ↑ 27.9 %	799	€ 306,790.35 ↓ 5.1 %	112
2016	€ 1,607,743.65 ↑ 21.6 %	957	€ 173,762.94 ↓ 43.4 %	64
2017	€ 1,985,965.34 ↑ 23.5 %	1,138	€ 186,428.60 ↑ 7.3 %	62

□ HU: household units

2.3 Awarding public housing to the various collective applicants

Time scale: Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium

Initiatives B3.2 and B3.3

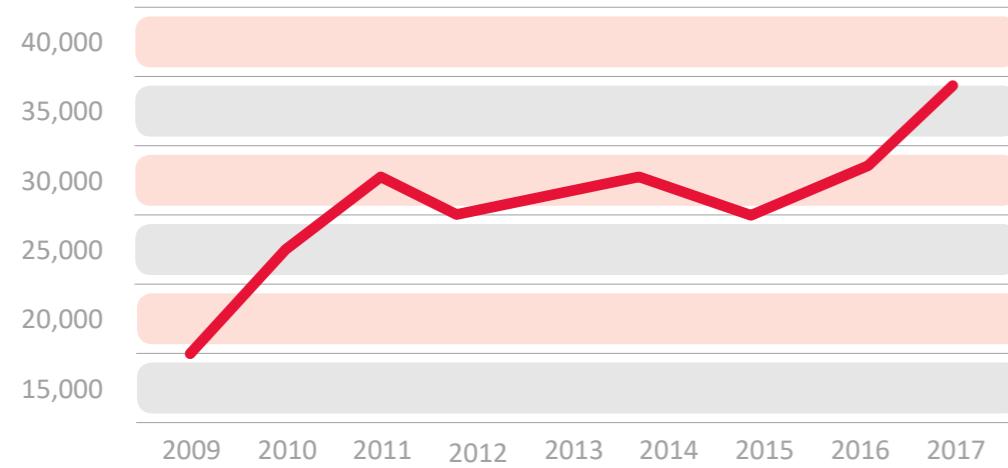
As established under Act 18/2007 on the Right to Housing, the Barcelona Register of Applicants for Social Housing (RSH-POB) is the legal instrument for accessing official social housing or housing with special services in Barcelona. All household units wishing to access such dwellings will have to be registered with this register.

- The impetus to housing policies and extending the services offered has led to a significant increase in the number of **household units registered with the register of applicants**, reaching 36,577 (↑ 19.4%), after 6 years with the figure remaining fairly stable between 28,000 and 30,000 HUs.

- The profile of people registered with the Register of Applicants for Social Housing has varied over the years, moving on from one of a young person requiring housing for their emancipation process, to one of an adult unit, with less income. As for gender, the applicant profile has remained stable, with a slightly higher percentage for women (56.8% in 2017); as for foreign nationality, the ration has been rising and now represents 20.34%.⁵

⁵ There has been a steady reduction in the proportion of young applicants, which is now at 31.64 %, compared to 55.21% of the people registered in 2009. At the same time, there has been a gradual increase in the number of households with less income, so that by the end of 2017 the units with annual incomes below €24,850.47 represented 89.4% of registered households. On the other hand, the number of single-person households, representing 64.87% in 2009, dropped, so that it did not even reach 50% by the end of 2017.

Household Units registered with the Register of Applicants for Social Housing



34

Household units

2009	19,049	
2010	25,496	↑ 33.8 %
2011	30,572	↑ 19.9 %
2012	27,813	↓ 9.0 %
2013	28,584	↑ 2.8 %
2014	29,725	↑ 4.0 %
2015	28,238	↓ 5.0 %
2016	30,637	↑ 8.5 %
2017	36,577	↑ 19.4 %

- Among the criteria that it has introduced for awarding affordable-rent and building-lease dwellings, the RSH-POB states that 30% will go to people under the age of 35 and 10% to single mothers and single-parent families, as established under the Barcelona Right to Housing Plan for 2016-2025.
- The criteria for awarding have been adapted so that household units coming from another house resource, such as inclusion housing, have priority in accessing social-housing dwellings. This enables the availability of resources of origin for more vulnerable units.

ing dwellings. This enables the availability of resources of origin for more vulnerable units.

- 2017 saw 811 leases signed for the affordable housing stock, of which 527 correspond to leases signed by IMHAB for properties on municipal land, 211 to private dwellings brought over to the public rental market through the Rented Housing Bureau and under the municipal use-assignment programme and the remaining 13 to dwellings promoted on non-municipal land.

35

Leases for the affordable housing stock signed in 2017



881

527 Signed by IMHAB.

211 Private dwellings brought over to the public rental market through the Rented Housing Bureau and under the municipal use-assignment programme.

13 Dwellings promoted on non-municipal land.

2.4 New funding for public housing

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium

The good financial situation of IMHAB and Barcelona City Council, together with the interest raised from the municipal project for promoting affordable housing, enabled the necessary funding for realising the ambitious promotion plan launched.

- €125 million of credit was signed with the **European Investment Bank (EIB)** for funding 50% of the building of

2,198 public-rent dwellings that will be allocated to elderly people and families with difficulties accessing housing. The agreement has the support of the European Fund for Strategic Investments (EFSI).

- The **Council of Europe Development Bank (CEB)** has agreed to fund the building of social rental-housing dwellings in the city with €59 million. The credit transaction will cover a total of 23% of the cost of the projects for 26 flat promotions, involving 2,322 brand-new dwellings provided for under the Right to Housing Plan for 2016-2025.

The agreement with the EIB and the CEB represents credit for funding 50% and 25% respectively of the public rental-housing dwellings to be built and allocated to elderly people and vulnerable families



Housing promotion in Bon Pastor

3. GAINING KNOWLEDGE FOR PLANNING AND ACTING

Knowledge of the current environment and situation is key to **establishing mechanisms for improving housing policies**. Gaining knowledge enables us to plan and evaluate results. Hence the large **effort been made to**

provide the city with new tools for helping it to **find out about the situation** over the **private housing stock, public housing stock and demand for housing**, among other things.



What proposals help us to find out about the situation?

2016

- **Creation of the Barcelona Metropolitan Housing Observatory (OHB)**



- **Study for detecting areas of vulnerability** (basis for the Neighbourhood Plan and a new renovation policy focusing on neighbourhoods and vulnerable groups).

2016-2017

- **Census on vacant dwellings and land sites in 17 neighbourhoods.**
- **Census on inclusion dwellings in the city.**

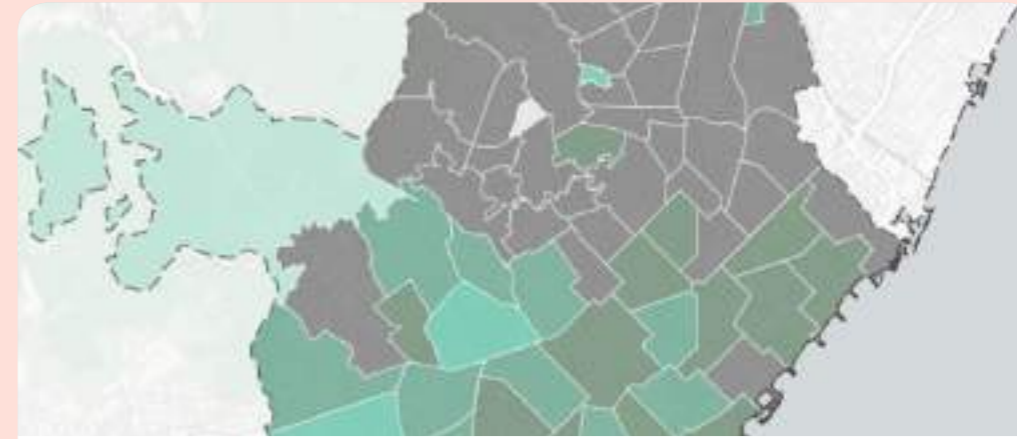


- Deployment of the OHB:

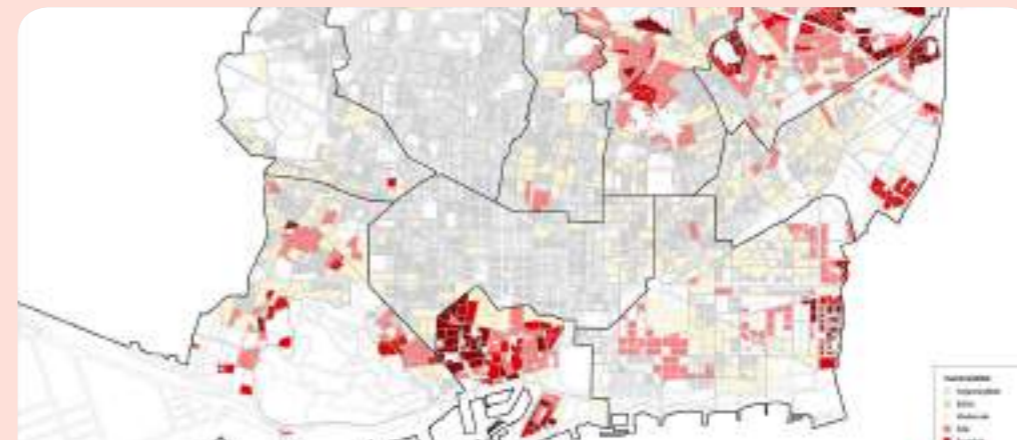
First annual report.

Activation of the data display.

First laboratories for creating their own information on rents and gentrification.



The Metropolitan Housing Observatory's website portal



Study for detecting areas of vulnerability



Dwellings for the elderly, Torre Júlia

3.1 The Barcelona Metropolitan Housing Observatory

*Time scale: 2016-2020 implementation.
Real-time ongoing management
Under the responsibility of: Barcelona
Metropolitan Housing Observatory*

Initiatives B2.1
and B2.4

2017 was the year that the Barcelona Metropolitan Housing Observatory (OHB) was consolidated, having already launched its most important services for which it had been created and which would help to provide greater transparency to housing-related data and bring together all the available information.

- **Indicators on housing**
The OHB has created a system of indicators on the main issues of housing. 2017 saw the publication of the **first annual report on housing: *Housing in the Barcelona metropolis, system of indicators***, which includes statistical content for the purposes of detecting issues of greater interest for evaluating and designing housing policies, **and an online data display has been activated.**
- **Information laboratories**
The OHB also began preparing specific studies to respond to the main questions that arose from the process for designing housing policies. These studies were centred on the preparation of new indicators. The following studies were started in 2017:
 - Comparative study on rent-regulation measures in Europe. This focused on the cases of Paris and Ber-

lin, comparing the methods designed in those cities for creating an indicator that would enable them calculate average prices among comparable dwellings and the applications that resulted from them.

- Benchmark rental price index in the Barcelona Metropolitan Area.
This study would enable the periodic updating of the index and the implementation of its necessary improvements. It would also enable supplementary information to be given on the rental-housing stock in Barcelona and the Metropolitan Area and tools to be provided to public authorities for acting in the face of price rises.
- Offer and demand for rental housing in Barcelona.
The study enabled:
 - An analysis of the various existing types of rent according to use and temporality.
 - The recording of registered and de-registered rental-housing offers.
 - A determination of the reasons for the various differences existing between prices from rent-

al-housing offers and registered leases.

- A study on the most common demand for housing by type and average price.
- An identification of rent managers and their influence on the current market.

- **Collaboration in studies**

- Gentrification.
A study on gentrification was begun, in conjunction with Barcelona City Council's Co-Responsibility Space on Gentrification, to establish the methodological criteria that would enable the drafting of a gentrification index that could become a predictive data model.
- Innovation in construction
A study was started on innovation in construction tackling the following basic issues: social-housing promotions of dwellings made with prefabricated systems and companies from the sector specialising in Spanish territory, and the description of current building systems and their cost/time evaluation for implementation in Catalonia.

- **Planned laboratories and collaborations**

- Structure and concentration of housing property in Barcelona.
- Housing-purchase transactions through the property register.
- From vacant housing to social housing.
- Ageing and habitability in the Barcelona metropolis.
- Huge efforts in housing.
- Social housing in Barcelona.
- Covering housing needs in the Barcelona Metropolitan Area.
- Housing figures.
- Support for drafting the 'Municipal Action Housing Programmes' (PAMH).
- Management models for the social housing stock.

The Metropolitan
Housing Observatory
prepares its first *Report
on Housing in the
Barcelona Metropolis*

3.2 Finding out about the state of the dwellings

*Time scale: 2016-2020 implementation.
Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium*

Initiatives D1.1 and D1.2

- It was on the basis of the *Study and detection of areas of residential vulnerability in Barcelona*, prepared jointly with the UPC in 2016, that 444 high-complexity estates were identified in several of Barcelona's neighbourhoods. 2017 saw the start of the intervention process in these estates located around the Neighbourhood Plan. The intervention involved the signing of 50 agreements, under which a multi-disciplinary team made up of lawyers, social workers and expert architects would be accompanying the community in its constitution and community work, to push ahead with its renovation.
- 664 estates requiring renovations and incorporations of lifts were identified in 17 neighbourhoods between 2016 and 2017, from which a census on vacant dwellings had already been made: Trinitat Nova, Baró de Viver, Bon Pastor, El Besòs i el Maresme, Vila de Gràcia, Raval, Porta, Camp de l'Arpa, La Dreta de l'Eixample, El Carmel, Poble Sec, Prosperitat, Sant Antoni, Vallbona, Torre Baró, Ciutat Meridiana and Nova Esquerra de l'Eixample.

Discovering the areas with greater residential vulnerability has been allowing re-definitions of renovation policies

3.3 The ageing of the population, an increasingly widespread situation

*Time scale: 2016-2025
Under the responsibility of: Barcelona City Council - Social Rights*

Initiative A1.4

The city's population forecasts expect there to be a growing proportion of the ageing population within the next 10 years, with an increased number of elderly people in both relative and absolute terms.⁶ A significant loss of purchasing power is also expected, of 5% for every 10 years,⁷ as well as a rise in vulnerability on combining loss of housing and/or assets and worse healthcare conditions.

Barcelona has no affordable public housing stock, let alone sufficient residential or assistance resources, for taking on this situation. Pressure from tourism and gentrification are causing property mobbing situations affecting elderly people.

- It was in the face of this situation that the 'Housing: key element in the ageing process' working group at the Depart-

ment of Strategic Coordination and Projects at the Municipal Manager's Office prepared a strategic orientation guide for tackling ageing in the city, defining the initiatives to be carried out:

- Maintaining and deepening the active-ageing paradigm.
- Increasing the range of offers of home services.
- Launching awareness-raising campaigns for individuals.
- Increasing the number of places in day centres.
- Promoting and enabling collaborative housing between individuals.



Identification of
664 estates
with renovation requirements

⁶ Population forecasts expect a growth in the number of people over the age of 65 of between 0.83% and 3.18%, representing between 15,000 and 30,000 more people. As for people over the age of 75, an increase of between 0.6% and 1.8% is expected.

⁷ See J. Ignacio Conde-Ruiz, 'Medidas para restaurar (o no) la sostenibilidad financiera de las pensiones', published by FEDEA (<http://documentos.fedea.net/pubs/fpp/2017/01/FPP2017-04.pdf>)

3.4 Empty housing, neighbourhood-to-neighbourhood census-taking

Time scale: 2016-2021
Under the responsibility of: Barcelona Housing Consortium

Initiative B1.1

The preparation of a census on the city's vacant dwellings, which was first begun towards the end of 2016, continues to make progress and has already reached 17 neighbourhoods. It is expected to be complete by the end of 2018 and start of 2019, with a census taken on the city's 73 neighbourhoods, two years before the commitment provided for in the Barcelona Right to Housing Plan.

- The second stage was carried out for compiling the list of vacant dwellings, having covered 11 neighbourhoods from several of the city's districts and with support from a job scheme that gave work to 25 people. A census had been taken of housing in 23.3% of the city's neighbourhoods by the end of 2017.

- Called for by a wide range of the city's social organisations, this census is meant to make it easier to attract affordable housing and improve housing conditions. To that end, the data obtained are aimed at several municipal services:
 - The Rented Housing Bureau for attracting such dwellings over to it.
 - The renovation and support service for communities, having targeted 664 estates to receive advice from the Barcelona Municipal Institute of Housing and Renovation (IMHAB) on the existing renovation programmes for estates.
 - The inspections service relating to tourist activities, aimed at 428 dwellings with illegal tourist-activities detected.
- The housing-discipline service aimed at bank-owned dwellings that have been vacant for over two years.
- A census is being made on land sites, together with the census on the city's vacant dwellings, where construction work has been halted and the owners are failing to maintain the land. So far, 210 land sites have been identified in the 17 neighbourhoods the census has been taken on.

The census on vacant dwellings is meant to make it easier to attract affordable housing.

Results of census on vacant dwellings in 17 neighbourhoods

Neighbourhood	Dwellings possibly empty	% dwellings per neighbourhood
Porta	185	1.61 %
Camp de l'Arpa del Clot	365	1.82 %
Dreta de l'Eixample	379	1.4 %
El Carmel	246	1.59 %
Poble Sec	370	1.93 %
Prosperitat	234	1.85 %
Sant Antoni	306	1.51 %
Vallbona	15	1.76 %
Torre Baró	19	1.07 %
Ciutat Meridiana	85	2.15 %
Nova Esquerra Eixample	347	1.15 %
Total (11 neighbourhoods)	2,551	1.56 %
Total (1st and 2nd stage, 17 neighbourhoods)	3,609	1.52 %

A census has already been taken on 17 of the city's neighbourhoods



3,609

Vacant dwellings
(1st and 2nd stage)

3.5 Vacant land sites

Time scale: 2016-2018
Real-time ongoing management
Under the responsibility of: Barcelona City Council -
Area of Urbanism

Initiative C3.1

- Throughout 2017, the Department of Green Spaces and Biodiversity inventoried the 'Mosaic de solars' project, enabling it to identify 1,073 empty building-allocated land sites in Barcelona. These land sites are in private hands in 78.29% of cases.
- An amendment is being prepared for the General Metropolitan Plan to establish the maximum deadlines for building on land sites. This amendment is meant to enable the subsequent activation of the Municipal Register of Undeveloped Land Sites.

4. THE PROBLEMS OF RENTING AND GENTRIFICATION

Sharp increases in prices on the rental-housing market, **gentrification** of neighbourhoods, **tourist uses of dwellings** and **pressure on people to abandon their homes** are just a few of the main **problems facing city residents**.

Assisting people experiencing these situations as well as **establishing mechanisms** for influencing housing prices are a **priority** for municipal lines of action.



Lines of action for resolving the problems of renting and gentrification:

2016

- **Approval of the Special Urban Development Plan for Tourist-Use Accommodation (PEUAT).**
- **Launch of the Plan for inspecting and taking disciplinary action against illegal tourist dwellings.**



2017

- Establishing a **benchmark rental-price index**.
- Approval of an amendment to the Regulatory Byelaw on Municipal Intervention Procedures in Public Works (ORPIMO) to **ensure the right to housing** in the event of public works in which there is an obligation to provide accommodation for residents.
- **Obligation to renew two additional rental-housing leases** where a grant is received for renovating the dwelling's interior.



On jurisdictions etc.

The current jurisdictional system **restricts municipal action** and makes it **impossible to apply mechanisms as provided for in other large cities** such as Paris or Berlin. Barcelona is calling for **measures for controlling rental housing and preventing gentrification**:

- **Drafting a Catalan Statute on leases** which:
 - Extends to 5 years the minimum duration of leases.
 - Restricts price increases among leases.
 - Introduces the benchmark rental-housing price index.
- Removal of tax breaks for REITs and investment funds for **halting speculative investments that expel local residents**.



Assistance for people experiencing gentrification is a priority

4.1 Measures for monitoring free-market rental prices

*Time scale: Implementation 2016-2020
Real-time ongoing management
Under the responsibility of: Barcelona Metropolitan Housing Observatory*

Initiative B2.4

- Establishing a benchmark index for housing prices is now a reality. Thanks to the impetus from Barcelona City Council in calling for the need to establish this index, the Government of Catalonia created the Benchmark Rental-Housing Price Index in June 2017, to measure free-market housing rental prices based on variables such as surface, location and available equipment.
- The 2017 call for grant and subsidy applications for renovating housing interiors restrict rental-housing prices in cases of rented properties re-

ceiving financial aid for renovations, seeing that such aid was conditional on the guaranteed continuity of leases, without any increases to rent over a period of at least 2 years as from the renovation's completion.

The establishment of a benchmark rental-housing price index opened the way for laying down free-market rental-housing price-control measures



Visits to rented flats

4.2 Preventing gentrification

*Time scale: Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium*

Initiative B2.1

- The purpose behind creating the Co-Responsibility Space (EC) on Gentrification⁸ is to enable a coordinated strategy to be designed and implemented on measures and initiatives that neutralise and reverse the gentrification processes that lead to the expulsion of local residents from their neighbourhoods.

This Space has been focusing its work on three basic fronts:

- Preventing the replacement of residents and retailers.
- Preventing the replacement of uses, especially that of regular housing with tourist-use housing.
- Preventing the elimination of uses that causes certain properties to become vacant.
- Work has been carried out to guarantee the rights of residents along the building-reform processes based on the amendment to the Regulatory Byelaw for Municipal Intervention Procedures in Public Works (ORPIMO). The aim

behind this amendment to the Byelaw is to guarantee the right to temporary rehousing and return where public works are carried out requiring the evacuation of residents from their homes.⁹

The second stage will require the drafting of a rehousing plan prior to permit or communication applications, providing explanations on how the residents' temporary rehousing process and return are to be managed and the City Council will be able to evaluate the plan's suitability.

- A study has been conducted enabling the availability of a diagnostic on the processes for purchasing entire buildings. This study tackled the dynamics of housing-block acquisitions (with and without tenants) and the development of vertical ownership for identifying the investment demand and the various types of players taking part.

The Regulatory Byelaw on Municipal Intervention Procedures in Public Works (ORPIMO) has been amended to guarantee the right to rehousing in the event of public works

⁸ Mayoral Decree S1/D/2017-2016, of 27 July

⁹ An initial agreement for approving the ORPIMO's amended annexes was adopted by the Mayor's Office on 18 January 2018, for the purposes, among other things, of introducing a declaration of compliance to be presented by owners over the duty for their tenants' provisional rehousing and return. Building work may be suspended and/or cancelled and their permits invalidated in the event of any inaccuracy, falseness or omission of data.

4.3 Protecting regular housing

Under the responsibility of: Barcelona City Council - Area of Urbanism

Initiatives B2.2, C1.5 and C3.1

Work was carried out with the Carles Pi i Sunyer Foundation in 2016 on defining the necessary regulatory amendments for protecting regular housing in the city and promoting the expansion of the affordable-housing stock, as provided for under the Barcelona Right to Housing Plan for 2016-2025 and extensively called for from the municipality's social organisations.

- A series of regulatory amendments began to be drawn up in 2017 for the purposes of:
 - Protecting the use of housing as a permanent residence before all other uses.
 - Promoting the creation of social housing on consolidated urban land sites.

- Delimiting Barcelona as an area of pre-emption rights so as to enable the acquisition of properties for the purposes of allocating them to affordable rental housing and having mechanisms to tackle property mobbing.
- Establishing a deadline for building on existing land sites to prevent speculation and enable the construction of new dwellings. This will have to subsequently enable the activation of a land-site register.

4.4 Inspecting tourist-use dwellings

Time scale: 2017-2019
Under the responsibility of: Barcelona City Council - Area of Urbanism

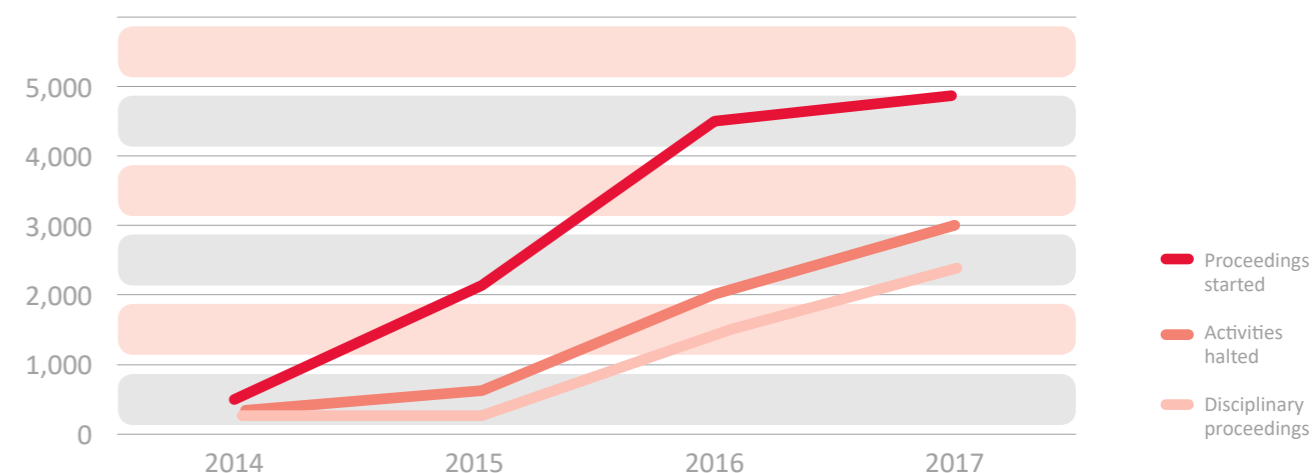
Initiative B2.3

The approval given halfway through 2016 to the Special Urban Development Plan for Tourist Accommodation (PEUAT) and the Tourist-Use Housing Shock Plan helped to beef up the existing body of inspectors and represented a watershed in the proceedings started over illegal tourist-use dwellings.

- 2017 saw 4,963 cases of proceedings started against illegal tourist-use accommodation and a stop put to activities in 2,388 dwellings.



Initiatives against illegal tourist-use accommodation (hut)



	Proceedings started	Activities halted	Disciplinary proceedings
2014	446	265	265
2015	2,110	398	736
2016	4,341	1,289	1,993
2017	4,963	2,388	3,015

- Municipal action against illegal tourist-use accommodation has also taken on website platforms advertising such tourist-use accommodation.
 - Proceedings were started in 2015 with letters sent to 20 websites.
 - Twelve separate disciplinary proceedings were started between December 2015 and June 2016, resulting in the handing out of three €3,000 fines and nine €1,500 fines.
- Finally, a second set of disciplinary proceedings were started against Airbnb and HomeAway for repeat offending. Airbnb was handed out a heavy fine of €600,000, which was appealed against, whereas the proceedings against HomeAway led to its paying a fine of €3,000.

5. SOCIAL EMERGENCIES, A PRIORITY

Prevention is the best way to tackle social emergencies. And to make that possible, we need to **boost our information initiatives** on rights and the services offered in the city.

At the same time, 2017 saw the consolidation of the Unit against Residential Exclusion, a **service aimed at preventing housing evictions**, working as a mediator

with owners and offering advice to household units at risk of losing their home.

New lawyers were incorporated into housing offices and **funds allocated to subsidising housing payments were increased** to cut down the number of evictions occurring in the city.



Initiatives for tackling social emergencies:

2015

- Creation of the Unit against Residential Exclusion



2016

- The Emergency Committee's **new regulation**.
- Creation of the **Nausica programme** for welcoming in refugees.

2017

- Sharp growth in HUs assisted by UCER (+ 130% since 2015).
- Sharp growth in the **accommodation aid** offered by Social Rights (+ 48.9%).
- EU support for the **municipal B-MINCOME programme** which promotes social inclusion and provides for municipal support for renting rooms.

 **B-MINCOME**



More lawyers have been incorporated into Housing Offices.

PREVENTION AND ASSISTANCE OVER LOSS OF HOUSING

5.1

Boards in the districts for tackling housing problems

Initiative A1.1

Several working boards have been set up to improve coordination in tackling the housing-related prob-

lems that are identified in each district. The following spaces are currently in service:

Boards relating to existing housing in the city

<i>District</i>	Ciutat Vella
<i>Centre</i>	Eviction Board
<i>Frequency</i>	Weekly

<i>District</i>	Eixample
<i>Centre</i>	Housing Board
<i>Frequency</i>	Monthly

<i>District</i>	Sants - Montjuïc
<i>Centre</i>	Eviction Board
<i>Frequency</i>	Weekly
<i>Centre</i>	Housing and Community-Life Board
<i>Frequency</i>	Monthly

<i>District</i>	Sarrià - Sant Gervasi
<i>Centre</i>	Housing Board
<i>Frequency</i>	Bimonthly

<i>District</i>	Gràcia
<i>Centre</i>	Eviction Board
<i>Frequency</i>	Monthly

<i>District</i>	Horta - Guinardó
<i>Centre</i>	Housing Board
<i>Frequency</i>	Monthly
<i>Centre</i>	High-Complexity Estate Renovation Board
<i>Frequency</i>	3 meetings held in 2017.

<i>District</i>	Nou Barris
<i>Centre</i>	Sectoral Housing Council
<i>Frequency</i>	Six-monthly
<i>Centre</i>	Housing Work Group
<i>Frequency</i>	Bimonthly
<i>Centre</i>	High-Complexity Estate Renovation Board
<i>Frequency</i>	4 meetings held in 2017.
<i>Centre</i>	Eviction Board
<i>Frequency</i>	Weekly

<i>District</i>	Sant Andreu
<i>Centre</i>	Housing Board
<i>Frequency</i>	Fortnightly
<i>Centre</i>	High-Complexity Estate Renovation Board
<i>Frequency</i>	No established schedule

<i>District</i>	Sant Martí
<i>Centre</i>	Settlements Board
<i>Frequency</i>	Monthly
<i>Centre</i>	Housing Board
<i>Frequency</i>	Monthly

5.2 Accommodation aid for emergency situations¹⁰

Time scale: Adaptations and improvements for 2016-2017. Real-time ongoing management
Under the responsibility of: Barcelona City Council - Social Rights

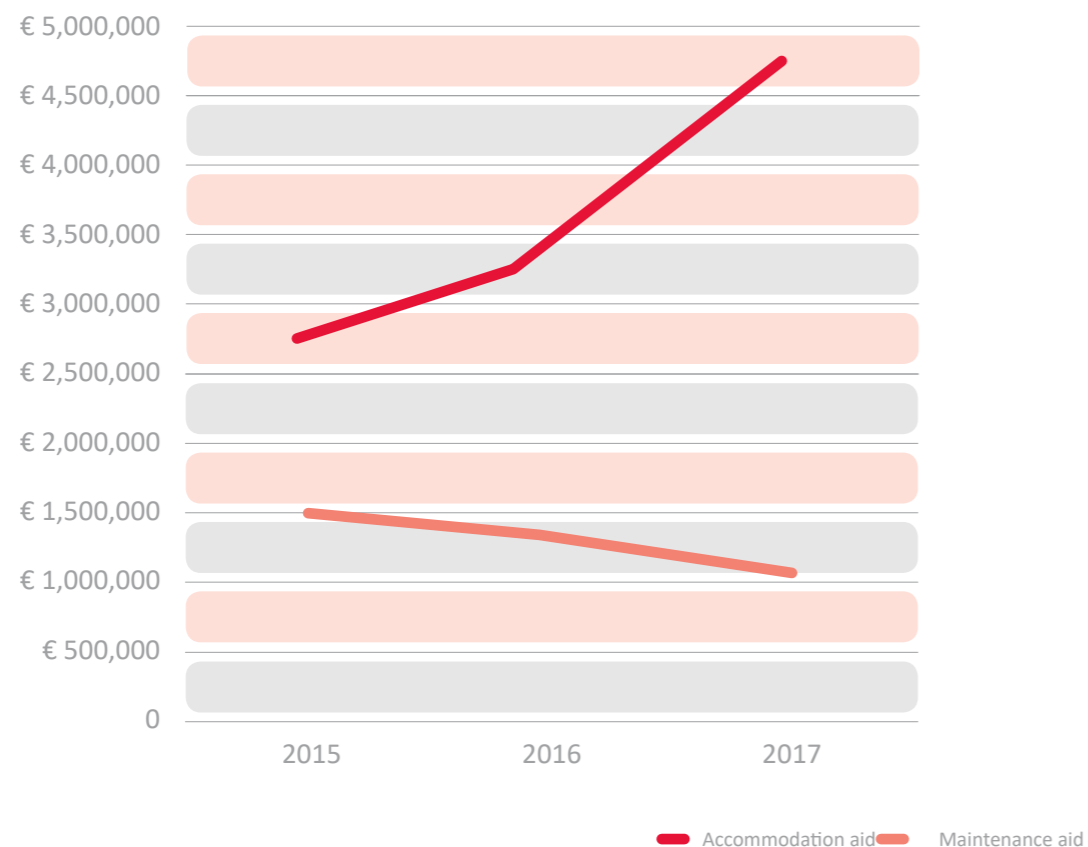
Initiative A1.1

The accommodation and maintenance aid is offered by social-service centres. They aim to tackle emergency situations relating not just to accommodation (access to brand-new housing, accommodation in hostels, senior centres, mortgage payments, renting and shared renting) but also to housing maintenance (communal

expenses, electric appliances, household furniture and furnishings, repairs and/or renovations, deep cleaning and utility supplies). They are offered by the basic social services, where necessary, to household units that are monitored and receive social support.

- 2017 saw an increase in the housing aid given out and funds allocated, at the same time as a slight reduction in maintenance aid:

Accommodation and maintenance aid



Accommodation aid

2015	5,461 cases of aid		€ 2,680,673	
2016	6,360 cases of aid	↑ 16.5 %	€ 3,194,127	↑ 19.0 %
2017	8,206 cases of aid	↑ 29.0 %	€ 4,756,910	↑ 48.9 %

This includes above all aid for accessing brand-new housing, accommodation in hostels, senior centres, mortgage payments, rent and shared rent.

Maintenance aid

2015	6,545 cases of aid		€ 1,443,572	
2016	6,159 cases of aid	↓ 5.9 %	€ 1,390,258	↓ 3.7 %
2017	4,214 cases of aid	↓ 31.6 %	€ 1,078,823	↓ 22.4 %

This includes above all communal expenses, household furniture and furnishings, repairs and/or renovations, deep cleaning and utility supplies.

¹⁰ Barcelona currently offers 3 types of aid for housing payments, depending on the situation of the household unit and type of housing:

- Aid for public housing stock payments (point 2.3). Aid for public housing dwelling payments that is delivered directly to IMHAB, reducing rent prices for the corresponding household units.
- Aid for accommodation in emergency situations. Aid for free-market housing payments which is awarded by basic social services to household units in emergency situations.
- Aid for rental-housing payments for housing maintenance (point 6.12). Aid for free-market housing payments from calls for applications for subsidies funded by Barcelona City Council, the Generalitat regional government of Catalonia and the State.

5.3 Mechanisms for monitoring and accompanying evictions

*Time scale: Real-time ongoing management
Under the responsibility of: Barcelona City Council – Unit against Residential Exclusion*

Initiative A2.2

- Monitoring work and proactiveness in attending to cases of evictions experienced in the city led to a significant rise in the number of household units attended to by the Unit against Residential Exclusion (UCER).

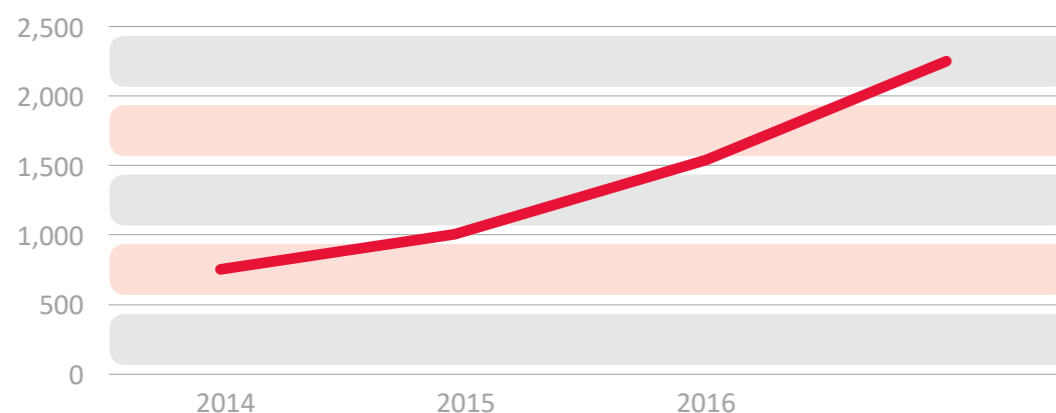
2017 saw 2,351 household units in a situation of risk of losing their housing (49% more than in 2016), despite the reduction in the number of evictions occurring in 2017.¹¹

- There was a sharp rise in the number of eviction orders managed which went up from 1,092 in 2015, to 2,303 in 2016 and to 3,776 in 2017.
- There was also a large increase in the number of cases reaching permanent solutions in the face of loss of dwellings, from 594 in 2015 to 1,392 in 2017 (+129%). 58% of these permanent solutions were due to household units' own resources and the remaining 42% were contributed by Barcelona

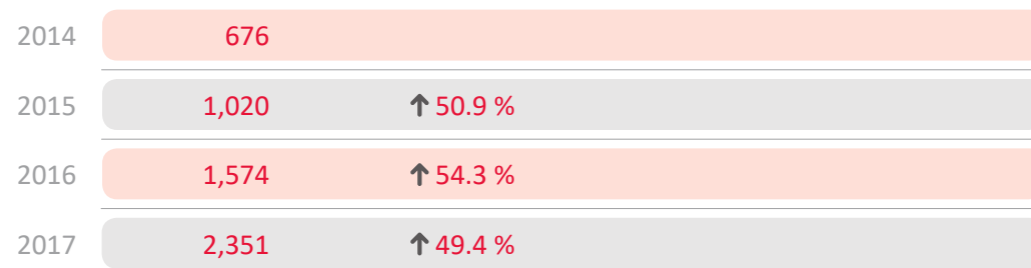
City Council, based on maintenance for the same dwelling or access to the Emergency Board or other housing resources.

The Unit against Residential Exclusion (UCER) extended its assistance by 50%, in a context of fewer evictions in the city

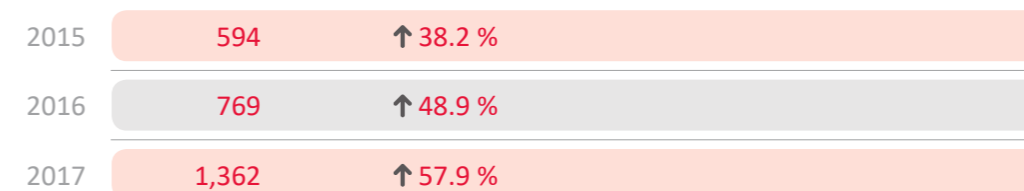
Household units assisted by UCER



Household units attended to



Permanent solution to loss of housing



Percentage of solutions relating to household units attended to.

- The 3 existing housing-related mediation services have been coordinated under the Action Programmes for Decent Uses

of Housing, enabling the intervention criteria to be unified.¹²

¹¹ The data offered by the General Council of the Spanish Judiciary show a downward trend in evictions in the city since 2013, the year of the largest number of such occurrences, at 3,289. There were 3,098 evictions in 2015 and 2,519 in 2017.

¹² The existing mediation services are: the Intervention Service in Housing and Job Losses (SIPH0); Public Housing Prevention, Intervention and Mediation Service (SPIMHP) and the service offered by mediation-service lawyers over defaults or difficulties in rent or mortgage payments.

5.4 Assistance for people in a situation of risk of residential exclusion

Time scale: 2016-2017 Implementation
Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium

Initiative B3.4

The Social Emergencies Board is responsible for evaluating proceedings and awarding dwellings to people in a situation of risk of residential exclusion and who have been evicted from their home over issues relating to rent, mortgages or squatting.

- The Emergencies Board awarded 213 dwellings. These dwellings mostly come from Barcelona City Council, either through housing managed by the Mu-

nicipal Institute of Housing and Renovation, brought over under the assignment programme run by Hàbitat 3 or from other organisations such as Foment de Ciutat. In 2017, 68.1% of the dwellings awarded by the Board were contributed by Barcelona City Council, while the remaining 31.9% were contributed by the Catalan Housing Agency.

Dwellings awarded by the Board



68.1 %
 Contributed by Barcelona City Council

MEDIATION AND SUPPORT

5.5 Mediation service for defaults or difficulties in rent or mortgage payments

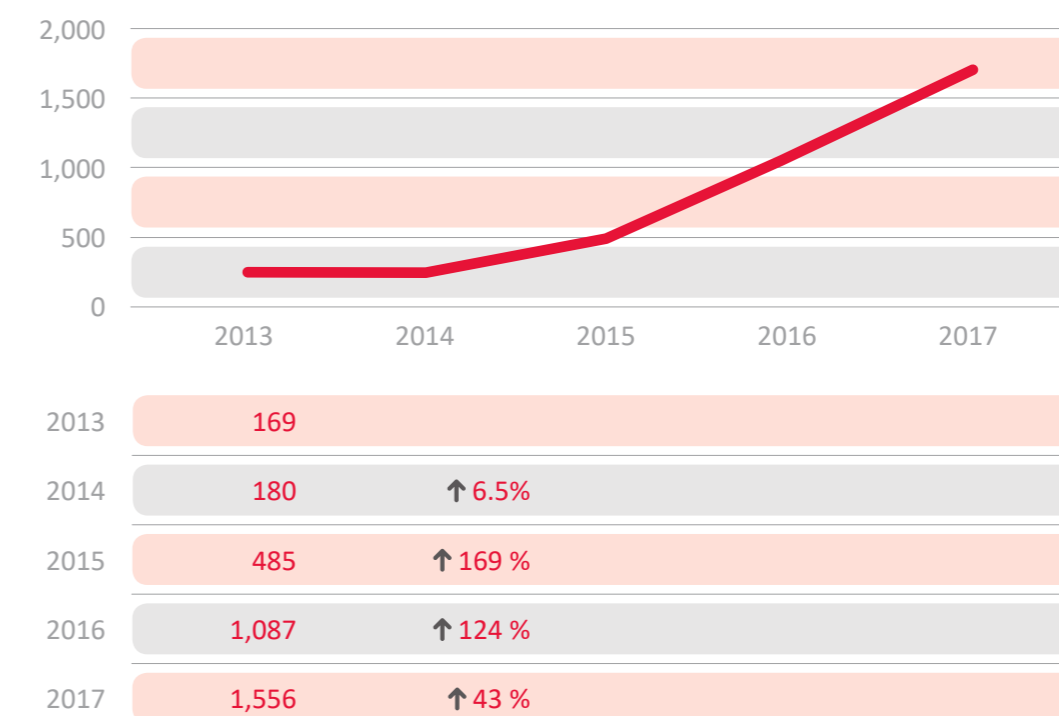
Time scale: Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium - Housing Offices

Initiative A2.1

The Housing Offices have mediation services. They act in situations involving defaults or difficulties in mortgage (Ofideute) or rent payments. They also act in cases involving squatting, aiming to reach an agreement between the parties that will enable the housing unit to remain together in the dwelling.

- Mediation is being consolidated as a key element for preventing loss of housing. The rising trend continues in the number of mediations carried out through the Housing Offices. 2017 saw 1,556 mediations carried out, representing a 43% increase on 2016.

Number of mediations carried out



- A specialist team was put together to managing the Ofideute service, boosting its speed and specialisation, to improve the monitoring of actions carried out by the Generalitat regional government of Catalonia and dialogue with users.
- The number of cases opened by Ofideute was reduced. It dropped

from 380 in 2016 to 272 in 2017 (↓ 28.4 %). This reduction in the number of assisted housing units coincided with the drop in the number of foreclosure evictions. So, while there were 381 such evictions in 2015, that number dropped by 12.8% in 2016 and by a further 24.7% to 250 in 2017↓.

5.6 Public Housing Protection, Intervention and Mediation Service

*Time scale: Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium*

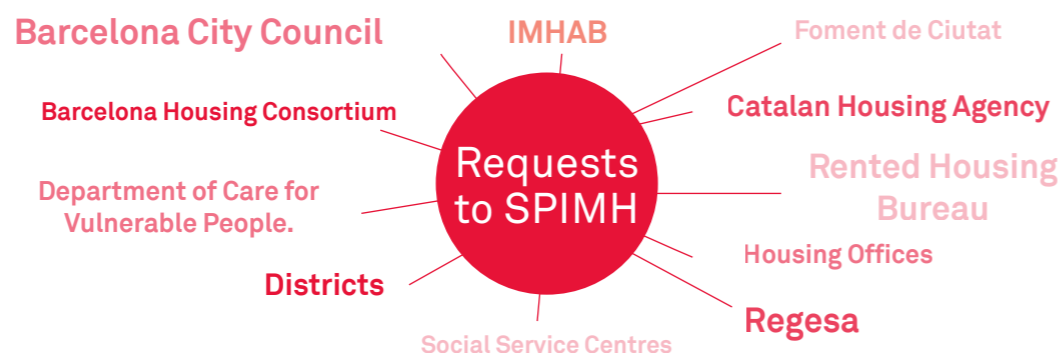
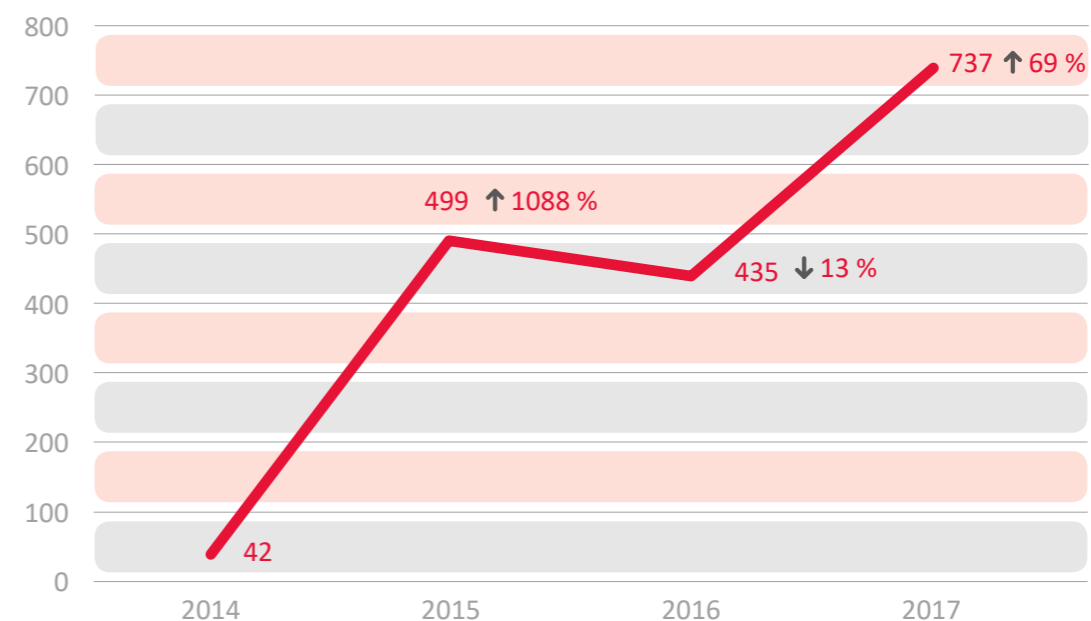
Initiatives B3.6 and B3.7

The Public Housing Prevention, Intervention and Mediation Service offers support to household units residing in dwellings from the public housing stock and linked to public programmes, to facilitate their entry and integration into communities and prevent disputes and delays in rent payments.

- Assistance was consolidated by the Public Housing Prevention, Intervention and Mediation Services (SPIMH) for dwellings included under public programmes, regardless of whether

they were publicly managed. Requests were made to SPIMH throughout 2017 from the various departments and authorities: Barcelona City Council, the Catalan Housing Agency, the Barcelona Housing Consortium, Social Services Centres, the Department of Care for Vulnerable People, districts, Foment de Ciutat, Housing Offices, IMHAB, Regesa and the Rented Housing Bureau.

Requests received from the Public Housing Prevention, Intervention and Mediation Service



VULNERABLE COLLECTIVES

5.7 Inclusion dwellings for vulnerable collectives

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium

Initiative B3.5

Inclusion dwellings, which may be public or private, are managed by Third Sector associations for the purposes of assisting people with a high degree of residential vulnerability and who need social and educational support.

- The Barcelona Inclusion Dwellings Network (XaHIB) is currently made up of 50 associations and 677 dwellings. These details became known for the first time after a census was taken of dwellings included in the Network.

An overview of the city's inclusion dwellings will help us to improve our assistance to our more vulnerable citizens

5.8 Assistance for the ageing citizens

Time scale: 2016-2025
Under the responsibility of: Barcelona City Council - Social Rights and Barcelona Municipal Institute of Housing and Renovation

Initiative A1.4

- Work was carried out on several housing promotions offering services for elderly people:
 - The keys were handed over for one promotion with 105 dwellings.
 - A promotion was completed with 29 dwellings.
 - Two promotions were under construction offering a total 93 dwellings.
 - Seven promotions were in the pipeline, offering a total 537 dwellings.
- Aid for paying for dwellings with services for elderly people remained stable, enabling assistance for residents in the existing 1,206 dwellings, at a cost of €3,219,239.15 in 2017.¹³

¹³ Data corresponding to payments for calendar years running from 1 July to 30 June.

5.9 Accommodation for refugees

Time scale: 2016-2020
Under the responsibility of: Barcelona City Council - Social Rights

Initiative A1.5

- 2017 saw the 92 places created for providing accommodation for refugees. Eighty of these places came under the Nausica programme promoted and run by Barcelona City

Council, where the remaining 12 were allocated to the State. These new places represented an increase of 136% compared to the 39 created in 2016.

5.10 Assistance for people living in settlements

Time scale: Real-time ongoing management
Under the responsibility of: Barcelona City Council - Social Rights

Initiative A3.1

In 2017, there were 438 people residing in 67 settlements. Twenty-seven of these settlements had a total of 242 minors residing in them.

- Several initiatives were launched to enable families with minors to abandon the settlements they resided in, allowing 37 families:
 - Access to social housing: 3 families (re-accommodated from the settlement in C/ Bolívia 265).

- Access to inclusion housing: 3 families.
- Access to a hostel: 7 families.
- Accompanying 24 families with minors in gaining access to housing. It was not possible to get a lease signed.
- Access to inclusion dwellings was facilitated for a total of 66 people without minors in their care.

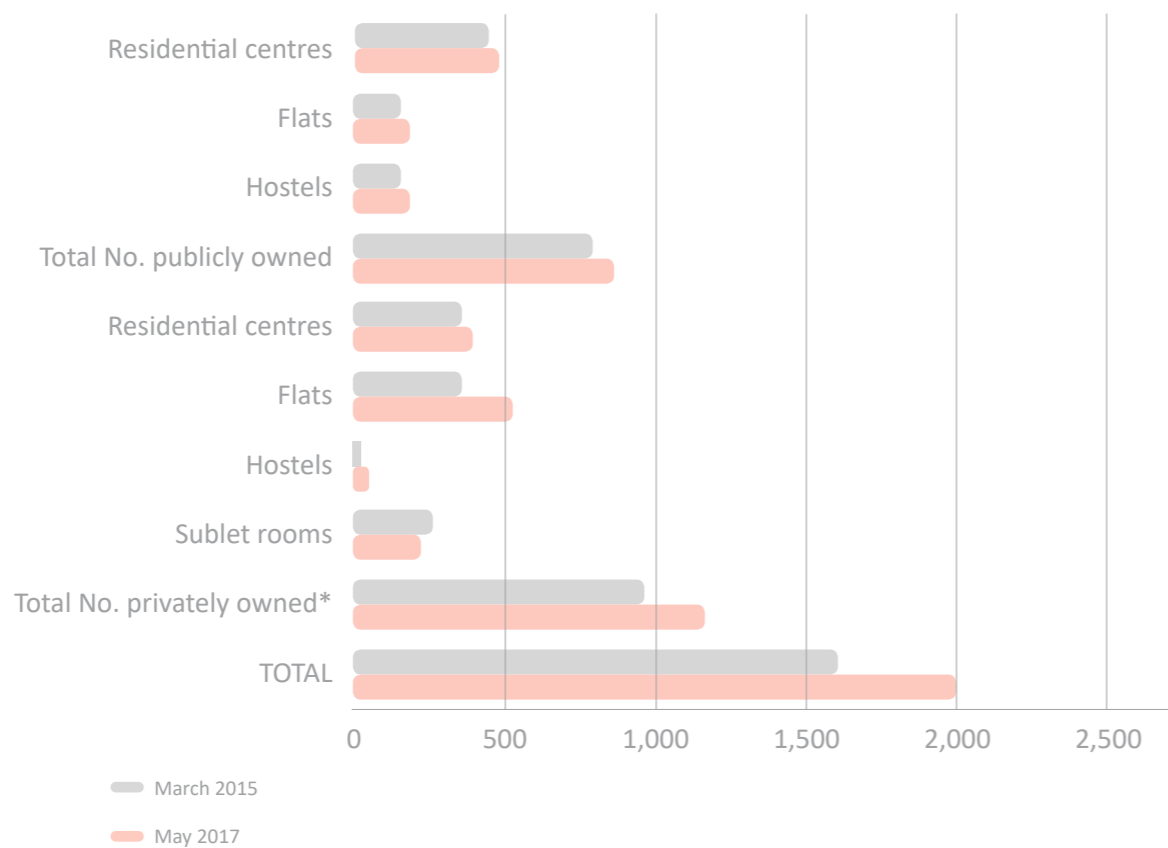
5.11 Assisting homeless people

Time scale: 2016-2020
Under the responsibility of: Barcelona City Council - Social Rights

Initiative A3.2

- According to the data provided by the Care for Homeless People Network Llar (XATPLL), there has been a significant rise over the last two years in the number of people accommodated in facilities for assisting people without a publicly or privately owned home.

Note that the most significant increase took place among people given accommodation in flats. 2017 also saw an increase in the number of homeless people identified in the city, which rose from 962¹⁴ (+36% compared to 2015).



* 264 were places partly funded by Barcelona City Council.

¹⁴ The number of people accounted for by the Social-Integration Service was less than that for those identified in the citizen count, given that in the former case only those who repeatedly spent the night on the street were identified whereas everyone detected sleeping on the street at night was registered in the count. 2017 saw 1,026 people identified in the count.

Places in shelters for assisting homeless people

Type of facility	March 2015	May 2017	% Change
Residential centres	448	489	↑ 9.2 %
Flats	148	182	↑ 23.0 %
Hostels	144	171	↑ 18.8 %
Total	740	842	↑ 13.8 %
Residential centres	319	366	↑ 14.7 %
Flats	333	531	↑ 59.5 %
Hostels	25	45	↑ 80.0 %
Sublet rooms	255	222	↓ 12.9 %
Total	932	1,164	↑ 24.9 %
Total	1,672	2,006	↑ 20.0 %

* 264 were places partly funded by Barcelona City Council.

- The 'Primer la Llar' programme currently manages 50 dwellings through Social Rights. There are 15 dwellings allocated to the RAIS Foundation.
- In 2017, the first centre for young homeless people was

opened, intended for young people of either sex no longer in care, on reaching legal age, and forced to sleep out in the street. It has 21 places for young people aged between 18 and 21.

Places in shelters for assisting homeless people



20 %
increase

5.12 Intervening against squatting

*Time scale: 2016-2017 implementation.
Real-time ongoing management*
Under the responsibility of: Unit against Residential Exclusion (UCER)

Initiative A3.3

- 2017 saw 852 household units assisted in the process of being evicted for squatting, representing 36.2% of the units attended to by the Unit against

Residential Exclusion. 64.8% of the cases concerned dwellings belonging to banks.

2017 saw 852 household units assisted



852

Household units in the process of being evicted

5.13 Extending home-sharing programmes

*Time scale: 2016-2020 implementation.
Real-time ongoing management*
Under the responsibility of: Barcelona Housing Consortium

Initiative A3.6

Enabling people with insufficient resources to deal with a dwelling's rent, people residing in dwellings too large for their needs, people who need to supplement their income or people willing not to live alone to share their dwelling, with guarantees, is essential if we are to be able to offer an appropriate response to various collectives.

A pilot test has been launched with that aim, to evaluate the running and legal framework of a room-renting model, with public support both in the establishment of the contract and in the offer of aid for improving the rooms put out to rent. The pilot test is being carried out in the Neighbourhood Plan's Besòs Hub, which includes the neighbourhoods of Ciutat Meridiana, Vallbona, Torre Baró, Roquetes, Trinitat Nova, Trinitat Vella, Baró de Viver, Bon Pastor, La Verneda i la Pau and El Besòs i el Maresme.

The test is linked to the B-MIN-COME programme which is funded by the EU and includes, in addition to municipal support for inclusion (in the economic realm), 4 specific active policies. One of these will be aimed at 100 families going through financial hardship, who will be offered rent for a room to obtain extra income in exchange for a grant for renovating the room they put out to rent (besides other financial aid under the programme). <http://www.uia-initiative.eu/en/uia-cities/barcelona>.

- 2017 saw 2,029 cases of financial aid for paying shared rent, costing €596,256.

6. AN AFFORDABLE HOUSING STOCK ON THE RISE

2016 saw the launch of an ambitious promotions plan that was meant to enable the achievement of **13,000 promoted dwellings** in 2022 and the doubling of the affordable rental-housing stock. That way, the city will be in a better condition for meeting the housing needs of vulnerable collectives. **As for the funding of this promotions plan, over 95% comes from the municipality** and under 5% from the Spanish State and Generalitat regional government of Catalonia.

The activation of a municipal policy for private-housing acquisitions **has helped to round off the efforts being put into the promotion** so long as we lack a sufficient affordable and social housing stock.

At the same time, **under the 'You've got the key in your hands' campaign, the mechanisms have been boosted for attracting over and allocating private housing to the affordable rental housing stock.** The programme extends the financial aid and guarantees offered to owners, such as: **guaranteed rent, 100% grants for renovation work costing up to €20,000, aid of up to €6,000 to cover unpaid bills and subsidies of up to 50% on mortgage payments.**

Finally, **the rent-aid policy is being strengthened.** That means that **municipal aid has been set up for providing new tools to prevent the loss of housing** and enable negotiations with owners in the event of difficulties over payments.



Initiatives for extending the affordable housing stock:

Promotion

2016

- Invitation to tender for awarding 7 land sites to assigned-use housing cooperatives (cohousing).

2017

- Strong **impetus to promotions**: 62 promotions on the way.
- **Obtaining funding** from the BEI and CEB, which **will enable funding for over 95% of promotions** with municipal resources.
- Creation of a metropolitan affordable-rent operator: **Habitatge Metròpolis Barcelona.**
- **Creation of the APROP programme for building temporary shelters** that provide for the building of 91 shelters for 250 people in 2018.

Purchasing and attracting private dwellings

2015

- Under Habitat3 for attracting and managing 250 dwellings for allocation to rental social housing.

2016

- **Activation of a municipal housing-acquisitions policy for allocation to affordable rental housing** (157 dwellings purchased).
- Launch of the 'You've got the key in your hands' programme.

2017

- **Consolidation of the municipal acquisitions programme** (289 dwellings purchased + 300 in the process of acquisition).
- **Reclaiming the private housing attracted over to the Rented Housing Bureau, which is reclaiming the dwellings it managed in 2013.**

Rent subsidies

2015

- **Introducing municipal rent subsidies.**
- **Doubling the amount of financial aid granted in 2014.**

2016

- Implementing a **fund for guaranteeing rent payments** for all dwellings attracted to the Rented Housing Bureau.



Can Batlló UP4 Promotion

New affordable housing promotions

IMHAB

State	promotions	dwellings
Promotions with first keys handed over		
Completed promotions	4	272
Promotions under construction	3	135
Promotions in the pipeline	5	254
Promotions with invitation to tender for project pending planning	33	2,710
	2	144
Total No. of PROMOTIONS launched by IMHAB	47	3,515

All promotions with keys handed over were completed in 2017

ASSIGNED-FOR-USE HOUSING COOPERATIVES: - COHOUSING

State	promotions	dwellings
Promotions under construction	2	33
Promotions in the pipeline	5	103
Total COHOUSING operated by IMHAB	7	136

METROPOLITAN RENT OPERATOR

State	promotions	dwellings
Land sites provided for	4	355
Total METROPOLITAN RENT OPERATOR operated by IMHAB	4	355

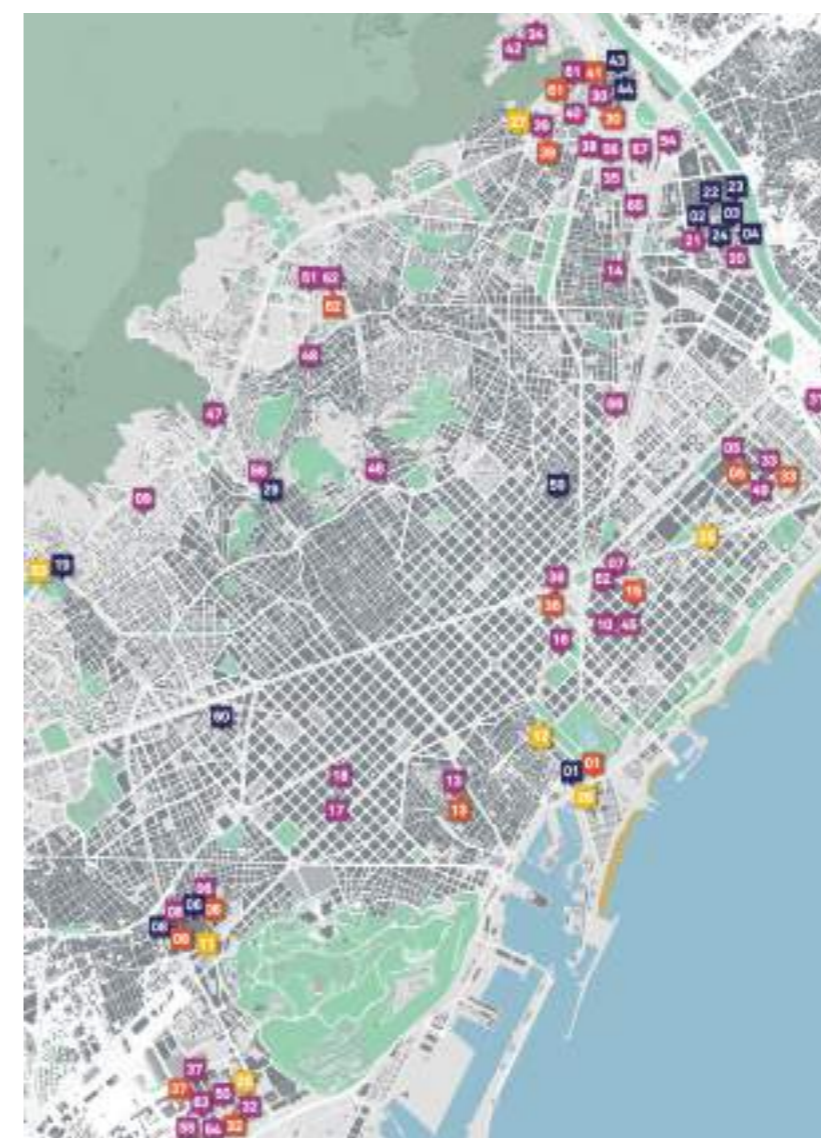
COOPERATIVES AND FOUNDATIONS

State	promotions	dwellings
Promotions under construction	1	39
Promotions in the pipeline	2	221
Promotions requiring second land site tendering	1	25
Total COOPERATIVES AND FOUNDATIONS operated by IMHAB	4	285

TOTAL PROMOTIONS OPERATED BY IMHAB

State	promotions	dwellings
Promotions with first keys handed over		
Completed promotions	4	272
Promotions under construction	3	135
Promotions in the pipeline	8	326
Promotions with invitation to tender for project pending planning	2	144
Promotions requiring second land site tendering	1	25
Under consideration / Land sites allocated to Metropolitan Rent Operator	4	355
Total PROMOTIONS OPERATED BY IMHAB	62	4,291

Map of Barcelona's Public Housing Stock: New promotions



The map includes all promotions active in April 2018.

- People affected by urban planning
- Rental
- Building lease
- Cohousing

FINISHED

THE DWELLINGS ARE BUILT AND DELIVERED TO THE SUCCESSFUL APPLICANTS.

- 01 Rodalies | C. Doctor Aiguader, 15. Ciutat Vella
- 02 Bon Pastor E2 (3rd stage) | C. Alfarràs, 30. Sant Andreu
- 03 Bon Pastor F1 (3rd stage) | C. Biosca, 17. Sant Andreu
- 04 Bon Pastor F2 (3rd stage) | C. Biosca, 33. Sant Andreu
- 05 Pere IV / Josep Pla | C. Pere IV, 455. Sant Martí
- 06 Can Batlló UP4 | C. Constitució, 31. Sants-Montjuïc
- 07 Glòries I fase | C. C. Ciutat de Granada, 145-149. Sant Martí
- 08 Can Batlló UP8 | C. Parcerisa, 6. Sants-Montjuïc

UNDER CONSTRUCTION

THIS INCLUDES BOTH THE IMPLEMENTATION OF THE PROJECT THROUGH THE WORK AND BUILDING PROCESS / RELEVANT PROCESS FOR AWARDED THE DWELLINGS.

- 09 Quatre Camins | C. Vista Bella, 7-9. Sarrià-St. Gervasi
- 10 Tànger | C. Tànger, 40. Sant Martí
- 11 Can Batlló UP7 | C. Constitució, 83-89. Sants-Montjuïc
- 12 Princesa 49 | C. Princesa, 49. Ciutat Vella
- 13 Gardunya - Fem ciutat | Pl. de la Gardunya, 1. Ciutat Vella
- 14 Can Fabra | C. Parellada, 9. Sant Andreu
- 15 Sancho d'Àvila (II fase) | Pl. Dolors Píera, 6. Sant Martí
- 16 Ali Bei | C. Ali Bei, 102. Eixample
- 17 Germanetes GG | C. Viladomat, 142. Eixample
- 18 Germanetes LLS | C. Comte Borrell, 159. Eixample
- 19 Vores Via Augusta FR18.2 | Via Augusta, 401-403. Sarrià-St. Gervasi
- 20 Bon Pastor H1 (4th stage) | C. Isona, 1. Sant Andreu
- 21 Bon Pastor G1 (4th stage) | C. Salomó, 1. Sant Andreu
- 22 Bon Pastor H3 (4th stage) | Pg. Moixerusa, 59. Sant Andreu
- 23 Bon Pastor G2 (4th stage) | C. Biosca, 52. Sant Andreu
- 24 Bon Pastor I1 (4th stage) | C. Mur, 4. Sant Andreu

IN THE PIPELINE

FROM WHEN A LAND SITE IS PUT OUT TO PUBLIC TENDER FOR CHOOSING THE COMPANIES AND PROFESSIONS TO BE COMMISSIONED WITH THE PROJECT AND ITS BUILDING WORK, TO WHEN THE SUCCESSFUL TENDERERS / AND THE BUILDING PROJECT CAN NOW GO AHEAD.

- 25 C. Espronceda, 133-135 | C. Espronceda, 133. Sant Martí
- 26 Marina Prat Vermell S10 P25 | C. Ulldes, 26-28. Sants-Montjuïc
- 27 PAU 1 Roquetes - FR 18.1a | C. Pla dels Cirerers, 2-4. Nou Barris
- 28 Pg. Joan de Borbó, 11 | Pg. Joan de Borbó, 11. Ciutat Vella
- 29 Valldaró AA3 (II fase) | Av. Valldaró, 93-95. Gràcia
- 30 Trinitat Nova Bloc H | C. S'Agaró, s/n. Nou Barris
- 31 Lluís Borrassà | C. Lluís Borrassà, 23-35. Sant Martí
- 32 Marina Prat Vermell S10 P24 | C. Ulldes, 12-14. Sants-Montjuïc
- 33 Puigcerdà / Mareme | C. Puigcerdà, 100-102. Sant Martí
- 34 Torre Baró Illa F | Av. Escolapi Cànecr, 10. Nou Barris
- 35 Casernes de Sant Andreu Ed. C | Pg. Torres i Bages, 143. Sant Andreu
- 36 Illa Glòries | Gran Via, 830-846. Eixample
- 37 Marina Prat Vermell S8 D1+D2 | C. Acer, s/n. Sants-Montjuïc
- 38 Porta Trinitat Vella | Ctra. de Ribes, 51-65. Sant Andreu
- 39 Roquetes AA3 | Via Favència, 271-275. Nou Barris
- 40 Trinitat Nova UA3 Bloc E | C. Palamós, 81. Nou Barris
- 41 Trinitat Nova UA3 Bloc I | C. Palamós, 88. Nou Barris
- 42 Torre Baró Illa E | Av. Escolapi Cànecr, 27-33. Nou Barris
- 43 Presó T. Vella A18.03 | C. Pare Pérez del Pulgar, s/n. Sant Andreu
- 44 Presó T. Vella A18.01 | C. Pare Pérez del Pulgar, s/n. Sant Andreu
- 45 MPMG HD Ciutat de Granada | C. Ciutat de Granada, 95-97. Sant Martí
- 46 MPMG HD Antiga Quirón | Av. M. D. Montserrat, 5-11. Gràcia
- 47 MPMG HD Penitents | Ctra. de Sant Cugat, 2x. Gràcia
- 48 MPMG Carmel - A104 + OE.03 | C. Murtra, 12-16. Sant Martí
- 49 MPMG HD Venecuela | C. Venecuela, 96-106. Sant Martí
- 50 Marina Prat Vermell S10 P22 | C. Ulldes, 2-10. Sants-Montjuïc
- 51 MPMG HD Vidal i Barraquer | Av. Vidal i Barraquer, 37-43. Horta-Guinardó

LAND RESERVE

THE CITY COUNCIL ALLOCATES A LAND SITE FOR DWELLINGS AT THE START OF THE RELEVANT PROCEDURE. NECESSARY INVITATIONS TO TENDER CAN BE HELD FOR AWARDED THE PROJECT AND THE CONSTRUCTION OF DWELLINGS.

- 52 UA1 MPMG Glòries-Merid. FR14 | C. Bolívia, 23-27. Sant Martí
- 53 MPMG Torrent Monges - NH | C. General Vives, 4-6. Sarrià-St. Gervasi
- 54 Ferran Junoy/Ciutat d'Asunción | C. Ferran Junoy, 104-108. Sant Andreu
- 55 Marina Prat Vermell S10 P21 + S8 Eq2 | Sense nom (Motors-Tortosa), 7. S
- 56 Casernes de Sant Andreu Ed. A | Pg. Torres i Bages, 129. Sant Andreu
- 57 Casernes de Sant Andreu Ed. J | C. Fernando Pessoa, 1-39. Sant Andreu
- 58 Avda Valldaró AA6 | C. Gustavo Bequer, 17-23. Gràcia
- 59 MPMG Degà Bahi AA1 Edifici A2 | Plaça Nova Creació. Sant Martí
- 60 Colonia Castells FII UP B2 | C. Entença 284-288. Les Corts
- 61 Trinitat Nova Bloc F | C. Alguabla, 74-76. Nou Barris
- 62 La Clota LCR -FR 3.2 | Av. Estatut de Catalunya, 15-21. Horta-Guinardó
- 63 Marina Prat Vermell S10 P15 | C. Cal Cisó, 44. Sants-Montjuïc
- 64 Marina Prat Vermell S10 P23 | C. Ulldes, 16-24. Sants-Montjuïc
- 65 Ranfa Colorantes PAU1 FR01 | C. Fernando Pessoa, 14-16. Sant Andreu
- 66 Entorn Sagrera PAU1 FR02 UP5 | C. Sagrera, 32-60. Sant Andreu

6.1 Public housing promotions

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium - Barcelona Municipal Institute of Housing and Renovation (IMHAB)

Initiative C1.3

- The pace of promotion operated by the Barcelona Municipal Institute of Housing and Renovation (IMHAB) gathered speed with work carried out throughout 2017 on 47 promotions enabling the creation of 3,515 new dwellings, mostly rental.
- 2017 saw the completion of 7 promotions, representing 407 dwellings.
- The new promotions will be funded practically entirely (over 95%) with municipal resources and support from European public banking,¹⁵ with a nominal share from both the Spanish State and the Government of Catalonia.

Barcelona is taking on an ambitious plan to expand its public housing stock through funding from European public banking

6.2 Impetus to assigned-use housing cooperatives

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium

Initiative C4.1

2017 saw the consolidation of the city's commitment to assigned-use (cohousing) cooperative dwellings, facilitating access to affordable housing based on a model straddling the line between renting and purchasing. In this case, it was the residents themselves, constituted as a cooperative, who were to bring about the promotion of dwellings on municipally owned land sites.

- Five land sites were awarded to cooperatives as building leases, for constituting assigned-use (cohousing) coop-

eratives, through the first public invitation to tender carried out in the State for awarding land sites for this purpose.

- To provide the successful tenderer cooperatives with the necessary accompaniment for going ahead with their residential project, a support team was set up, made up of members of the Municipal Institute for Housing and Renovation with training in architecture, law and economics.

¹⁵ As already noted above, it is being funded from the European Investment Bank and the Council of Europe Development Bank).

6.3 A metropolitan public-private affordable-rent operator

*Time scale: 2016-2017 implementation.
Real-time ongoing management
Under the responsibility of: Barcelona
Housing Consortium*

Initiative C4.3

The process began for creating, within the metropolitan area, the State's first public-private affordable-rent operator: **Habitatge Metròpolis Barcelona**. This entity will enable an expansion of the city's affordable-housing stock and move towards a model where public power, in creating affordable housing, can be complemented with the private power of non-profit entities.

- This is a mixed-economy, social-promoter company that will be made up, on the public level, of the Barcelona Met-

ropolitan Area and Barcelona City Council. It will be looking for a private member in 2018 to complete the company's incorporation.

- The first stage provides for the building of 600 dwellings.

Creation of the first public-private affordable-rent operator: Habitatge Metròpolis Barcelona

6.4 Affordable rental-housing promotions from social entities

*Time scale: 2016-2025
Under the responsibility of: Barcelona
Housing Consortium*

Initiative C1.2

Four land sites were put out to tender for the construction of official social housing, based on building leases on public land. This model allows public action to be complemented with participation from non-profit social entities, while ensuring public ownership of the land is maintained.

- Two of the land sites, where a total of 115 dwellings could be built, were allocated to foundations and other non-profit private entities, which would assign them to social rental-housing promotions.

- The other two land sites, where 161 dwellings could be built, were allocated to housing cooperatives and other non-profit private entities. Part of the dwellings will be mandatorily handed over to IMHAB so that it can manage them directly.

6.5 New housing models with official protection

Time scale: 2016-2020
Under the responsibility of: Barcelona Municipal Institute of Housing and Renovation (IMHAB)

Initiative C1.2

- The ATRI (Temporary Shelter for Inclusive Resettling) project began to be implemented for the creation of new affordable dwellings based on small-scale, fast-built and economical promotions enabling the development of urban empty land sites. 2017 saw the start to the process for locating new dwellings, with special services, above the Fontana metro

station, by carrying out the first exploratory meeting with the AMB's specialist services, and which included the estate (provisionally) in the next amendment to the GMP, for allocating facility land sites to housing with special services.

6.6 Increasing the availability of shelters

Time scale: 2016-2025
Under the responsibility of: Barcelona City Council - Social Rights

Initiative A3.7

Shelters are different residential resources from housing, which respond to collectives of people who are vulnerable and/or have specific needs.

- 2017 saw the start of the APROP (Local Temporary Shelters) project for providing accommodation for people who are excluded or at risk of exclusion in areas close to their neighbourhood of origin. It provides for the creation of shelters based on mobile pre-fabricated modules on several underbuilt, municipally owned land sites and buildings. This

is a new model for fast-constructed, sustainable and quality temporary shelters.

Three public land sites have currently been reserved for building 91 such shelters.

- At the same time, 20 temporary shelters are being built in the promotion along C/ Tànger 40, and 15 along C/ Ali Bei.¹⁶ These two promotions combine public-rental housing and shelters for the inclusion of collectives in vulnerable situations.

Total No. of promotions of shelters under construction

State	promotions	dwellings
Under construction	2	35
In the pipeline	1	30
In the pipeline (APROP)	3	91
Total	6 promotions	156 shelters

¹⁶ Construction work on the latter shelters stopped, following the start of insolvency proceedings against the company in charge of it. The construction work was put out to tender again in January 2018.

MANAGING LAND FOR CONTINUED PROMOTIONS

6.7

New land sites for housing with official protection and special services

Time scale: 2016-2025
Under the responsibility of: Barcelona City Council - Area of Urban Planning

Initiative C1.1

Barcelona has sufficient land potential to create the affordable housing provided for during the implementation of the Right to Housing Plan for 2016-2025. Towards the end of 2017, the potential for creating new protected, special services and free-market housing awarded to Barcelona City Council, including in areas with planning¹⁷ and approved redistribution of land sites, came to 19,403 dwellings.

- 2017 saw the final approval given for several plans (without approved management), allowing the building of 2,823 affordable dwellings.¹⁸
- Final approval was also given for several redistributions of land sites, allowing the building of 1,238 affordable dwellings.¹⁹

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Barcelona Right to Housing Plan for 2016-2025

Housing

¹⁷ It includes areas with planning with either initial or final approval.

¹⁸ It includes special-services and officially protected housing and free-market dwellings awarded to the City Council.

¹⁹ idem.

HOUSING ACQUISITIONS

Summary of dwellings acquired

State	2016		2017	
	No.	cost	No.	Cost ¹
Purchase of entire estate's dwellings ²	67	€ 7,240,702.93	162	€ 23,842,986.49
Purchase of detached dwellings	56	€ 2,747,995.95	24	€ 1,071,377.48
Acquisition of right to use (8 years)	34	€ 395,250 ³	103	€ 936,975 ²
Total No. of dwellings	157	€ 10,383,948.88	289	€ 10,383,948.88

¹ The cost does not include necessary renovation work.

² This corresponds to 5 buildings in 2016 and to 10 in 2017.

³ This cost is not borne in the corresponding year but paid over the 8 years of the assigned use of the housing.

Summary of dwellings in the process of being acquired

State	Number	Cost ¹
Dwellings in the process of being acquired ²	162 + 25 ³	€ 16,220,816.30
Dwellings whose right to use is in the process of being acquired	113	€ 1,034,625.00 ⁴
Total No. of dwellings	300	€ 17,255,441.30

¹ The cost does not include necessary renovation work.

² This includes dwellings for which there is credit for purchasing and dwellings for which there is no credit. They correspond to 5 buildings.

³ It includes, first, dwellings in entire estates and, second, detached dwellings in the process of being acquired.

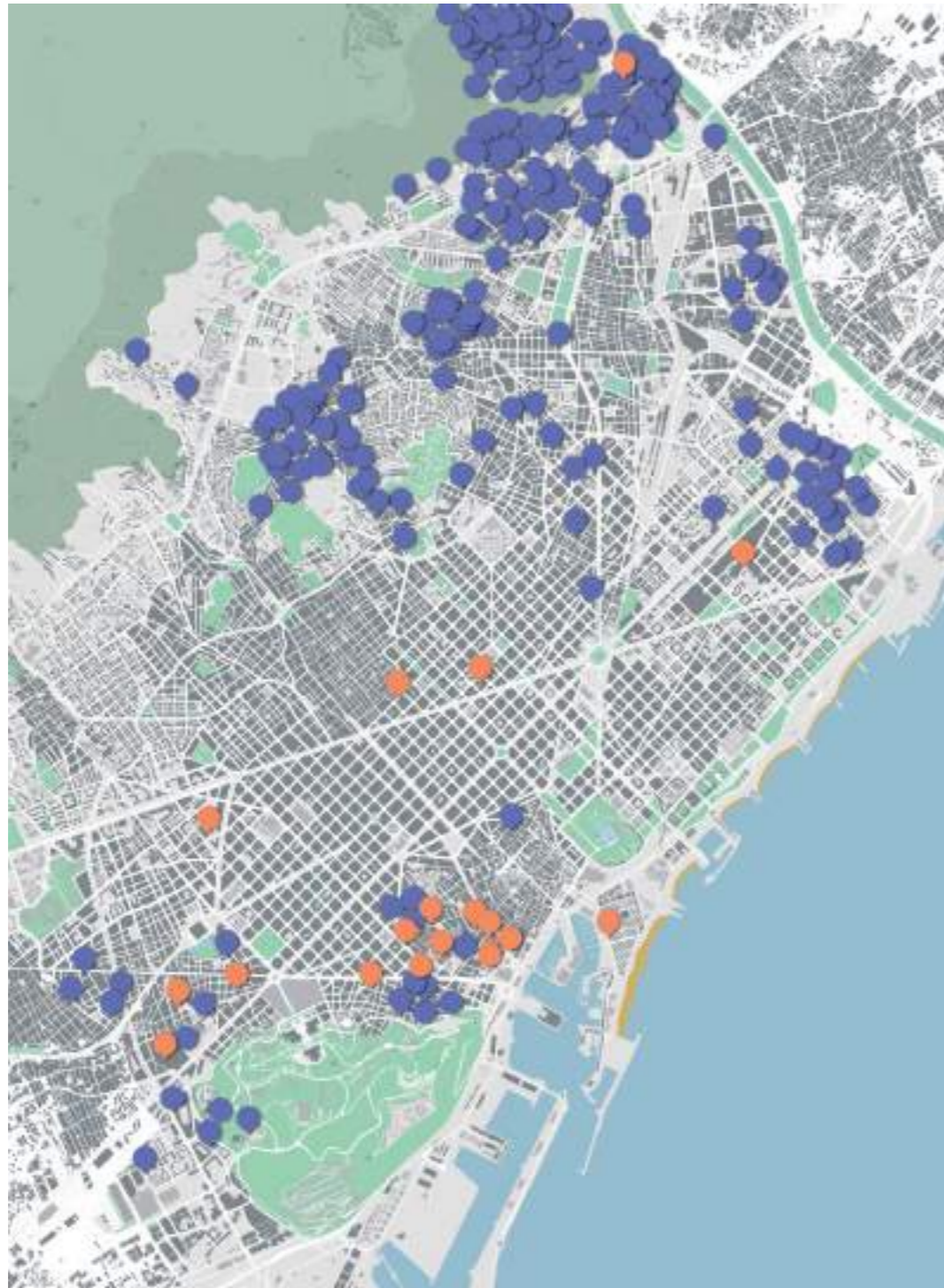
⁴ It establishes a guideline cost having regard that 50% of the dwellings acquired are occupied and 50% are empty.

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Barcelona Right to Housing Plan for 2016-2025

Housing

Map of Barcelona's Public Housing Stock: Acquisitions



 Estates acquired
 Dwellings acquired

6.8 Acquisition of dwellings and buildings for social rental housing

Time scale: 2016-2020
Under the responsibility of: Barcelona Housing Consortium

Initiatives
C1.4 and C3.4

- 2017 saw an acceleration in the acquisition of properties for allocation to affordable rental housing, a process that had started in 2016 and involved the consolidation of estates in the process of being acquired from previous years. So, 186 new dwellings were purchased in 2017, with 162 located in 10 estates that the Council acquired in their entirety. The total cost of the purchase amounted to €24.9 million.
- Acquisitions have continued, with 8-year leases, of the assigned-use dwellings agreed to with banks. 2017 saw 103 new agreements signed, costing a total of €936,975 and an average price per dwelling of €9,097, plus the corresponding renovation work. Bearing in mind that the agreements were for 8 years, this represented an average price of €95 per month.

The purchase of these properties means new vulnerable collectives can have access to affordable housing and household units can stay in their dwellings who had been under pressure to abandon their home and who are now having their papers put in order.

As for properties in the process of being purchased, by the end of 2017 these rose to 187 dwellings worth a total of €16.2 million.

The close of 2017 saw the acquisition of leases for 113 new dwellings.

There was an acceleration in the purchase of properties for allocation to affordable rental housing, enabling residents to continue living in their dwellings

ATTRACTING PRIVATE HOUSING TO THE PUBLIC HOUSING STOCK

6.9

From private free-market to affordable rental housing

Time scale: Reforms for 2016-2018 Real-time ongoing management
Under the responsibility of: Barcelona Housing Consortium

Initiative C3.2

The launch of the 'You've got the key in your hand' programme, with a wide range of incentives, along with the centralisation of efforts to attract free-market housing, for allocating to affordable rental housing through the Rented Housing Bureau, helped to attract a very considerable rise in number of dwellings to the Bureau in 2017.

- Dwellings attracted to public housing in 2016: 72 homes
- Dwellings attracted to public housing in 2017: 226 dwellings²⁰ (↑ 214 %)

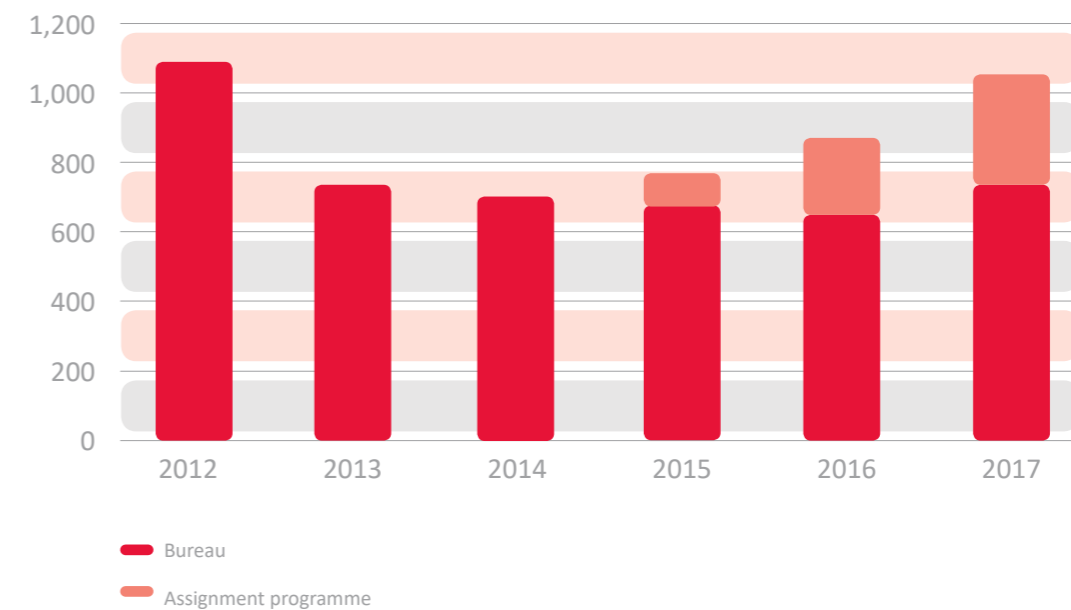
The housing-attraction 'You've got the key' campaign has raised the number of flats included in the Bureau programme by 214%

• After numerous years of cuts in the number of dwellings with current leases in the Rented Housing Bureau, 2017 saw as many as 767 dwellings rented out at an average monthly price of €560 each, well below the free-market price.

- At the same time, the mechanisms for attracting housing were diversified:
 - Owners contacting Housing Offices.
 - Website.
 - Active attracting: a specific team was set up under an employment plan for informing property managers and API.
 - Contacting owners of vacant dwellings detected during vacant dwelling censuses.
 - Contacting owners of illegal tourist-use dwellings.
- The municipal assignment programme, managed by the Hàbitat 3 foundation, has 250 rented dwellings that it manages. No extension is planned for these dwellings, once the ones established under the collaboration agreement are achieved. The average price of the current leases is around €562 per month per dwelling.

Private dwellings managed under municipal programmes for affordable rental housing

	2012	2013	2014	2015	2016	2017
Rented Housing Bureau.	1,064	764	751	662	633	767
Assignment programme	-	-	-	115	227	250
Total	1,064	764	751	777	860	1,017



²⁰ By the end of 2017, there were 73 dwellings with inclusion agreements signed, but still unavailable because work was still being carried out or they were in the process of being rented.

6.10 More affordable housing thanks to renovations

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium

Initiative C3.3

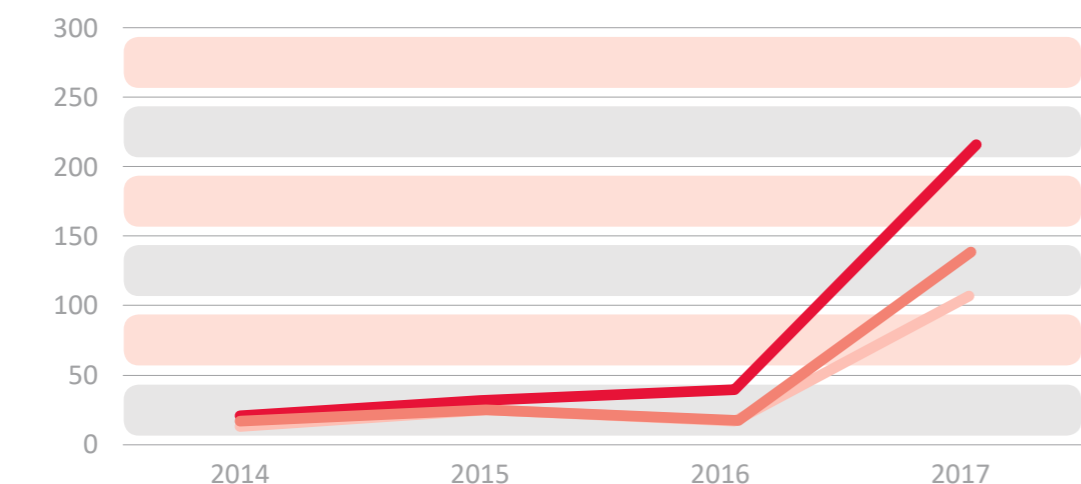
Given the sharp increase in free-market housing prices, renovation grants linked to attracting dwellings to the Rented Housing Bureau have proved the most effective means to expanding the affordable housing stock.

- 2017 saw increases of up to €20,000 in renovation grant-

linked to attracting dwellings for allocation to the Rented Housing Bureau. Of the 299 dwellings over which inclusion agreements were established, work was requested in 220, representing an increase of 378% compared to 2016.

- In 118 cases (53.6 %), interventions had been or were being carried out, with the RiME's companies.²¹ Here the company bore the cost of the work and received the municipal grant, without any need for the owner to defray the cost of the work.
- A project was started for applying urban masoverias in l'Eixample, for the purposes of identifying dwellings in the district for introducing the model, drafting a dissemination guide and identifying the most appropriate intervention mechanisms for driving it ahead.

Renovation grants linked to the Rented Housing Bureau



	2014	2015	2016	2017
	(up to €10,000)	(up to €10,000)	(up to €15,000)	(up to €20,000)
Applications presented	18	24	46	220
Dwellings attracted to the public housing stock: work completed + inclusion agreement	9	17	11	148
Contracts signed with work	9	17	11	105
All grants and subsidies awarded	€ 8,883.48	€ 8,985.71	€ 11,784.63	€ 3,500,000 ²

¹ This includes all the dwellings with signed inclusion agreements and work in progress or completed, though the lease is yet to be signed.

² Estimated value, estimated budget for intervention in the 220 dwellings. In 67 cases, the work was not completed and the amount of the grant awarded but not confirmed.

Renovation grants linked to the incorporation of dwellings into the Rented Housing Bureau



€ 3,500,000

Renovation grants

²¹ Catalan Commission for Building Renovations and Maintenance, made up of the Official Chamber of Catalan Work Contractors and the Barcelona City and County Guild of Work-Site Builders.

RENT PAYMENT AID

6.11 Rent payment subsidies for housing maintenance²²

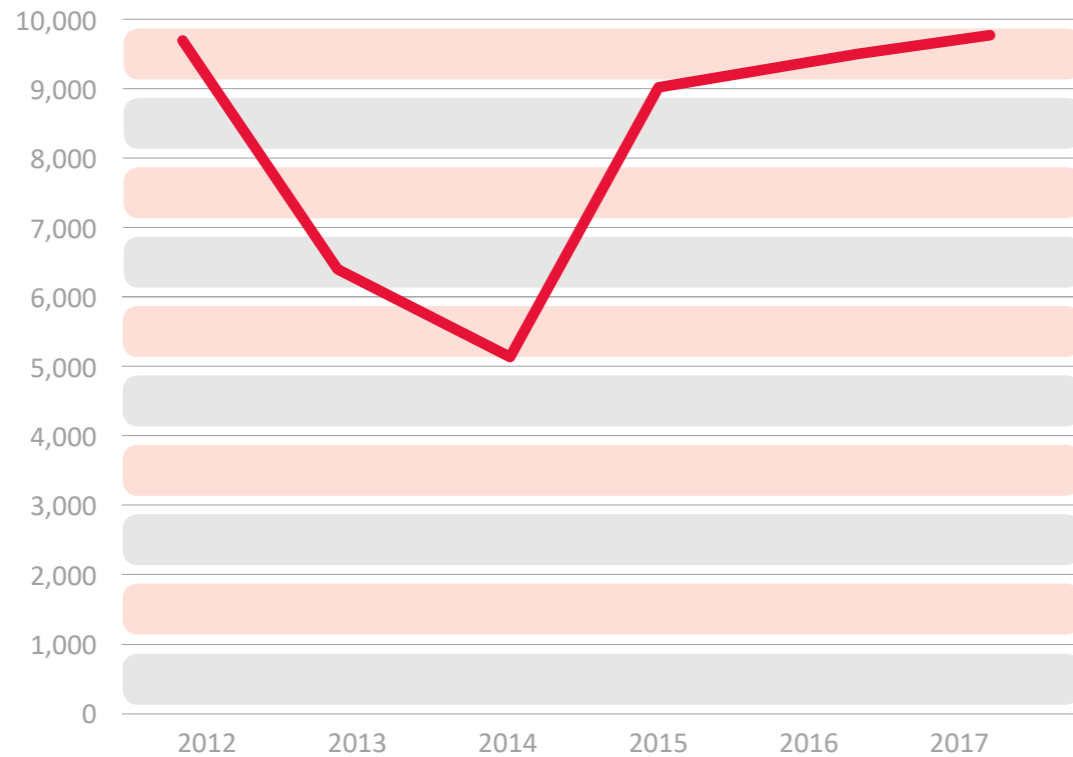
Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium

Initiatives C2.1 and C2.2

Rent subsidies are the main tool for preventing loss of housing, as they enable household units to continue paying their rent without reaching situations of defaults, while offering mediation tools for facilitating agreements with owners where defaults have started to occur.

- Understanding the key role they would play, rent subsidies were created by the City Council which have been consolidated and are unique not just in Catalonia but in the whole of Spain. So, these continued to grow in 2017; both in the number of rent payment subsidies granted and in the amount allocated to them (↑ 12.9 %).

Rent payment subsidies for housing maintenance



²² As stated in points 2.3 and 5.2, Barcelona currently offers 3 types of aid for housing payments, depending on the situation of the household unit and type of housing:

- Aid for public housing stock payments (point 2.3). Aid for public housing stock dwelling payments that is delivered directly to IMHAB, reducing rent prices for the corresponding household units.
- Accommodation aid for emergency situations (point 5.2). Aid for free-market housing payments which is awarded by basic social services to household units in emergency situations.
- Rent payment subsidies for housing maintenance. Aid for free-market housing payments from calls for applications for subsidies funded by Barcelona City Council, the Generalitat regional government of Catalonia and the State.

Rent payment subsidies for housing maintenance

2012	9,735 cases of aid	€ 21,363,001.11	
2013	6,401 cases of aid	€ 12,772,424.76	↓ 40.2 %
2014	5,077 cases of aid	€ 9,874,971.66	↓ 22.7 %
2015	9,117 cases of aid	€ 19,972,953.25	↑ 102.3 %
2016	9,468 cases of aid	€ 21,362,359.59	↑ 7.0 %
2017*	9,685 cases of aid	€ 24,115,238.00	↑ 12.9 %

* Provisional data pending the end of subsidies from the Rented Housing Bureau.

These subsidies are distributed roughly in thirds between the various authorities:

	Number of subsidies	Amount allocated
Barcelona City Council*	2,280	€ 7,649,703.64
Catalan Housing Agency	2,468	€ 6,007,858.13
Spanish Ministry of Public Works	4,937	€ 10,457,676.23

* Provisional data pending the end of subsidies from the Rented Housing Bureau.

- A fund was implemented in 2016 for guaranteeing rent payments for all dwellings attracted to the Rented Housing Bureau. In 2017, this guarantee was applied to 184 leases signed by the Rented Housing Bureau.

7. COMMITMENT TO RENOVATION

The renovation policy was redirected towards environments with greater pathologies and the more vulnerable collectives. One of the measures launched was that of accompanying local residents with less capacity for maintaining their dwelling.

On the other hand, to take on the gentrification processes that lead to the expulsion of local residents, terms and conditions have been established for owners gaining access to renovation grants.

A sharp increase in aid meant it reached as many as 18,292 dwellings: €31.425 million were invested, the Neighbourhood Plan was implemented and a new municipal department created for regenerating neighbourhoods.

Finally, decent employment was given an impetus in 2017 with the creation of some 2,200 jobs linked to renovation grants. Social clauses were introduced and lots defined for diversifying companies carrying out improvement work on dwellings linked to grants for interior renovations, thereby providing access to job placement companies.



Redirecting renovation policies towards vulnerable people

2015

- Launching of the Neighbourhood Plan, providing for action in the 10 most dilapidated areas and with the city's most vulnerable population.
- Relaunching of the renovation policy, with allocated funds increased by 543.4%.

2016

- Introduction of aid for interior renovations of dwellings for vulnerable people.



2017

- Sharp increase in renovation subsidies granted (+48.3%).
- Creation of a new municipal department for boosting the regeneration of the most vulnerable environments.



Improving energy efficiency



Renovated entrance hallway

7.1 Renovation grants

Time scale: 2016-2025
Under the responsibility of: Barcelona
Housing Consortium

Initiatives C2.1
and C2.2

Calls for renovation-grant applications enables funding for several types of initiatives:

- **Grants for general improvements to estates.** These grants are allocated to improvements to estates' common spaces, whether to repair structural pathologies, improve facilities or improve other elements such as façades, patios, stairs, party walls and hallways.
- **Grants for improvements to interiors.** Grants aimed exclusively at vulnerable household units requiring support for providing habitability and accessibility conditions for their dwellings. The work is carried out by companies hired by the Barcelona Housing Consortium.

- **Grants for accessibility.** Grants allocated for introducing lifts and removing architectural barriers.
- **Cohesion grants.** Grants allocated to household units that own their dwellings, where they have their usual residency and an income below 2.5 times the Income Sufficiency Indicator for Catalonia (IRSC). This is an additional support for vulnerable household units for dealing with planned improvements in the estate, through a subsidy for the entire cost of the intervention.

Both general and accessibility improvement initiatives may include sustainability and energy-saving improvements, which will have greater support.

General grants

- 2017 saw a significant increase in the number of renovation grants awarded, up 48.3% compared to 2016, reaching 18,292.²³

Renovation grants awarded

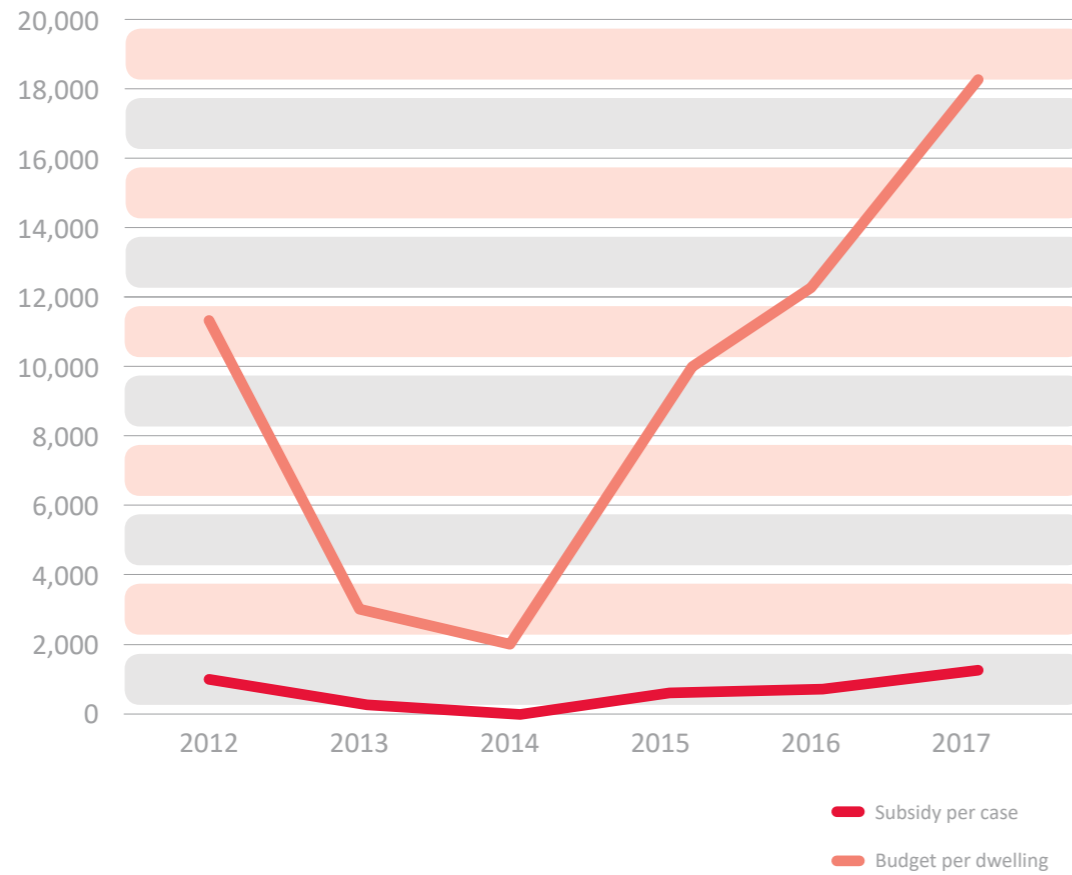
	Cases	Dwellings	
2012	827	11,411	
2013	251	3,316	↓ 70.9 %
2014	123	1,924	↓ 42.0 %
2015	630	10,100	↑ 424.9 %
2016	790	12,337	↑ 22.1 %
2017*	1,321	18,292	↑ 48.3 %

	Subsidy	Budget
2012	€ 18,558,746.40	€ 65,854,021.72
2013	€ 7,246,775.38	€ 29,943,268.76
2014	€ 4,272,033.55	€ 12,917,313.67
2015	€ 27,484,344.48	€ 58,616,649.07
2016	€ 25,431,083.56	€ 72,004,836.68
2017*	€ 31,425,038.70	€ 91,300,406.06

* Data from final and provisional cases are included. Work was already carried out for final cases and a budgetary reserve made for provisional cases, for the performance of certain work under a project with a permit but uncompleted work, so adjustments may have to be made in the data.

²³ These included all dwellings benefiting from renovation grants, not just for general improvements to estates but also for accessibility or interior improvements.

Development of cases and dwellings benefiting from renovation grants

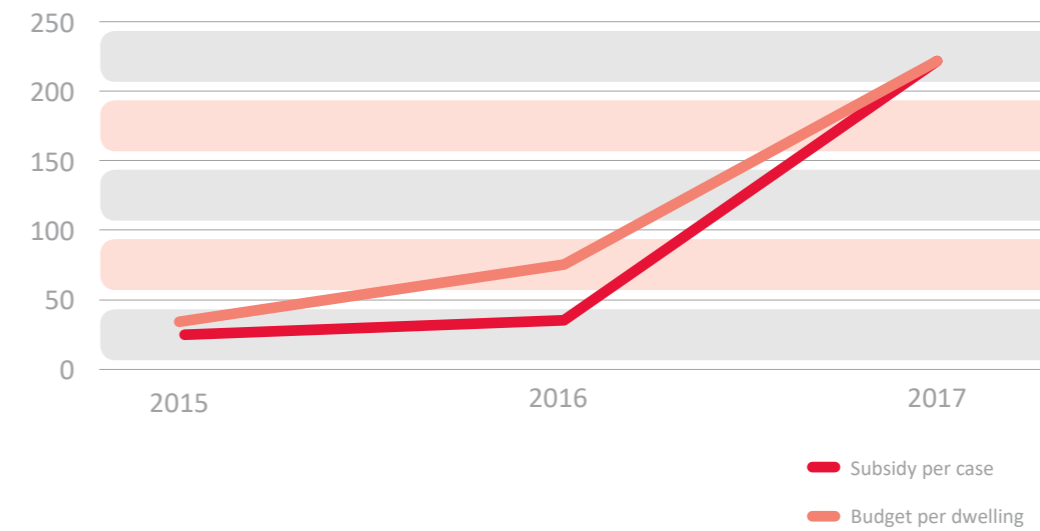


Grants for improvements to interiors

- Grants for improvements to dwelling interiors were reformulated so they could be better adapted to the people with very low incomes they are aimed at and a 'key in hands' model prepared. That way, instead of the household units that grants were awarded to having to manage these themselves, it would be the authority that carried out the improvements to dwellings through a series of successful-tenderer companies.
- The tendering process for selecting the companies that carried out improvements to the interiors of dwellings included social clauses and 10-lot divisions in their contracts. That enabled access for job-placement, small- and medium-size companies.
- As for rented dwellings, calls for grant applications for improvements to interiors also included the condition that their leases should be extended by at least two years, once the work had finished, to prevent processes, linked to the improvements, that would lead to expulsions of local residents.

These included an obligation to extend leases by two years in the case of dwellings benefiting from interior-renovation grants.

Development of cases and dwellings benefiting from grants for improving dwelling interiors



Grants awarded for improving dwelling interiors

	Cases	Dwellings
2015	11	15
2016	45	65
2017	226	226

	Subsidy	Budget
2015	€ 139,498.99	€ 398,421.19
2016	€ 333,250.19	€ 411,088.18
2017	€ 2,835,615.42	€ 3,298,809.20

- The number of **cohesion grants** awarded rose by 21% compared to 2016. It came to 23.
- Barcelona City Council has been working with the **Barcelona Observatory for Architectural Renovations (OBRA)** to promote renovations, share Barcelona's challenges in this field and plan new developments and improvements to the various policies created.

Work meetings with the Observatory, which Barcelona City Council is part of, are essential for promoting calls for Renovation Grant applications. The Council has also been collaborating with guilds and professional associations to create a circuit for conveying information with professional watchdogs working in the city on these issues.

7.2 Improving housing accessibility

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium

Initiative D2.8

- There was a significant increase in the number of initiatives and benefiting dwellings compared to 2016, both in communities where lifts were installed (↑ 38 %) and in com-

munities where work was carried out to remove architectural barriers in common spaces (↑ 62.5 %). This was made possible thanks to a sharp increase in the funds allocated:

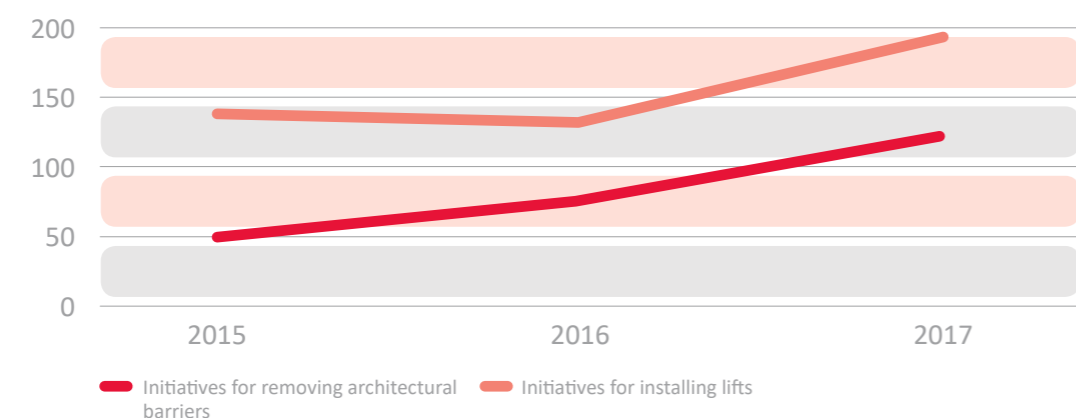
Accessibility improvement grants awarded

	Lift installation		Removal of architectural barriers	
	Initiatives	Dwellings	Initiatives	Dwellings
2015	144	1,892	48	-
2016	142	↓ 1.4 % 1,885	72	↑ 50.0 % -
2017	196	↑ 38.0 % 2,472	117	↑ 62.5 % 2,731

	Subsidy
2015	€ 5,319,890.97
2016	€ 5,642,028.12 ↑ 6.1 %
2017	€ 8,979,772.05 ↑ 59.2 %



Development of cases and dwellings benefiting from accessibility grants



7.3 Active renovation mechanisms

Time scale: 2016-2025
Under the responsibility of: Barcelona Housing Consortium and Municipal Institute for Urban Planning

Initiative D2.8

An essential element in the new renovation policy is the improvement of more vulnerable environments, which is brought about through the creation of a series of new intervention mechanisms for enabling funds allocated to renovation to reach these areas.

- Analysing and defining the areas where urban-regeneration measures can be launched.
- Preparing, launching and managing action programmes in the fields of urban regeneration, especially for interventions in residential-use buildings.²⁴

- Comprehensively managing renovations in these areas.
- Promoting the application of energy-saving measures in buildings included in these areas.
- Coordinating renovation policies that are established in the field of housing.

Creation of the Urban Regeneration Department for promoting improvements to the more vulnerable environments.

²⁴ The Constitutional Court's ruling 143/2017, of 17 January 2018, regarding the judicial review sought by the Generalitat regional government of Catalonia over various provisions of Act 8/2013, on Renovation, Regeneration and Urban redevelopment, for encroachment of jurisdiction, led to the halting of initiatives in this line, given that it revoked Article 9.3 of Royal Executive Decree (RDL) 7/2015 which stipulated that where Public Authorities proposed renovation initiatives on existing buildings, they could opt to perform such work directly. The Government of Catalonia itself is expected to give its approval to a regulation

- Renovation work continued on the Canyelles industrial estate, which received a supplementary contribution from the various authorities. 2017 saw the continuation of the

work started, the new work put out to tender and for new invitations to tender. All in all, this represented interventions in 1,457 dwellings with a total subsidy of €17.2 million.

Grants linked to agreements for improvements to the Canyelles industrial estate

	Work completed	Work put out to tender	Invitations to tender (without applications)
Buildings	20	14	4
Dwellings	826	491	140
Total subsidy	€ 11,051,766.79	€ 4,281,858.35	€ 1,867,639.88

- The Barcelona Municipal Institute of Housing and Renovation (IMHAB) also intervened in renovating private dwellings, over repairs to structural pathologies (24 dwellings) and lift installations (12 dwellings).

7.4 Implementation of the Neighbourhood Plan

Time scale: 2016-2025
Under the responsibility of:
Foment de Ciutat

Initiative D2.6

Neighbourhood plans are another key tool for enabling the redevelopment of the city's most vulnerable environments.

- Ten neighbourhood plans have been drafted since the start of 2016. Housing-related initiatives planned or in the pipeline are as follows:
 - Bon Pastor - Baró de Vivier: Cases Barates eviction support programme (in progress), promoting improvements to dwellings and positive community life among local residents (definition in progress).
 - Trinitat Nova: Promoting improvements to dwellings and positive community life among local residents (definition in progress).
 - Sant Genis dels Agudells i la Teixonera: Support for communities wishing to benefit from grants for and reductions in energy poverty (under study).

- Raval Sud i Gòtic Sud: Studies for creating emergency public housing and exploring other housing-tenure formulas; Study on changes to use of municipal offices in housing; Project for making public housing in Can Seixanta; Support for studies on housing vulnerability; and Renovation grants for high-complexity estates with anti-gentrification clauses. All the projects are currently under study.

New programme for renovating high-complexity estates, within the framework of the Neighbourhood Plan

- El Besòs i el Maresme: Community-organisation and management programme for structural improvements to local resident communities (in progress).
- La Verneda i La Pau: Housing-accessibility renovation and improvement programme (under study).
- Trinitat Vella: Implementation of a renovation programme for high-complexity estates (to be started).
- La Marina: Housing-related community support programmes (under study).
- Zona Nord, made up of the neighbourhoods of Ciutat Meridiana, Torre Baró and Vallbona: Support and mediation in grant-allocation processes for the communities (in progress);

Implementation of a renovation programme aimed at high-complexity estates (in progress); Support for local-resident communities for improving community life (under study); and Creation of a housing office (under study).

- Roquetes: Support in grant-allocation processes for communities; Renovation programme aimed at high-complexity estates; and Projects for taking advantage of community roof terraces: energy efficiency and community activities. All these projects are currently under study.

8. HOUSING-RELATED DISCIPLINARY ACTION

Housing-related disciplinary action has been promoted to ensure the proper use of the residential stock. Such disciplinary action, despite the suspension of part of the legislation behind it, **has managed to facilitate the acquisition of dwellings and promote improvements to estates in poor conditions** of conservation.

An impetus to disciplinary action was given In 2017 when a housing-relation disciplinary-action unit was set up. **All areas**

of jurisdiction were therefore centralised so to enable its application.

This was all made possible thanks to the **the Management's Office for Housing having been transferred** all the powers over opening and conducting proceedings against anomalous uses of housing, such as unoccupied, overcrowded and sub-standard properties with authorised housing use, as well as starting disciplinary proceedings.



Housing-related disciplinary measures

2016

- Start of the implementation of **housing-related disciplinary action.**

2016-2017

- Opening of **514 separate anomalous-use declaration proceedings** for permanently vacant dwellings.



2017

- **Jurisdiction Centralisation Decree** to speed up proceedings.
- **New action protocol** in response to extra judicial eviction cases.



Housing-related disciplinary measures help to ensure the proper use of the residential stock.

8.1 Disciplinary action over substandard and overcrowded housing

*Time scale: Real-time ongoing management
Under the responsibility of: Housing-Related Disciplinary-Action Unit*

Initiatives A3.4 and A3.5

Under Act 18/2007 on the Right to Housing, 'Substandard housing refers to any property used for housing that has no habitability certificate or fails to meet the conditions required for obtaining one.'

'Overcrowded housing is where 'an excessive number of people reside, taking into consideration the housing services and surface area per person established in Catalonia as habitability standards. Household units with family ties are excepted from this, where the overcrowding does not lead to manifest infringements of the conditions required for health and hygiene or cause serious problems relating to the surrounding's community life'.

The difficulty in driving ahead with disciplinary proceedings and anomalous-use proceedings without the Jurisdiction Centralisation Decree coming into force makes the state of conducting proceedings opened between 2016 and 2017 as follows:

- Declarations of **anomalous use for substandard housing** and imposition of coercive fines:
 - Proceedings in progress/under study: 23 (20 Ciutat Vella, 3 Nou Barris). They were ultimately not started.
 - Proceedings started: 6 (Nou Barris). 3 completed without a fine and 3 completed with a fine, in the process of being enforced.

- **Disciplinary proceedings for substandard housing:**
 - Proceedings in progress/under study: 23 (20 Ciutat Vella, 3 Nou Barris). They were ultimately not started.
 - Proceedings started: 11 (6 Nou Barris, 5 Ciutat Vella). Completed without fine.
- Declarations of **anomalous use for overcrowding:**
 - Proceedings in progress/under study: none.
 - Proceedings started: 21. Completed without fine.
- **Disciplinary proceedings for overcrowding:**
 - Proceedings in progress/under study: none.
 - Proceedings started: 14. Completed without fine.

8.2 Penalising empty dwellings

*Time scale: Real-time ongoing management
Under the responsibility of: Housing-Related Disciplinary-Action Unit*

Initiative B1.2

- Disciplinary proceedings were systematised for failures to register vacant bank-owned dwellings with the Register put together for this purpose by the Generalitat regional government of Catalonia. Letters were sent to the Catalan Housing Agency (AHC) regarding 150 dwellings, owned by banks and big property owners, which are

not registered with the register, to notify them of this. The AHC later called on the City Council to bring disciplinary proceedings against banks that did not respond to the notification. Steps began to be taken for commencing 7 separate disciplinary proceedings.

Anomalous-use declaration proceedings for permanently vacant dwellings

	2015	2016	2017
Proceedings started	*	268	246
Proceedings commenced	63	88	15 ¹

* There are no available data, as there was no systematisation or computerisation of the proceedings to enable their comparisons with data from 2016 and 2017.

¹ Ruling number 208 from the High Court of Catalonia (TSJC) of 22/22/2016 implied a reconsideration of the procedure, so that coercive fines are currently not being imposed at the request of the Central Legal Services; and once anomalous-use declaration proceedings have started (and where the defendant fails to present an appeal to a higher court or that appeal is dismissed), the process for commencing disciplinary proceedings then begins.

Disciplinary proceedings for permanently vacant dwellings:²⁵

Proceedings completed	2016-2017
Proceedings completed	1 BBVA: 80% lifted through transfer of property (paid fine) 3 SAREB: proceedings stayed
Proceedings in progress (pending commencement)	8
Proceedings commenced	5*

*Includes the 4 completed proceedings.

- Some 3,162 cases were referred to the Department of Inspection Services between November 2016 and the end of 2017, 38% of which had already been inspected. This extended inspection activity enabled, in part, fines to be imposed for vacant dwellings, whose owners had not started the activation process, though it proved essential for the acquisition of 289 dwellings in 2017.²⁶



Systematisation of fines for vacant bank-owned dwellings

8.3 Protocol in response to evictions

Time scale: Real-time ongoing management
Under the responsibility of: Housing-Related Disciplinary-Action Unit

Initiative B2.1

- A protocol was launched, for the purposes of intervening in response to extra judicial evictions, which improved coordination between all the areas affected (Housing, Social Services, Safety, districts) and documents these situations so they could be reported, where a criminal offence may have been committed. This protocol allowed Barcelona City Council to take part in the criminal proceedings on behalf of the public against the company Deso-Kupa currently in the pre-trial stage of the proceedings. It also attempted to take part in criminal proceedings on behalf of the public in another case, but was unsuccessful.
- At the same time, the operational procedures for the Guàrdia Urbana [city police] was adapted in cases of private evictions from properties, to enable them to bring charges in such situations.
- 2017 saw continued work on attempts to have a new protocol signed with the High Court of Catalonia to facilitate communications to municipal social services at the start of eviction processes that affect vulnerable collectives as well as to prevent evictions through open data. Nevertheless, the results have not been positive so far, seeing as the TSJC has confirmed that the current protocol cannot be improved, and despite its commitment to amend its interpretation, no such change has proved effective to date.

²⁵ Proceedings were held in the districts of Nou Barris, Sant Andreu, Sant Martí and Ciutat Vella.

²⁶ See the acquisition data in point 6.8 (Acquiring buildings and dwellings for social rental housing).

8.4 Disciplinary action over lack of conservation of dwellings

*Time scale: Real-time ongoing management
Under the responsibility of: Housing-Related
Disciplinary-Action Unit*

Initiative D2.2

- 2017 saw several processes started that would lead to the commencement of conservation orders in response to the poor state of entire buildings or dwellings. Nevertheless, these procedures took so long that it was not yet possible to commence proceedings.

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Procedures for issuing conservation orders

	2017
Cases inspected ¹	9
Proceedings started for entire buildings	2
Proceedings started in separate dwellings (Art. 4 Executive Decree 1/2015)	11

¹ Inspections were made on 9 entire buildings found to be vacant and in a poor state of conservation. It was confirmed that they were all owned by private companies.

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ANNEXE 1: SUMMARY OF THE QUANTITATIVE GOALS TO THE BARCELONA RIGHT TO HOUSING PLAN FOR 2016-2025

A / PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

Quantitative Goals	2011-2015	2016-2020	2015	2016	2017	Total for 2016-2017	% Achievement
Financial aid for rent payments and arrears from the Social Rented Housing Fund	€ 4,540,000	€ 12,130,000	€ 1,628,580	€ 1,781,506.59	€ 2,172,393.94	€ 3,953,900.53	332.6 %
Municipal monitoring ratio (usual-residence evictions in the city, in relation to the UCER's municipal monitoring)		0.60 (2020)	0.33	0.58	0.93	0.93 (2017)	155.0 %
Eradication of big settlements (more than 30 residents)		2019		-	-	-	-
Dwellings for homeless people. Housing First		150	50	50 (+15 RAIS Foundation)	50 (+15 RAIS Foundation)	65	43.3 %
Creation of an experimental public programme for renting rooms		2017	-	-	2017 - Achieved	Achieved	100.0 %
Completed shelters		100	25	-	-	-	-
Introduction of e-processing		2018	-	-	-	-	-
Creation of the Housing Website		2016	-	2016 - Achieved	-	Achieved	100.0 %

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B / ENSURING THE PROPER USE OF HOUSING

Quantitative Goals	2011-2015	2016-2020	2015	2016	2017	Total for 2016-2017	% Achievement	
Neighbourhoods with a vacant-housing census		73	-	5 Neighbourhoods	11 Neighbourhoods	17	23.3 %	
Creation of the Barcelona Housing Observatory		2016	-	2016 - Achieved	-	Achieved	100.0 %	
Publication of benchmark average rent prices in the city		2017	-	-	2017 - Achieved	Achieved	100.0 %	
% of building contracts awarded for brand-new housing, according to social-housing type ¹	Social rental housing ²	10 %	50 %	36 %	2 %	83 %	32 %	64.0 %
	Affordable rental housing	34 %	31 %	20 %	35 %	2 %	24 %	77.4 %
	Building lease	21 %	19 %	29 %	60 %	8 %	40 %	210.5 %
	Total rent	44 %	81 %	56 %	37 %	85 %	56 %	69.1 %
	Selling	35 %	-	15 %	2 %	7 %	4 %	-
% of building contracts awarded for reallocating social housing and dwellings from the Rented Housing Bureau, purchases and assignments, according to housing type ¹	Social rental housing ²	84 %	62 %	67 %	80 %	57 %	69 %	110.5 %
	Affordable rental housing	16 %	38 %	32 %	19 %	42 %	31 %	80.3 %
	Building lease	-	-	1 %	1 %	1 %	1 %	-
	Total rent	100 %	100 %	99 %	99 %	99 %	99 %	99.0 %
	Selling	-	0 %	-	0 %	0 %	0 %	100.0 %
Creation of an integrated housing support service		2017	-	-	2017 - Achieved	Achieved	100.0 %	

¹ The data on the contract awards correspond to the contracts signed by the various operators in 2017. Data are not included on dwellings allocated to those affected by urban planning, which may be rented or purchased.

² Dwellings whose users receive rent-payment subsidies (including dwellings with special services for elderly and vulnerable people, but not for young people). These include dwellings handed over as inclusion dwellings by IMHAB.

³ This includes housing for young people. At least 30% will be allocated to people below the age of 35 and 10% to women and single-parent families.

ANNEXE.

C / EXPANDING THE AFFORDABLE HOUSING STOCK

Quantitative Goals	2011-2015	2016-2020	2015	2016	2017	Total for 2016-2017	% Achievement
Officially protected (HPO), special-services and free-market dwellings awarded by City Council under approved planning	6,697	6,000	581	869	2,823	3,692	61.5 %
Officially protected (HPO), special-services and free-market dwellings awarded by City Council in approved plots	6,969	4,000	1,351	34	1,238	1,272	31.8 %
Total LAND available	13,666	10,000	1,932	903	4,061	4,964	49.6 %
HPOs and special-services dwellings completed by IMHAB	968	3,541	150	0³	407 dwellings, 7 promotions⁴	407	11.5 %
Building-lease HPOs completed by social promoters		1,250	-	-	-	-	-
Completed HPOs completed by assigned-for-use cooperatives and urban masoverias.		155	-	-	-	-	-
HPOs and special-services dwellings completed by the Affordable Rent Operator		750	-	-	-	-	-
Constitution of an Affordable Housing Association		2017			2017 - Achieved	Achieved	100.0 %
Acquisition of dwellings	168	900	69	157 dwellings ¹	289 dwellings + 300 in the process of being acquired	446	49.6 %
Private flats incorporated into the affordable rental housing stock BHLL + Habitat3	777	2,050	777	860	1,017	1,017	11.7 %
Rent-payment subsidies ²	61,397	67,500	9,117	9,468	9,685	19,153	28.4 %
Investment in rent subsidies ²	€ 108,750,000	162,000,000	€ 19,972,953	€ 21,362,359.59	€ 24,115,238.00	€ 45,477,598	28.1 %

¹ Data on real acquisitions of dwellings in 2016. Dwellings in the process of being acquired are not included.

² Pending close of municipal call for grant and subsidy applications for 2017.

³ 2016 saw the handing over of keys to 150 dwellings completed in 2015.

⁴ These include dwellings whose keys have been handed over and which were completed in 2018.

D / MAINTAINING, RENOVATING AND IMPROVING THE CURRENT HOUSING STOCK

Quantitative Goals	2011-2015	2016-2020	2015	2016	2017	Total for 2016-2017	% Achievement
Buildings with renovation grants	3,162	3,887	630	790	1,321	2,111	54.3 %
Dwellings benefiting from renovation grants ¹	51,234	46,642	10,100	12,272	18,066	30,338	65.0 %
Total resources mobilised in renovation grants ¹	€ 263,730,000	€ 291,515,000	€ 58,616,649	€ 71,593,748.50	€ 88,001,596.16	€ 159,595,345	54.7 %
Public subsidies in renovation grants (BUILDINGS)¹	€ 851,000,000	€ 116,606,000	€ 27,484,344	€ 25,097,833.37	€ 28,589,423.28	€ 53,687,257	46.0 %
Dwellings benefiting from interior-renovation grants		1,766	-	65	226	291	16.5 %
Total resources mobilised in grants for interior renovations for dwellings		€ 15,894,000	-	€ 411,088	€ 3,298,810	€ 3,709,898	23.3 %
Public subsidies in grants for INTERIOR RENOVATIONS FOR DWELLINGS		€ 15,894,000	-	€ 333,250	€ 2,835,615	€ 3,168,866	19.9 %
TOTAL resources mobilised	€ 263,730,000	€ 336,575,667	58,616,649	€ 72,004,837	€ 91,300,406	€ 163,305,243	48.5 %
TOTAL public investment	€ 85,100,000	€ 150,000,000	27,484,344	€ 25,431,084	€ 31,425,039	€ 56,856,122	37.9 %
Buildings with accessibility grants (included in the sections above) ³		1,275	144	142	196	338	26.5 %
Dwellings with accessibility grants (included in the sections above) ³		15,835	1,892	1,885	2,472	4,357	27.5 %
Public subsidies for accessibility (includes in the sections above)⁴		€ 45,000,000	€ 4,912,143	€ 848,124	€ 11,051,766	€ 11,899,890	26.4 %
Buildings included in renovation agreements		365		15	20	35	9.6 %
Dwellings included in renovation agreements		4,375		507	826	1,333	30.5 %
Total resources mobilised in renovation grants ²		€ 29,166,667		€ 997,793	€ 13,002,077	€ 13,999,870	48.0 %
Public investment in housing included in agreements (COMMUNITIES)²		€ 17,500,000		€ 848,124	€ 11,051,766	€ 11,899,890	68.0 %

¹ Grants for interior renovations for interiors are not included.

² Only data on Canyelles are available.

³ These correspond to buildings where lifts have been installed.

⁴ These correspond to all the subsidies allocated to accessibility improvements, whether for lift installations or the removal of architectural barriers in local-resident communities.

ANNEXE 2: INITIATIVES PROVIDED FOR UNDER THE BARCELONA RIGHT TO HOUSING PLAN FOR 2016-2025

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Housing

A / PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

A1. Preventing residential exclusion

- A1.1 Social aid relating to accommodation, provided by Social Services A1.2 Strengthening the role of the Housing Offices
- A1.3 Energy poverty help and Information
- A1.4 Measures relating to the ageing population
- A1.5 Measures for receiving refugees

A2. Assisting people in the process of losing their home

- A2.1 Mediation service for people having difficulties paying their rent or mortgage
- A2.2 Eviction follow-up and support mechanisms
- A2.3 Fines for large-property owners that do not offer social rental housing

A3. Helping people who cannot get access to decent housing

- A3.1 Addressing the housing situation in settlements
- A3.2 Attending to homeless people
- A3.3 Intervening against squatting
- A3.4 Action against substandard housing
- A3.5 Action against overcrowded housing
- A3.6 Extending home-sharing programmes
- A3.7 Increasing the availability of shelters

B / ENSURING THE PROPER USE OF HOUSING

B1. Putting empty dwellings on the rental housing market

- B1.1 Carrying out censuses of vacant dwellings
- B1.2 Fines for vacant dwellings

B2. Maintaining the residential uses and residents

- B2.1 Detecting and penalising cases of property mobbing

- B2.2 Amending planning regulations to prevent residential use being replaced by other uses

- B2.3 Incorporating the plans' proposals on tourist uses

- B2.4 Measures for monitoring and controlling free-market rent prices

B3. Improving knowledge and management

of the public housing stock

- B3.1 Inspecting, regularising and penalising improper uses of the public rental housing stock
- B3.2 Redefining the Barcelona Register of Officially Protected Housing Applicants (RSHPOB)
- B3.3 Awarding public housing to the various collectives of applicants
- B3.4 Extending the scope of the Social Emergencies Board
- B3.5 Providing the Committee for Accessing Inclusive Public Housing with dwellings
- B3.6 Co-responsibility for social housing fund tenants
- B3.7 Expanding the initiatives of the Public Housing Protection, Intervention and Mediation Service
- B3.8 Implementing a tool for managing the demand for affordable housing

C / EXPANDING THE AFFORDABLE HOUSING STOCK

C1. Increasing the current stock of public housing

- C1.1 Generating new land sites for housing that is officially protected and with special services
- C1.2 Implementing new officially protected housing models
- C1.3 Promoting new housing that is officially protected and with special services
- C1.4 Purchasing housing and buildings for allocation to public rental housing

- C1.5 Creating housing that is officially protected and with special services on consolidated urban land

C2. Extending and improving rent subsidies

- C2.1 Subsidies for rent payments for housing maintenance
- C2.2 Support for accessing rental housing

C3. Putting private housing on the affordable rental housing market

- C3.1 Registering empty land sites and promoting affordable housing on vacant sites
- C3.2 Acquisition of private housing for affordable rental housing
- C3.3 Generating affordable housing through renovation
- C3.4 Agreements with banks for handing over housing

C4. Boosting the social market

- C4.1 Promoting the assigned-for-use cooperative model: cohousing
- C4.2 Promoting *urban masoverias*
- C4.3 Setting up an Affordable Housing Association to produce and manage housing
- C4.4 Social entity promotions of affordable rental housing

D / MAINTAINING, RENOVATING AND IMPROVING THE CURRENT HOUSING STOCK

D1. Increasing our knowledge of the state of the private housing stock

- D1.1 Systematising information on the state of the housing stock
- D1.2 Map of housing conditions
- D1.3 Identifying substandard housing in medium- and high-income areas
- D1.4 Virtual *open data* space on the state of the housing stock (OBRA)
- D1.5 Assessing and monitoring renovations carried out with public funding

D2. Establishing a renovation policy with a more social focus

- D2.1 Promoting the culture of housing maintenance and renovation
- D2.2 Disciplinary action over lack of conservation of dwellings
- D2.3 Renovation grants
- D2.4 Establishing active renovation mechanisms
- D2.5 Renovating housing estates
- D2.6 Neighbourhood Plan
- D2.7 Intervening in areas with urban-planning changes to land uses and classifications
- D2.8 Improving housing accessibility

D3. Improving the intervention capacity of the renovation policy

- D3.1 Implementing new mechanisms for providing funding for renovations
- D3.2 Creating decent employment through renovations

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