

PROGRESS
REPORT FOR 2022.
**BARCELONA RIGHT
TO HOUSING PLAN**
2016-2025



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01 INTRODUCTION

Guaranteeing the right to housing requires ambitious, consistent public policies. The construction and long-term management of a public, social stock of affordable housing goes beyond terms of office and can only be sustainable if it becomes a city policy with other public authorities taking part and in collaboration with the third sector and the private sector.

The Barcelona Right to Housing Plan 2016-2025 (PDHB) lays the foundations for developing a comprehensive housing strategy with a view to building a new social agreement on housing that guarantees its value as an asset for use over its financial and investment value. The Plan therefore constitutes a shift of paradigm compared to previous housing policies, guaranteeing public ownership of municipal land and assets while promoting permanent affordability of dwellings.

Housing-emergency assistance and loss-of-housing prevention represent the first cog in a machine designed to make it easier for all citizens to access housing and keep their homes. Given the context of scarce public residential resources, the result of decades of speculative housing policies and the privatisation of public resources allocated to social housing, housing maintenance is the key to ensuring economic, social and emotional stability for people in vulnerable situations.

Renovation of the current housing stock and proper use of housing are also initiatives aimed at guaranteeing the rights of residents and residents' associations regarding failures in building maintenance or conservation, property mobbing and violation of rights by owners, and fraudulent use of housing. Municipal action in these areas is essential, bearing in mind that 98% of the city's population live in private housing.

Expanding the affordable and social housing stock represents a future commitment to the city's future and to meeting the current housing needs of a significant portion of its residents. Various projects involving public-housing developments, public-private and public-community collaboration, and private-housing acquisition and mobilisation are being implemented under the PDHB, with the aim of maximising the capacity to generate new housing of the ecosystem of public authorities and social and private entities that intervene in the sphere of affordable housing in Barcelona. Barcelona is on its way to doubling its affordable housing stock within the lifetime of the Barcelona Right to Housing Plan (PDHB), with its public housing stock having grown by 5,008 dwellings between 2016 and 2022, of which 4,205 came from Barcelona City Council.

This **Progress Report for 2022** offers a panoramic view of the targets achieved and the actions carried out over the course of this year, now that we have passed the halfway mark for the implementation of the Barcelona Right to Housing Plan 2016-2025.



02 RIGHT TO INFORMATION AND ACCESS TO DATA

Knowledge is key to the implementation of policies. **We need to have objective and reliable data at hand to break the monopoly on information linked to the housing market and the effects of the policies that private players have had in our country.** Such data ought to enable us to analyse long periods of time, make comparisons and have detailed information at hand for adapting policies to a fast-changing reality.

The Barcelona Metropolitan Housing Observatory (O-HB) was created in 2016. It was launched by Barcelona City Council and the Barcelona Metropolitan Area, and includes Barcelona Provincial Council and the Catalan government. The OH-B is providing a database on the metropolitan area that is available to not only all the public authorities involved but the general public as well.

The Barcelona Chair in Housing Studies was created in 2021 to bring together academic talent from several disciplines relating to the problem of housing access, such as law, economics and architecture, and to promote teaching and research in public-housing and renovation policies that meet the main challenges of today and the future. This is a multidisciplinary, inter-university chair with an international calling created under an agreement between the government of Catalonia, the Spanish government and four state universities: the Universitat de Barcelona (UB), the Universitat Autònoma de Barcelona (UAB), the Universitat Politècnica de Barcelona (UPF) and the Universitat Pompeu Fabra (UPF).



INFORMATION, DATA AND INTERNATIONAL RELATIONS

2016

- Creation of the Barcelona Metropolitan Housing Observatory (OH-B), promoted by Barcelona City Council and the Metropolitan Housing Area.
- Study for detecting areas of vulnerability: the Neighbourhood Plan's starting point.

2017

- Establishment of a benchmark rental price index.
- Preparation of the city's inclusive housing census.
- First report: Housing in the Barcelona metropolis, a system of indicators, OH-B.
- Selection of Barcelona, together with Vienna, to preside over the Eurocities Network's Housing Working Group on technical exchange, monitoring and incidents.

2019

- Completion of the vacant dwelling census.
- First edition of the Barcelona Housing and Renovation Forum (FHAR).

2019-2020

- Development of the Temporary Study Commission on Rental Price Regulation in Barcelona.

2021

- Creation of the Barcelona Chair in Housing Studies.
- Second edition of the Barcelona Housing and Renovation Forum (FHAR).
- Collaboration with the press and third sector for promoting specialist reports, including: Benefits and guarantees for owners from the Social Rental Housing Pool; agreements for promoting affordable housing with foundations and limited-profit organisations; launch of a joint venture company between the City Council and the BMA for promoting an affordable housing operator (Metròpolis Habitatge).
- Creation of a simulator by the OH-B to provide knowledge on the needs and advantages of energy renovations. <https://www.cmh.cat/web/cmh/ajuts/simulador-energetic>.
- Re-election of Barcelona together with Vienna to co-preside over the Eurocities Housing Working Group.

2022

- Third edition of the Barcelona Housing and Renovation Forum (FHAR).
- Start of activity of the Barcelona Chair in Housing Studies (CBEH). Outstanding organisation of the ENHR (European Network for Housing Research) Congress in Barcelona.
- Support for the organisation of the first Cooperative Forum on Assigned-Use Housing: The cooperative channel for right to housing, which was held on 25 and 27 November and included the signing of the Barcelona Declaration for a public and community promotion of assigned-use housing.
- Participation in the International Social Housing Festival held in Helsinki, not just for the notable presence of our delegation but also for taking charge of the organisation of this international festival in 2023 in Barcelona.
- Start of the European project, "Network of Cities for Collaborative Housing" 2022-2024, for launching municipal co-housing programmes in the EU.

BARCELONA METROPOLITAN HOUSING OBSERVATORY (OH-B)

The OH-B provides the various public authorities with support by issuing specific reports that provide a picture of the reality of the city and help in the design of policies. Besides maintaining the data viewer for the entire BMA, it held the following lab sessions throughout 2022:

- Structure and concentration of housing ownership. The entire rental stock and segment. 2021.
- Structure and concentration of the rental stock within Barcelona province. 2021.
- Rental housing supply and demand (quarterly reports).
- Renovation strategies and potential. Physical and potential state of improvement of Barcelona's housing stock.
- Impact of Act 11/2020 on the rental market in Barcelona province.
- Comparative study of rental regulation in Berlin and Paris (2022 updated version).
- The impact of Act 11/2020 on four aspects of the rental market in Barcelona province. Analysis of contracts signed or terminated during the 2019-2021 period.

BARCELONA CHAIR IN HOUSING STUDIES (CBEH)

An agreement for the creation and functioning of the Barcelona Chair in Housing Studies was signed in November 2021 between the Catalan government, Barcelona City Council, the Universitat Politècnica de Catalunya, the Universitat Pompeu Fabra, the Universitat de Barcelona and the Universitat Autònoma de Barcelona.

This Chair was intended to be an inter-disciplinary research laboratory in housing and, to that end, it would carry out training, research, advisory and outreach activities. In other words, it would produce a variety of things such as reports, academic and press articles, notes and assessments in organising talks, competitions, seminars, conferences, exhibitions, workshops, training and public dissemination of its activity. The Catalan government and the City Council would then use the results of these activities to improve their housing and renovation policies. The agreement would be for four years and Barcelona City Council would have to monitor and supervise this new institution.

Notable activities in 2022 included:

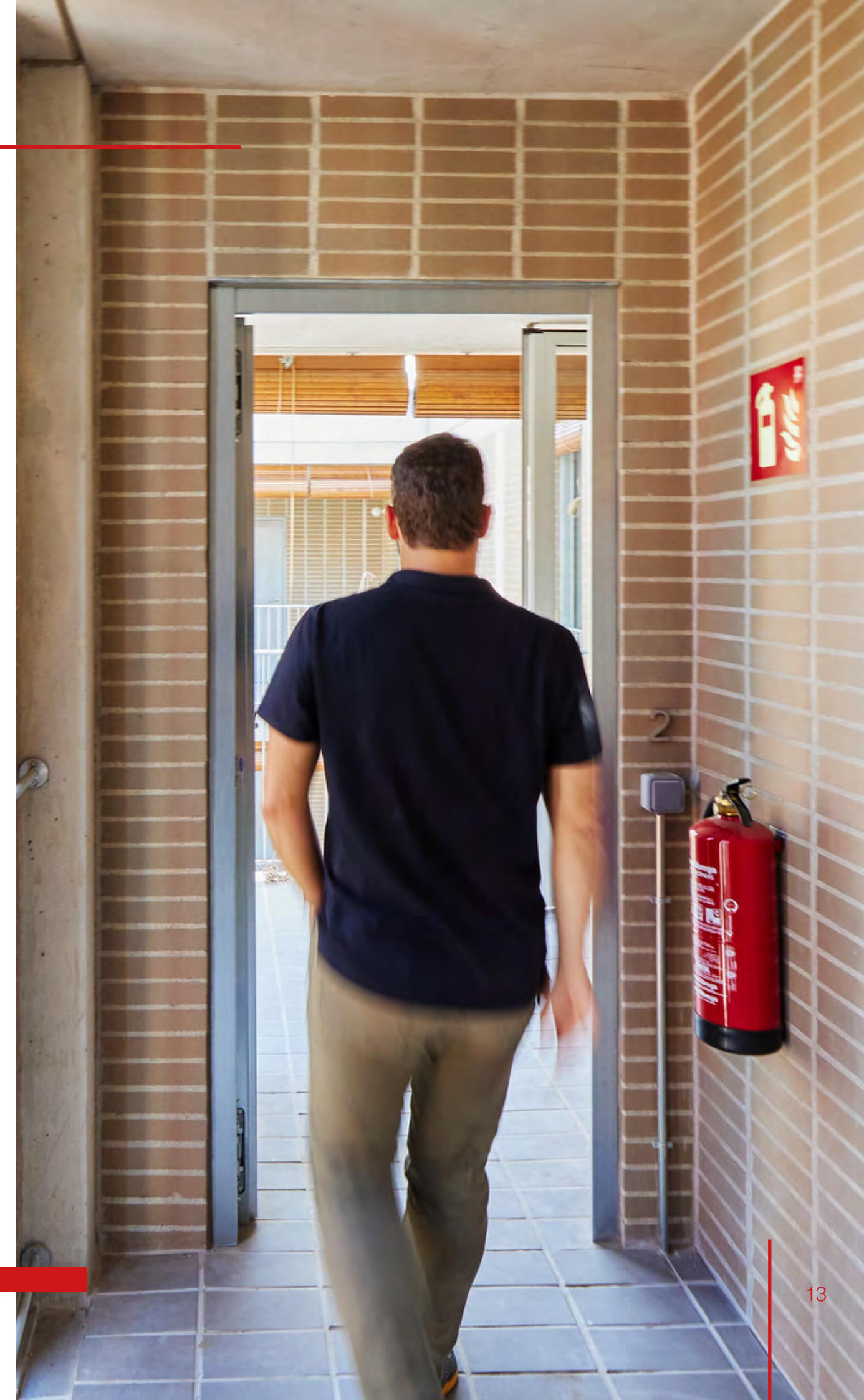
- Presentations from the Chair to each of the universities making it up.
- Series of meetings on the right to housing, held jointly with the Universidad Carlos III de Madrid's Instituto Pascual Madoz del Territorio, Urbanismo y Medio Ambiente [Institute of Territory, Urban Planning and Environment].
- Publications relating to the right to housing and its situation in Barcelona by the co-directors of the Barcelona Chair of Housing Studies, as well as by members of that same Chair's researcher network.



INTERNATIONAL RELATIONS

The following issues were worked on throughout 2022:

- Coordination of the organisation of the fourth edition of the International Social Housing Festival (ISHF) in Barcelona, from 7 to 9 June.
- Creation of a housing micro-network under the umbrella of the Ibero-American Centre for Strategic Urban Development (CIDEU), which enabled the holding of online thematic sessions and a joint publication with representatives from Antakya, Bogotá, Buenos Aires, Lima, Montevideo, Tijuana and Santiago de Chile taking part.
- Coordination of the NETCO European exchange and promotion project between European cities in policies for supporting the collaborative housing model and of the Eurocities housing working group, which is co-coordinated by Barcelona.
- Formulation of the “Net Zero Carbon” (NZC) pilot project between seven Spanish cities, in the framework of the mission of a 100 carbon-neutral cities by 2030. The pilot project in Barcelona would focus on the creation of a public-private instrument for purchasing and renovating permanently affordable housing.
- Incorporation of the ESAL Agreement’s signatories into a Europe-based Community Land Trust Network (ECLTN) and start of work in the local arena for advancing towards the adoption of the model.
- Development of Mariana Mazzucato’s mission theory in the context of Barcelona’s housing strategy, in collaboration with teams from the UCL Institute for Innovation and Public Purpose and LSE Cities.
- Development of materials for the preparation of Barcelona City Council’s Comprehensive Territorial Strategy for accessing ERDF funds.
- Preparing entries for the AVS Awards, World Habitat Awards and European Responsible Housing Awards.
- Reception of international delegations in Barcelona. Organisation of exchange and work sessions and study visits.
- Coordination with the international work group in the Spanish Association of Social Housing Managers.



TRANSPARENCY, ACCESSIBILITY AND PARTICIPATION

2016

- Creation of the habitatge.barcelona website portal.
- Internationalisation of housing office staff.
- Incorporation of a woman management expert in every office and of four new women legal experts.
- Campaigns:
 - “L’habitatge, un dret com una casa” [Housing, a right as a house]
 - “Tu tens la clau” [The key is in your hands]

2017

- Expansion of housing office teams.
- New Housing Office in Ciutat Vella and expansion of the Sant Andreu Office.
- Campaigns:
 - “Perquè no et tallin la llum, l’aigua o el gas, posem tota l’energia” [We’re putting all our energy into keeping your electricity, water or gas open]
 - “Quan rehabilites l’habitatge, millores la teva vida” [You improve your life when you renovate your home]

2018

- New satellite office in Zona Nord (Ciutat Meridiana).
- Campaigns:
 - “Tu tens la clau per fer de Barcelona una ciutat més justa” [The key’s in your hands for making Barcelona a fairer city]
 - “Si rehabilitem l’habitatge, guanyem qualitat de vida” [Renovating our home improves our quality of life]

2019-2020

- Improved habitatge.barcelona website for adapting to the Covid-19 pandemic’s restrictions.
- Creation of the “Habitatge et truca” [Housing calls you] service.

2021

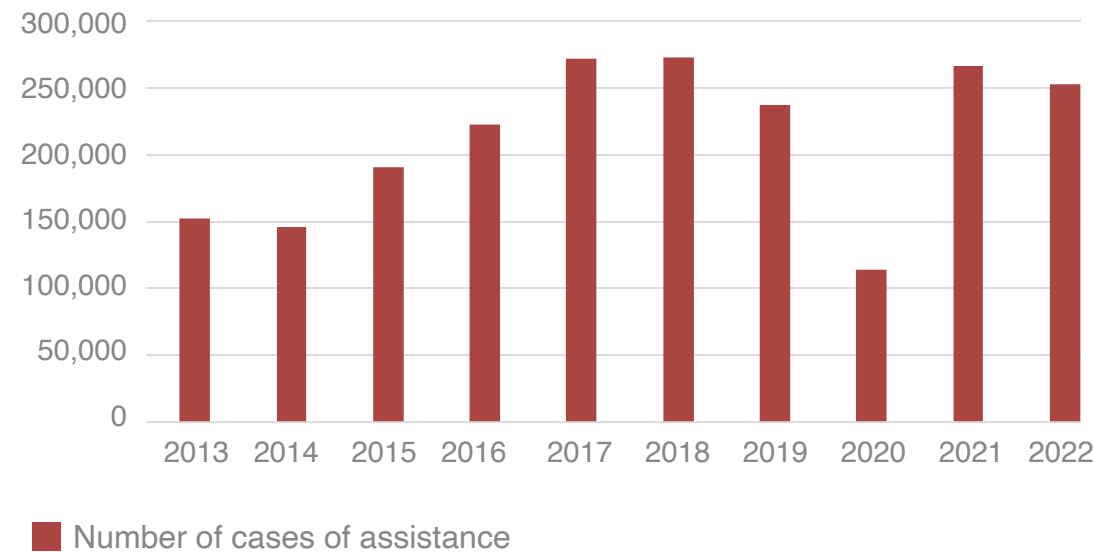
- Expansion of the services offered by the North Zone Housing Office, with assistance from the Eviction Prevention and Mediation Service (SIPHO).
- New Sant Martí Housing Office, with more space.

2022

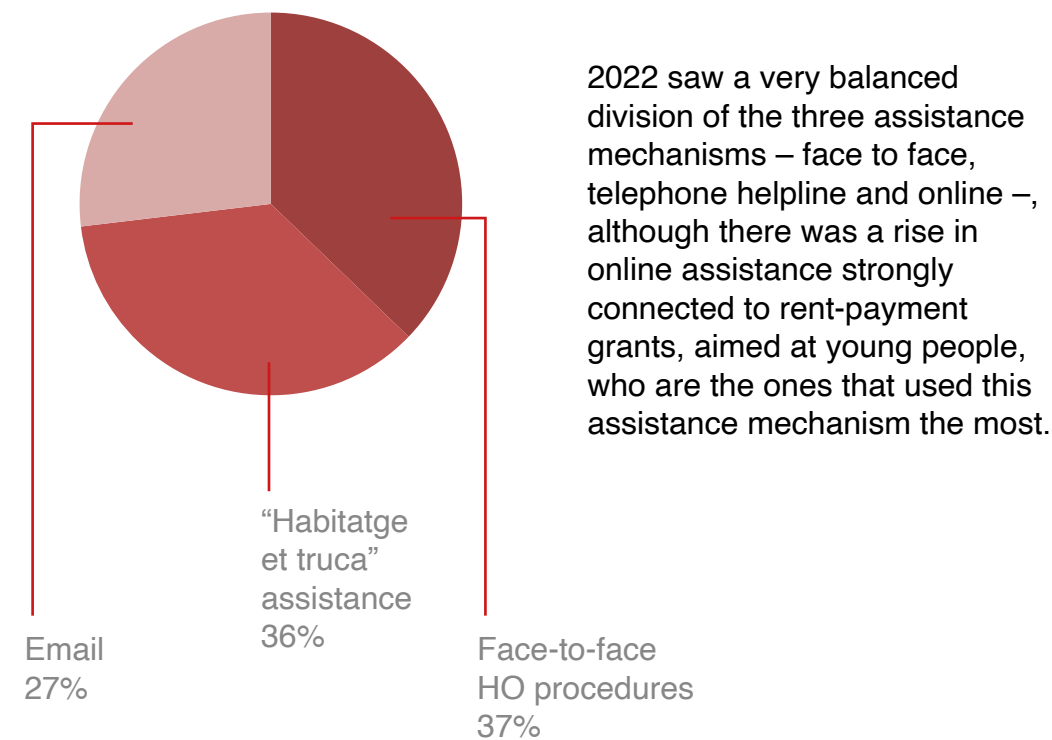
- Consolidation of the threefold-assistance model: telephone helpline, online and face to face, for adapting to the needs of the individuals attended to. Consolidation of the specialist telephone helpline service, “Habitatge et truca” [Housing calls you], which assisted 87,000 people in 2022 and increased its online assistance, up to 79,662 cases of assistance, and enabled assistance through a large amount of rental aid for young people.
- Opening of the Barcelona Renovation Office for promoting renovation programmes, especially in Next Generation funds. A specialist office for enabling coordination of the various public and private players involved in renovation processes. Tasked with facilitating access to financial aid for renovations, as well as advice on interventions to carry out and the steps to follow.

Assistance from housing offices and the “Habitatge et truca” [Housing calls you] service

2022 saw the number of cases of assistance back to pre-pandemic figures: 252,487.



Diversification of assistance mechanisms



BARCELONA INCLUSIVE HOUSING NETWORK (XHIB)

Created on the initiative of the Citizen Agreement, this network is made up of some 50 of the city’s organisations and run jointly by the Municipal Institute for Social Services (IMSS) and the Barcelona Municipal Institute of Housing and Renovation (IMHAB) for the purposes of coordinating implementations of joint initiatives between the specific third sector and Barcelona City Council. Notable initiatives include:

- The creation of an inclusive city housing census.
- The creation of a working group on solutions needed for users of these dwellings who no longer require support.
- The creation of a working group on regulations having repercussions on this sector.

METROPOLITAN RESIDENTIAL EXCLUSION NETWORK (XMIR)

This network aims to offer a space for exchanges between professionals and housing organisations from the entire metropolitan region. Created on the initiative of the Citizen Agreement, this is the first experience within that framework to go beyond Barcelona’s city limits, engage in inter-municipal dialogue and thereby implement medium- and long-term joint initiatives for tackling the metropolitan region’s common needs.



BARCELONA SOCIAL HOUSING COUNCIL (CHSB)

This is the Barcelona Social Housing Council's advisory and participatory body for the city's housing policy, its aim being to act as an instrument for generating opinions, proposals, developments and analyses.

2022 saw 203 individuals take part in the various working groups and meetings organised by the Council and the creation of four new working groups (WG):

- **Specific collectives:** the aim behind this group was to analyse the processes for the various specific collectives' allocations under the Right to Housing Plan and assess any possible changes or adjustments to be introduced. It met up twice and the main issues dealt with were, on the one hand, identifying collectives with reserved allocations and the current criteria for allocations and, on the other hand, finding out in depth about homes with services for senior citizens and the procedure for allocations.
- **WG Right to Housing Decalogue:** the goal was to share and discuss the broad outlines that housing policies need to promote in the city and the contributions of organisations to the legislative debate in the realm of Catalonia and the Spanish State. It met up once and the main issues tackled were the new features of the new SIPHO contract, the emergency accommodation services and the advances of the Spanish State's Housing Act.
- **WG International Social Housing Festival:** the goal was to promote and coordination the organisations' participation in events held around the International Social Housing Festival (ISHF) taking place for Barcelona in June 2023. It met up three times and the main issues dealt with were finding out about the ISHF, sharing the organisation and programme for Barcelona, and identifying and coordinating activities at the ISHF run by the Council's organisations.
- **WG Sectoral Territorial Housing Plan:** the goal was to gather and monitor contributions from the City Council and participating organisations regarding the document initially approved by the PTSHC and the document that may result from it. It met up twice and the main issues tackled were the PTSHC's presentation and the arguments and contributions made by organisations both within and separate from the City Council.

As for this Council's other working groups that year, the following were operational: WG Renovation, WG Sustainable Industrial Housing Production and WG Cooperative Housing Board. On the other hand, three permanent committees and a full council meeting.

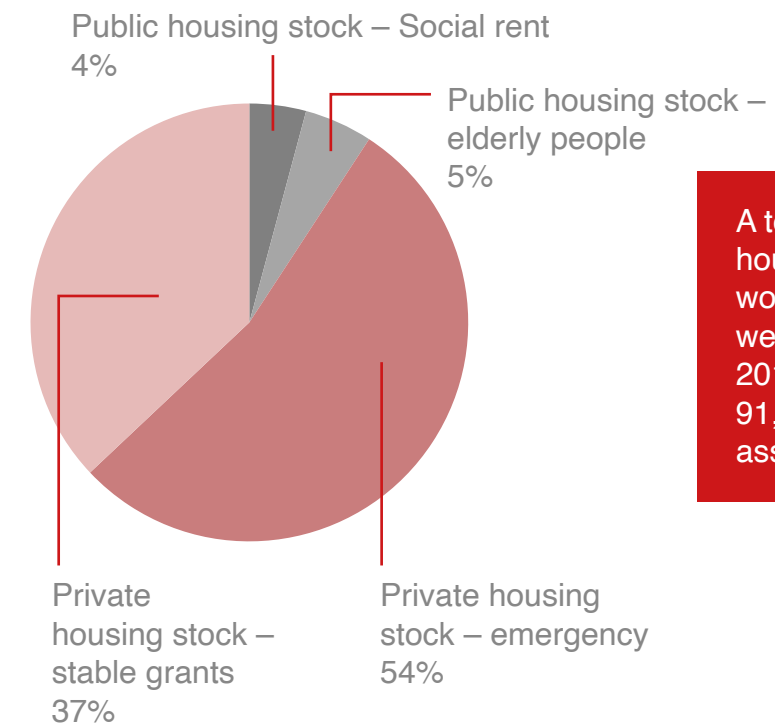


03 LOSS OF HOUSING PREVENTION AND ASSISTANCE

Prevention is the key to avoiding emergency situations connected to loss of housing. To ensure this, the Housing Eviction Prevention and Mediation Service (SIPHO) team was beefed up, from 16 to 43 people, and a specific legal team of 5 people integrated and a further 20 people allocated to its direct street assistance. The new team helped to improve preventive actions and direct support for finding alternatives for preventing the loss of housing.

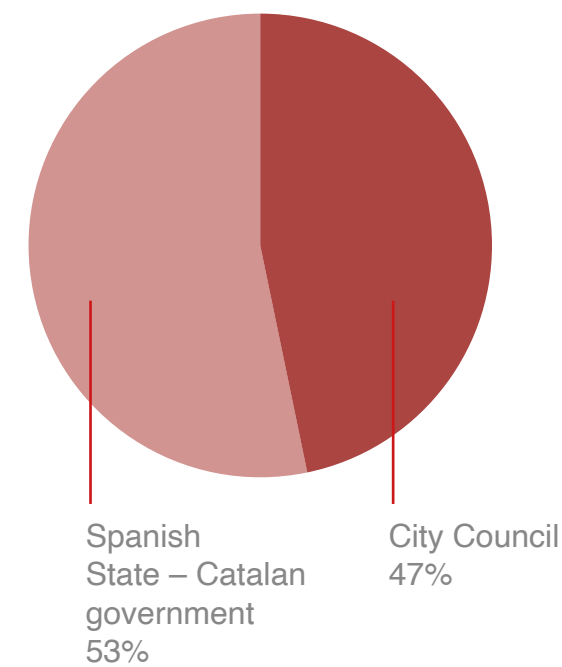
At the same time, it mediated and provided housing grants, so agreements could be reached to enable people to keep their homes, and work was continued to offer solutions, such as the emergencies board, in the event of a loss of housing.

Types of rent-payment grants offered in Barcelona, 2016–2022



A total of 188,473 housing-payment grants worth €316.26 million were awarded between 2016 and 2022. Some 91,500 people received assistance in 2022.

Distribution of housing-payment grants between administrations, 2016–2022.



Barcelona City Council provided 47% of the rent-payment grants, for both public and private housing stock, between 2016 and 2022. Spanish State and Catalan government grants rose by 70% in 2022 as a result of grants to young people.

RENT-PAYMENT GRANTS

2015

- Creation of a municipal housing-payment grant.

2020

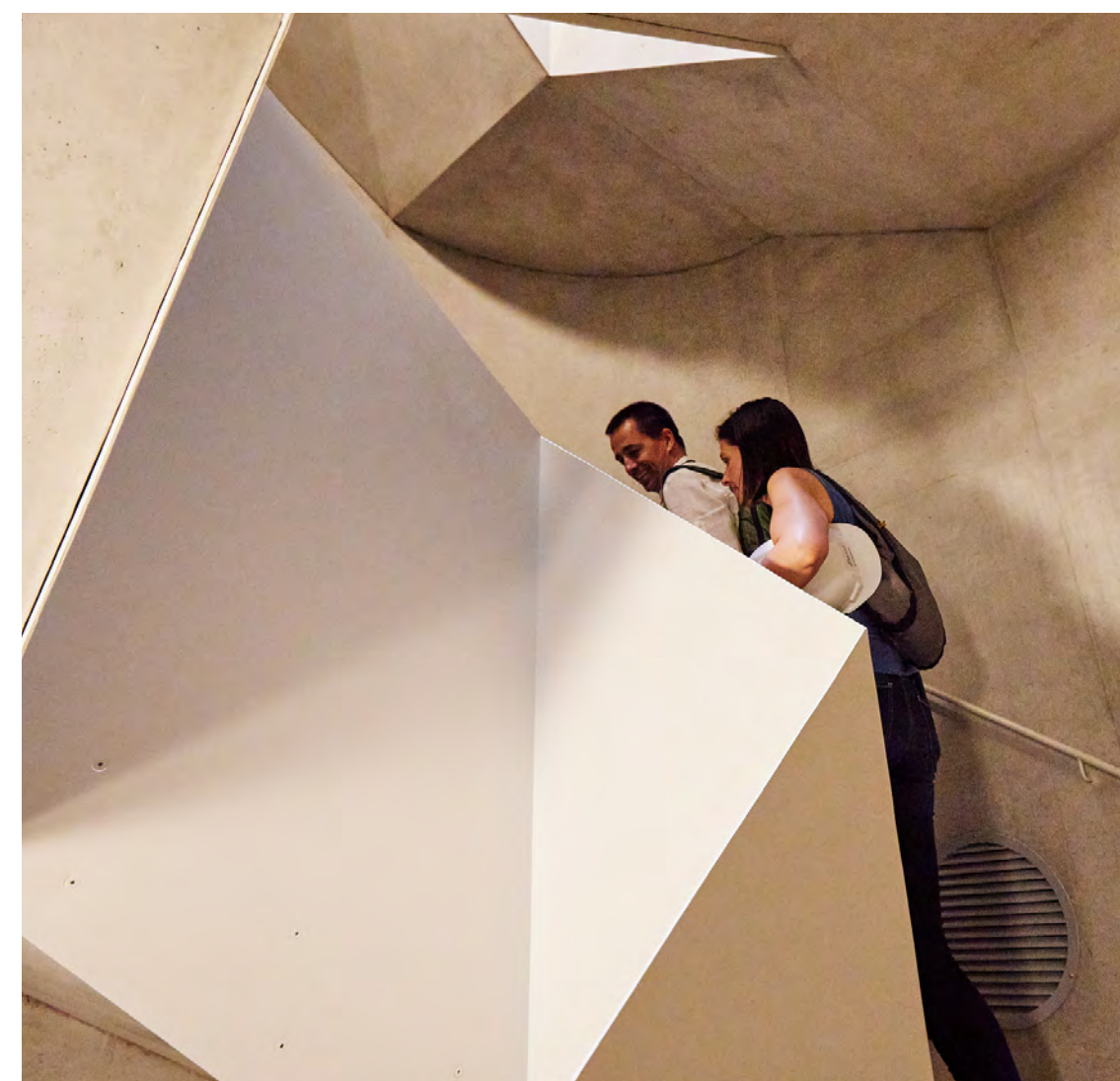
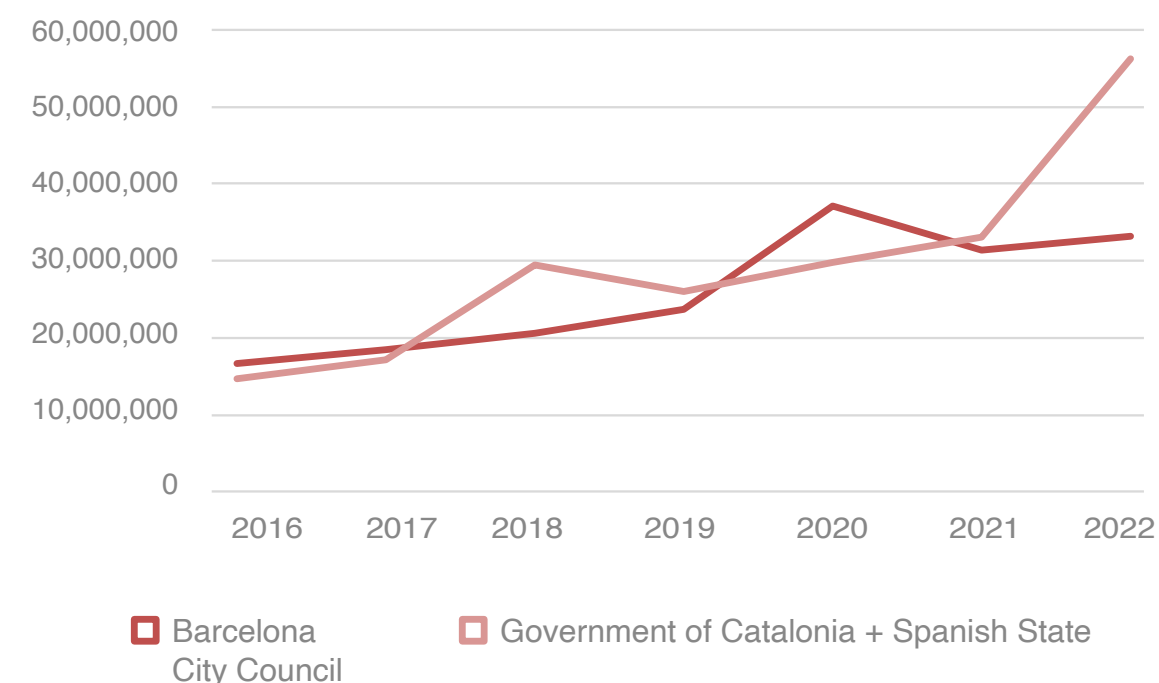
Covid-19 measures

- Automatic moratorium on public-housing rent payments.
- Revision of rental charges for dwellings from the public-housing stock and for dwellings included in the assigned-use housing stock (Habitat3 programme).
- Launch of the new specific rent-payment grant by the AHC.
- Strong increase in emergency grants awarded by the basic social services (IMSS), up to €24.73 million.

2022

- Spanish State's creation of Young Rental Vouchers and YOUNG PEOPLE rent-payment grants, which provided 4,708 young people with grants, totalling €18.54 million.
- Rent-payment grants for both public and private housing helped 91,500 people keep their homes.
- The number of emergency housing-payment grants was maintained, while allocated funds rose by 24% to reach €22.1 million.

Development of housing grants by authority, 2016–2022



EXISTING GRANTS FOR MAINTAINING HOMES

Rent-payment grants for private housing

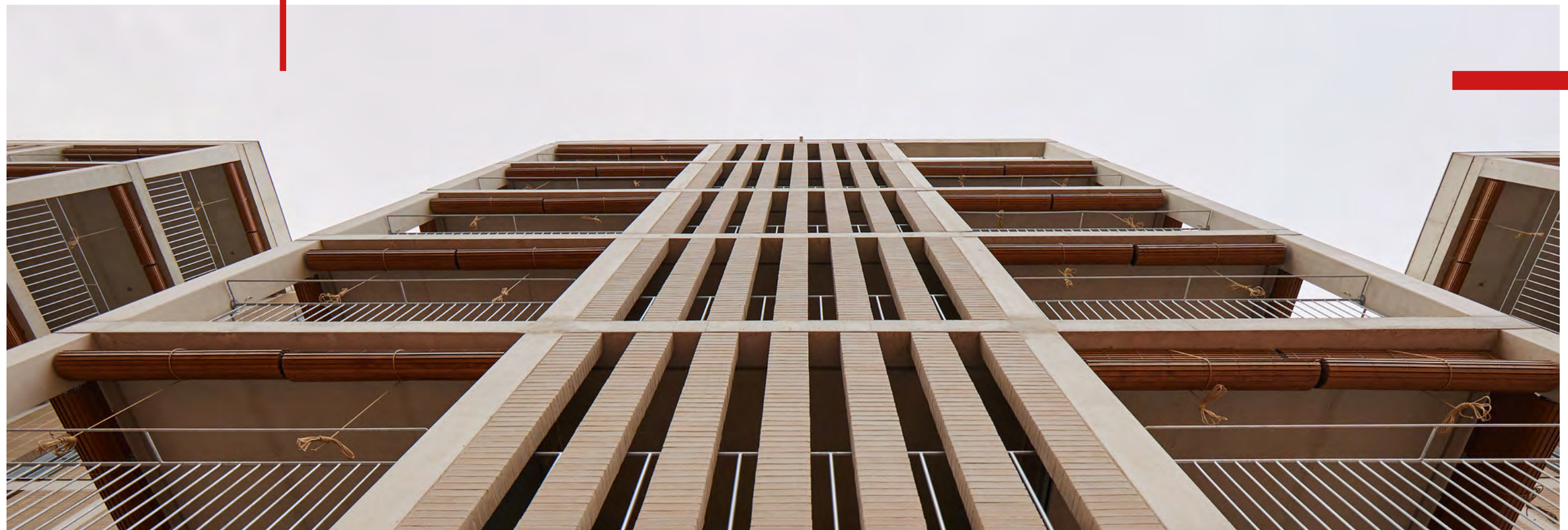
Rent-payment grants for private housing represented 91.5% of all grants awarded in the city. In 2022, they enabled 33,672 households to keep their homes. The total cost was €63.88 million. They were offered by housing offices and basic social services.

- **Stable rent-payment grants for private housing (59%).** These were offered by the City Council, the Catalan government and the Spanish government and managed in Housing Offices. **2022 saw 13,509 grants awarded, costing €41.12 million**, up by 50% on 2021, when they had already undergone a significant increase. The increase was linked to young people's rent-payment grants.
- **Emergency-accommodation grants (33%).** These were offered by municipal social services. They basically included grants for paying rent, shared rent and pension accommodation. **2022 saw grants kept very high enabling 20,163 households to keep their homes (€22.75 million).**

Rent-payment grants for public housing

- These grants represented 8.5% of the total housing grants awarded in the city in 2022. They enabled lower-income households living in public housing and who had been behind in their social rent to meet their payments. Thanks to these grants, the **average municipal rent price came to €251 a month.**
- **General grants for public housing – Social rent fund (3.3%).** These enabled lower-income households to meet their public-housing rent payments. They were offered by Barcelona City Council and the Catalan government. **2022 saw 1,503 grants awarded, totalling €2.32 million.**
- **Grants for dwellings with services for elderly people (5.2%).** These provided payments for dwellings with services for the elderly. **They were offered by the City Council only.** 2022 saw grants awarded to 1,433 households.

In 2022, rent payment grants helped some 91,500 people, whether living in public or private housing, keep their homes.



EMERGENCY PREVENTION AND ASSISTANCE FOR VULNERABLE GROUPS

2015

- Creation of the de Eviction Prevention and Mediation Service (SIPHO) with a threefold goal: to act against evictions, to deal with squatting situations and to establish a housing discipline system.

2016

- Emergencies Board's New Regulations.
- Creation of the Nausica programme for welcoming in refugees.
- Start of installation of Energy Advice Points.

2017

- Adjustments to the social-housing allocation system, to give priority to households from other types of residential resources and offer them greater stability.
- European support for the B-Mincome municipal social inclusion programme.
- Completion of the installation of ten Energy Advice Points.

2020

- Municipal promotion for activating the moratorium on evictions following the outbreak of the Covid-19 pandemic.
- Activation of the AHC's "Reallotgem" programme.

2022

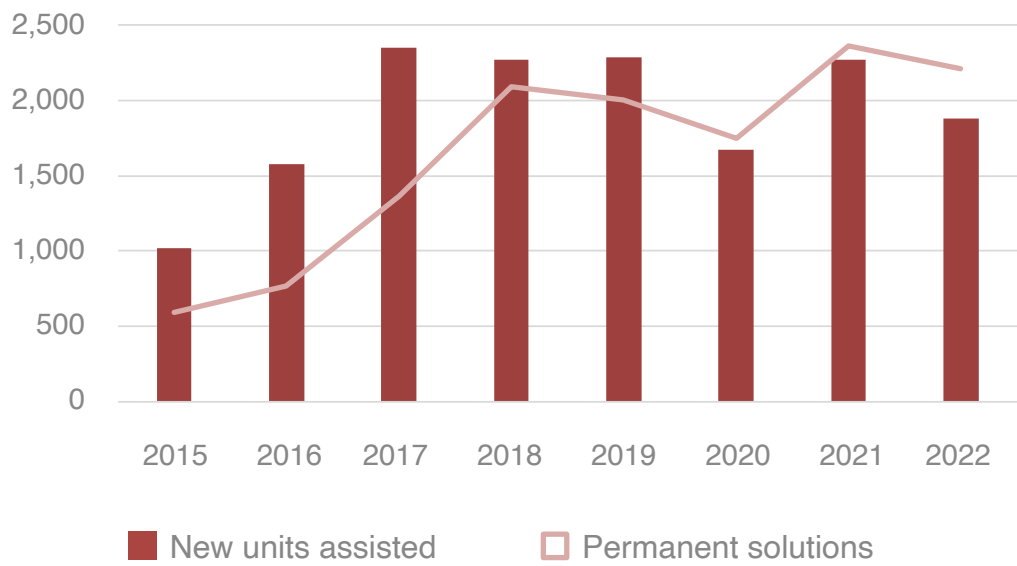
- The Housing Eviction Prevention and Mediation Service (SIPHO) team was beefed up, from 16 to 43 people, and a specific legal team of 5 people integrated into and a further 20 people allocated to its direct street assistance. The new team helped to improve not just preventive actions, through unique, direct dialogue with courts to find out as early as possible any situations of people at risk of losing their home, but also intensive, direct support of households to find alternatives for preventing the loss of their housing.
- The Eviction Prevention and Mediation Service (SIPHO) helped 2,213 households find a permanent solution for preventing the loss of their housing.
- The board provided housing for 258 people: 234 of whom received a dwelling and 24 a tourist-use flat while waiting for a permanent dwelling.

PROMOTION OF MEDIATION

Carrying out support and mediation work, complementary to housing-payment grant awards, to protect vulnerable groups from losing their homes. Several legal-advice and mediation services were offered in Barcelona.

- **Legal advice service at Housing Offices.** Providing legal advice on rent, mortgages and property owners’ associations.
2022 saw 6,027 cases receiving legal advice.
- **Eviction-support service (SIPHO).** Acting in response to situations of risk of loss of housing, to prevent evictions or find alternative housing.
2022 saw 1,881 new households receive assistance, and 2,213 permanent solutions reached (including not just new households but previously assisted households yet to find a solution).

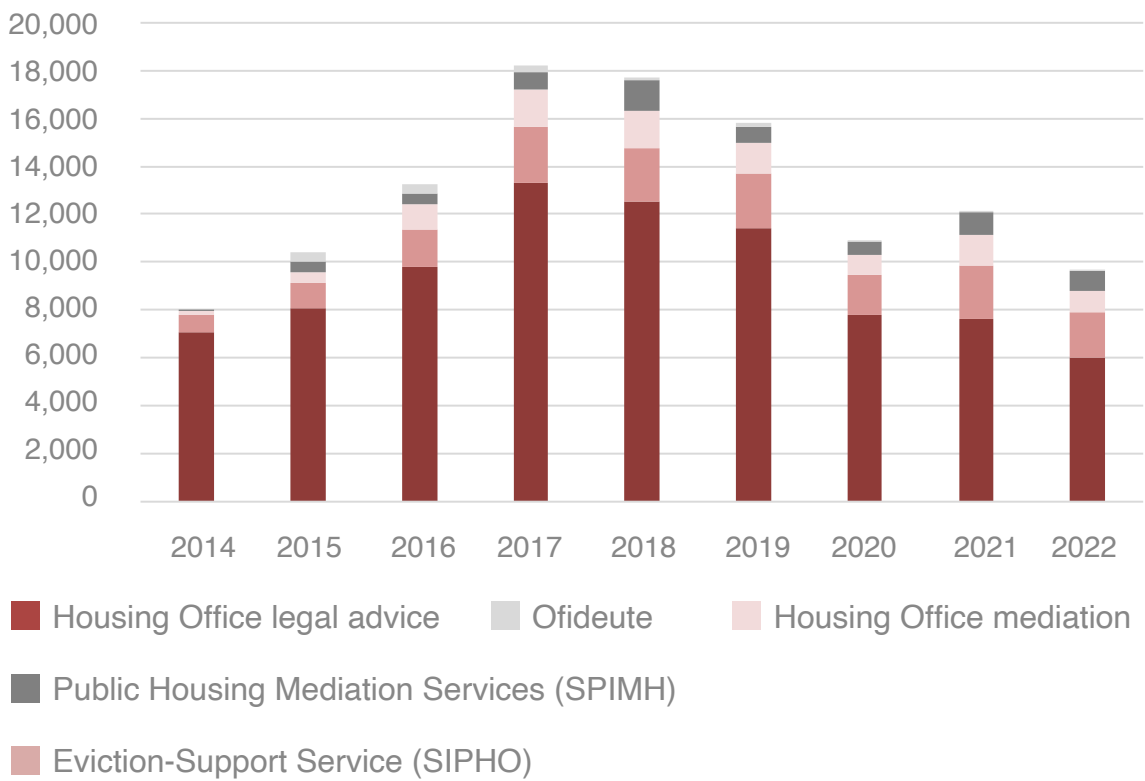
Eviction Prevention and Mediation Service (SIPHO) cases of assistance, 2015–2022



2022 saw the Eviction Prevention and Mediation Service (SIPHO) assisting 2,213 households, covering some 5,500 people.

- **Mediation service at housing offices.**
2022 saw 890 cases dealt with, 53% of which were resolved.
- **Public Housing Protection, Intervention and Mediation Service (SPIMH).** Offering a public-housing mediation and support service to facilitate positive community life and address payment difficulties.
2022 saw work on 834 new cases.
- **Ofideute service.** Changes to legislation on mortgage foreclosures led to a drop in the number of cases requiring assistance from 413 new situations worked on in 2015 to 22 in 2022, the lowest number since the creation of the service.

Mediation services’ cases of assistance, 2014–2022



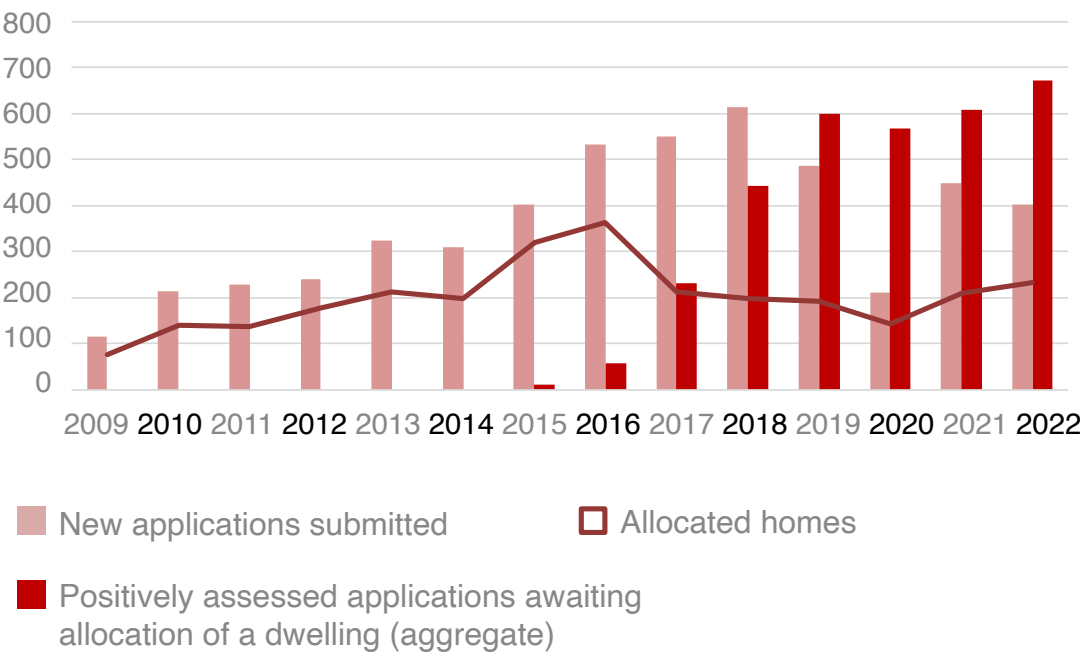
2022 saw a total of 9,654 cases of assistance from the legal mediation and advice services, helping people in both public and private housing faced with disputes and difficulties in meeting their payments.

ASSISTANCE FROM THE EMERGENCIES BOARD

The Social Emergencies Board is a service provided by a consortium made up of Barcelona City Council and the Catalan government. It is tasked with assessing vulnerable situations and offering housing to households that have lost their home.

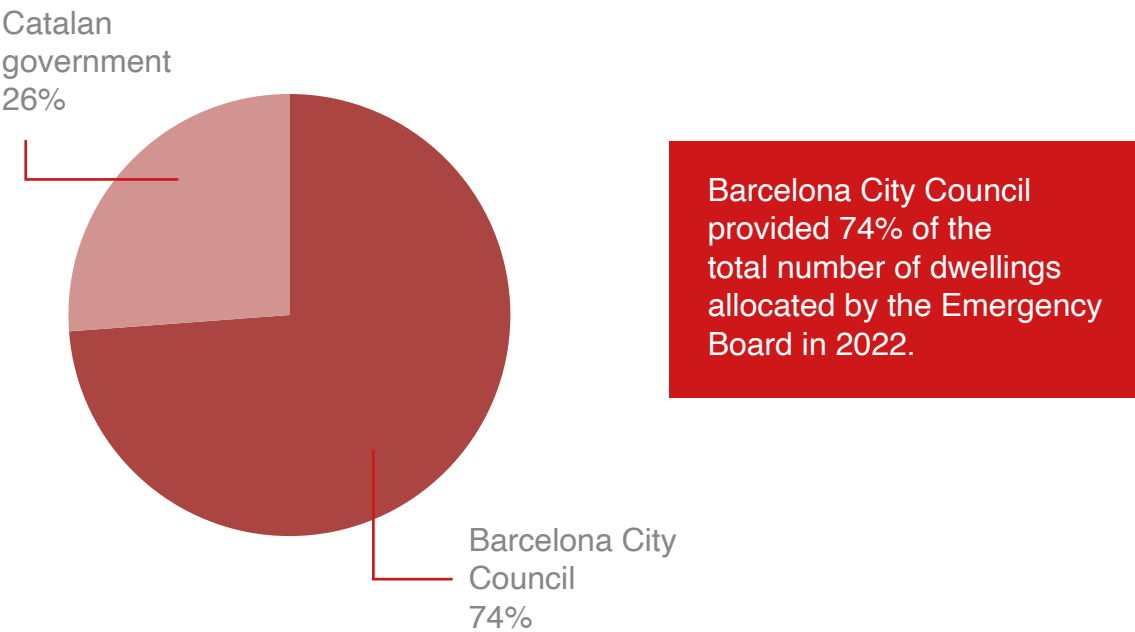
The Emergencies Board allocated 1,551 homes between 2016 and 2022. There were currently 671 households waiting for permanent-housing allocations, 83 residing in temporarily available tourist-use accommodation.
2022 saw 258 households allocated housing through the Emergencies Board, 234 having been allocated a permanent dwelling and 24 tourist-use accommodation while waiting for a permanent dwelling.

Emergencies Board actions, 2009-2022



The City Council and the Catalan government did not make equal contributions of dwellings to the Emergencies Board.
2022 saw Barcelona City Council contribute 61.1% of the dwellings allocated by the Emergencies Board, whereas the AHC contributed the remaining 38.9%. This represented a significant change of trend, with a sharp rise in number of dwellings contributed by the Catalan government, which had represented 13.3% in 2020 and 28.2% in 2021.

Contribution of dwellings by authorities to the Emergencies Board 2022

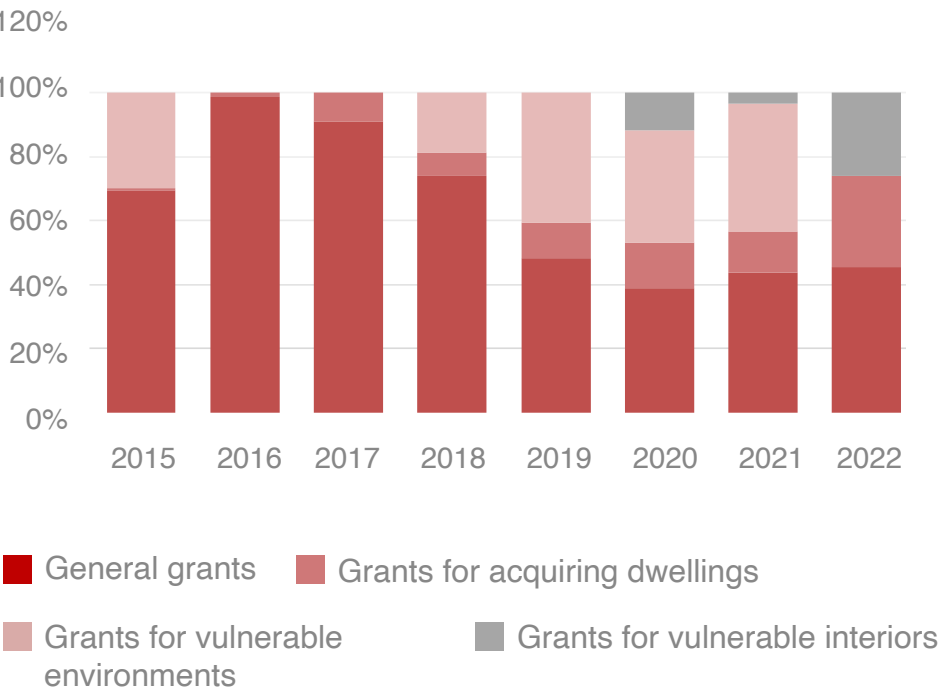


The **Reallotgem** programme, launched in 2020 and promoted by the Catalan government, was meant to meet this situation. In 2022, it obtained 36 dwellings.

04 RENOVATION

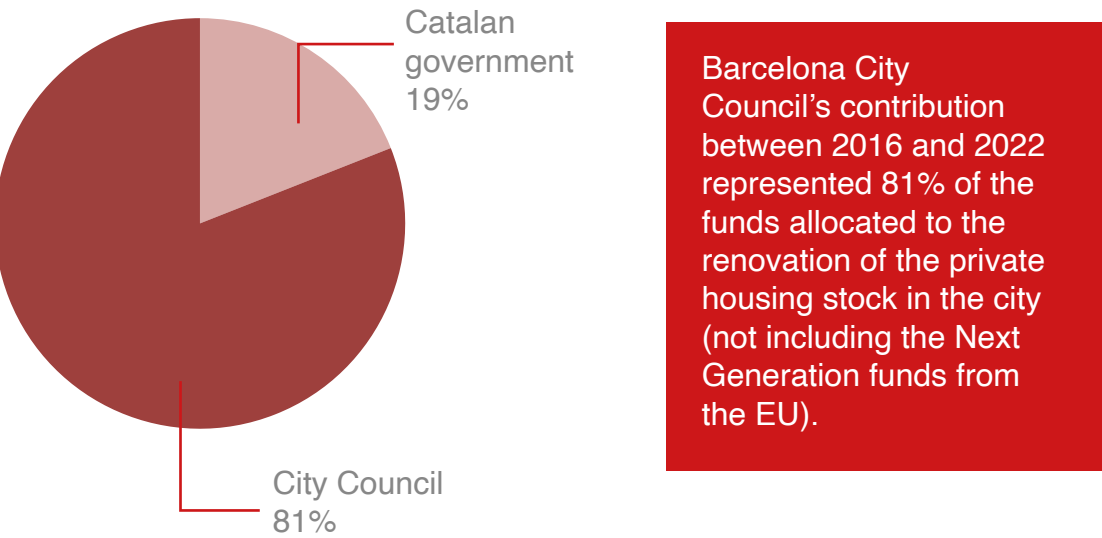
Home renovation is key to improving people’s health and quality of life. Work on reformulating the city’s renovation policy by proactively targeting the most vulnerable groups and areas thus started in 2015.

Development of the allocation of renovation grants per target, 2015–2022

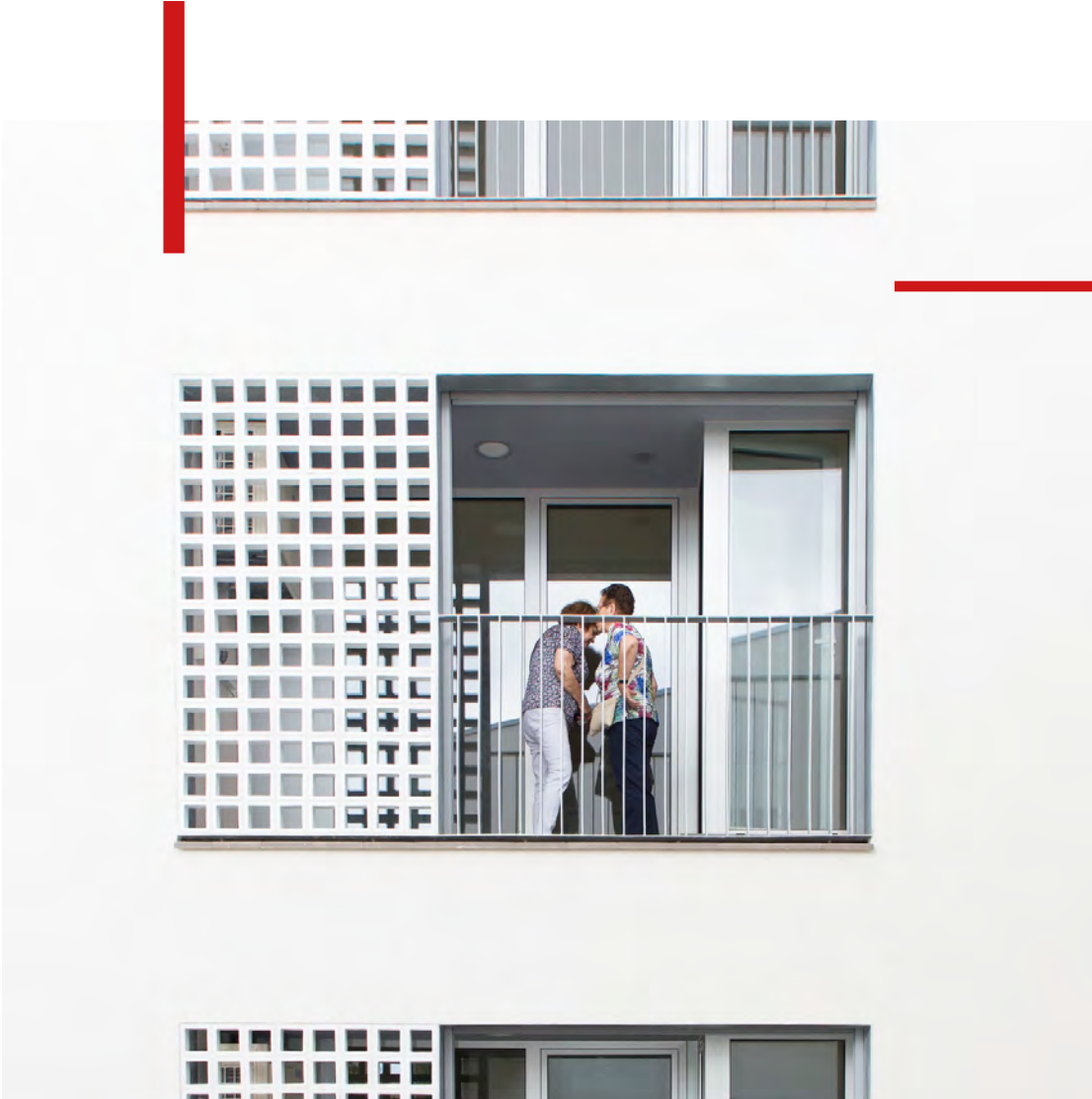


Renovation-grant allocations underwent significant changes between 2016 and 2022, with more grants for vulnerable people and environments and for acquiring affordable housing.

Renovation of the city’s private residential housing stock per player, 2016–2022



Barcelona City Council’s contribution between 2016 and 2022 represented 81% of the funds allocated to the renovation of the private housing stock in the city (not including the Next Generation funds from the EU).



GRANTS FOR RENOVATIONS AND URBAN REGENERATION

2015

- Relaunch of renovations, with a 543.4% increase in allocated funds.
- Start of the Neighbourhood Plan, providing for action in the city's ten most vulnerable areas.

2016

- Introduction of grants for renovating dwelling interiors.
- Joint drafting of the "Study and Detection of Vulnerable Residential Areas in Barcelona" document with the Universitat Politècnica de Catalunya. This helped to generate a system of indicators, based on general statistical and municipal data, enabling light to be shed on the socio-demographic, socio-economic, and urban- and residential-space features for the purposes of identifying the most vulnerable areas.

2017

- Creation of the intervention programme in high-complexity properties (linked to the Neighbourhood Plan).

2018

- Definition of the strategy for implementing urban regeneration in the city.

2019

- Start of the allocation of renovation grants linked to neighbourhood regeneration projects, enabling improvements to dwellings in vulnerable environments based on interventions in residential complexes (not in buildings).

2020

- Start of the allocation of dwelling-interior renovation grants for vulnerable individuals.
- Barcelona City Council's launch of the "Barcelona, making plans for the future" plan, and preparation of projects eligible for funding from the EU's Recovery and Resilience Plan.
- Agreement by the City Council to create the Mechanism for Sustainable Energy (MES Barcelona).

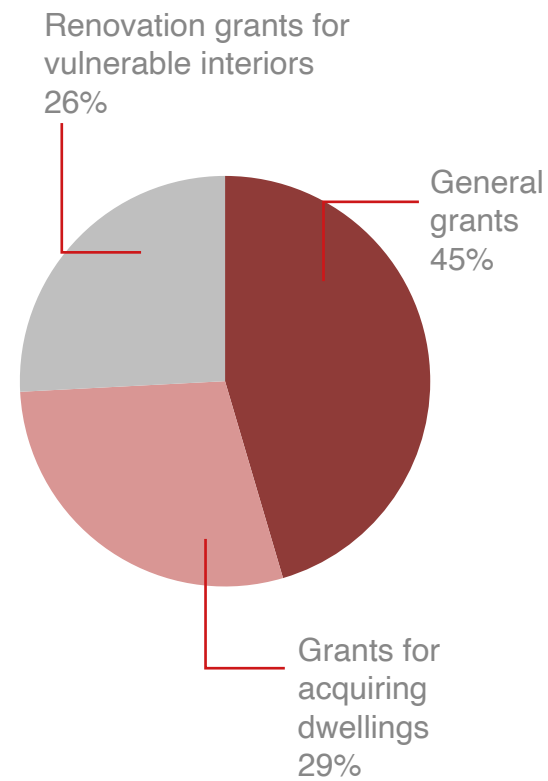
2021

- Launch of the Renewable Barcelona 2030 programme to enable the renovation and regeneration of the predominantly energy-sustainable private housing stock to facilitate the receipt of European Next Generation funds.

2022

- Development of grants from Next Generation funds. The grants were given maximum dissemination and visibility and promoted through influencers directly offering renovation opportunities to property-owner associations through these European funds.
- Launch of new agreements within the framework of the high-complexity properties programme (FAC) for extending interventions to new environments, under agreements for advice and work enabling subsequent interventions in dwellings.
- Establishment of a specific team for granting renovation permits to the Renovation Office itself.
- Campaigns for disseminating renovation grants.

Distribution of the budget according to type of private-housing renovation grant awarded in 2022

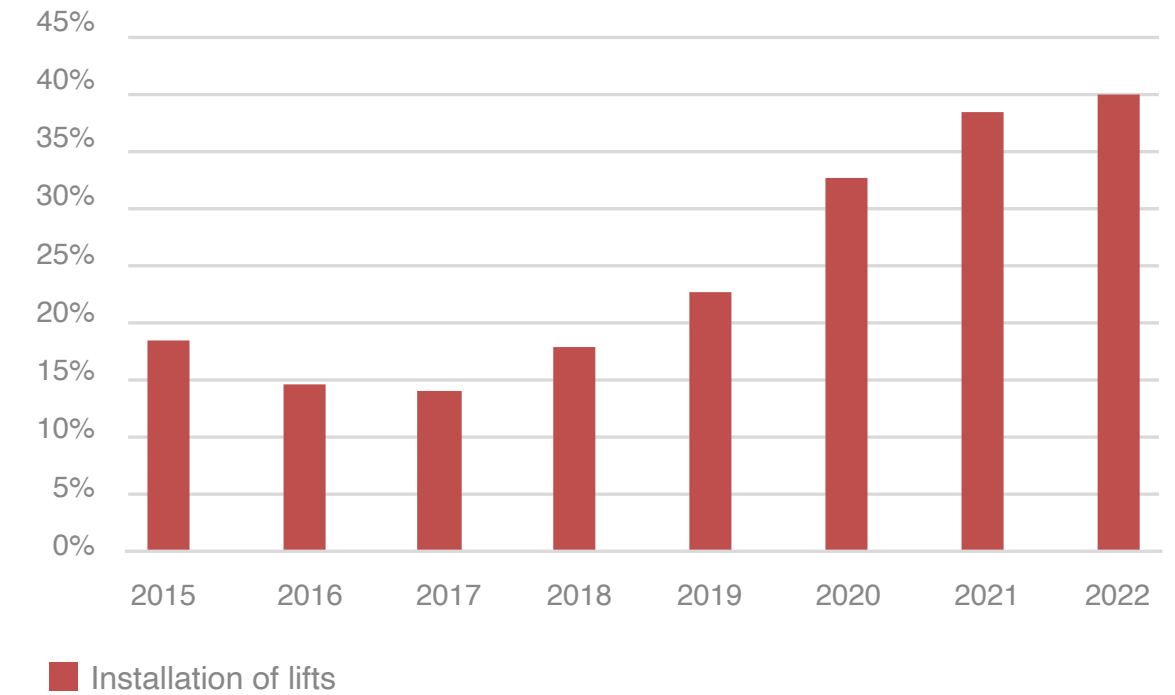


2022 saw the start of Next Generation fund procedures which would continue on a multi-annual bases but still had no visible results. In parallel, 366 grants were allocated for improving the habitability of vulnerable homes.

Transformation of grants to meet the most vulnerable households and environments

- Renovation grants for common parts. The 2021 call for grant applications was kept active, in parallel to the launch of the Next Generation funds. 2022 saw €4.83 million allocated to general renovation grants (call for grant applications for common parts), which helped to improve 185 buildings with 2,463 dwellings.
- Improving accessibility. Grants for common parts included improvements to property accessibility (lift installation and elimination of architectural barriers in entrance halls). 2022 saw the installation of 76 lifts through renovation grants, enabling guaranteed access to 986 dwellings resided in by 2,400 people.

Percentage of homes that benefited from the installation of lifts as a proportion of the total, 2015-2022



The proportion of grants allocated to accessibility improvements increased between 2016 and 2022 (40% of grants awarded in 2022).

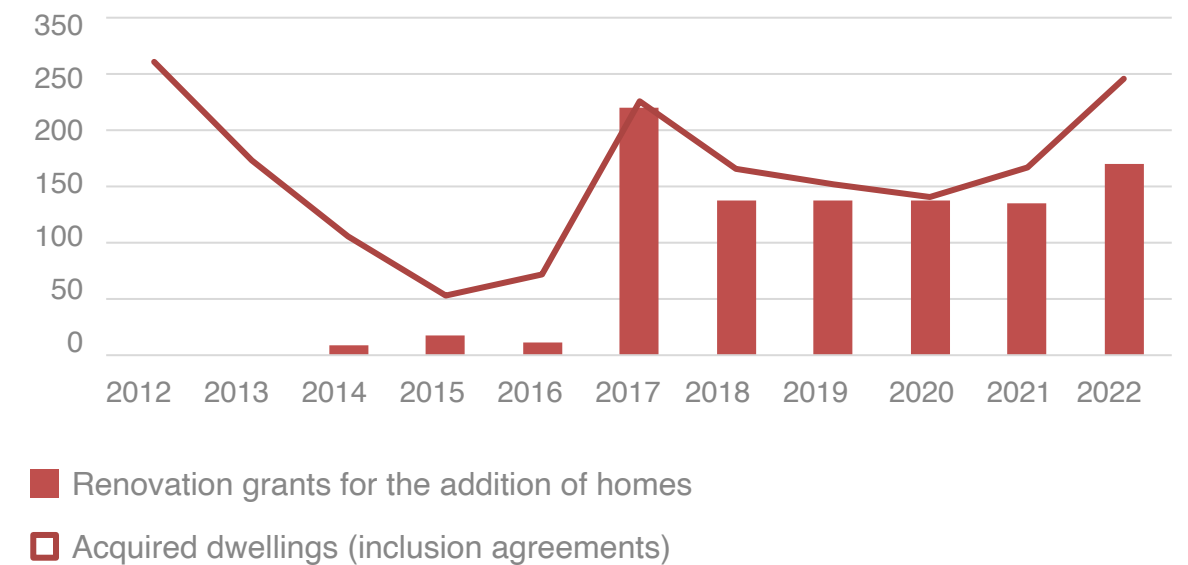
- **Grants for high-complexity properties (FAC).** These were awarded in areas covered by the Neighbourhood Plan (2016-2022): Nou Barris (Trinitat Nova, Ciutat Meridiana, Les Roquetes, Turó de la Peira and Can Peguera), Sant Andreu (Baró de Viver, Trinitat Vella, Bon Pastor), Horta-Guinardó (la Teixonera, Sant Genís dels Agudells), Sants-Montjuïc (Marina del Prat Vermell and Marina de Port), Ciutat Vella (Raval sud and Gòtic sud), Sant Martí (Verneda i la Pau, Besòs i el Maresme). 2022 saw work carried out with new residents' associations for their incorporation into the programme, 77 agreements for advice signed and work agreements already signed by 48 associations.

- **Regeneration of neighbourhoods.** This enabled comprehensive improvements to the most vulnerable environments, as it went beyond building-by-building interventions and worked on entire urban complexes. This programme was launched in the neighbourhood in the south-west of Besòs and later extended to other neighbourhoods, including Canyelles and Bon Pastor. 2022 saw work carried out with new communities, but no new interventions were completed.
- **Cohesion grants.** These were awarded to people who, unable to afford the interventions carried out in their building, received a higher grant from the Authority so they could meet their payments. Such grants could amount to up to 100% of the intervention's costs. 2022 saw a reduction down to a mere eight grants, given that the interventions had not finished in high-complexity buildings or neighbourhood-regeneration environments.

Changes to the renovation policy resulted in cohesion grants reaching €4.89 million between 2016 and 2022

- **Boost to the renovation grants to attract more affordable housing.** The increase in renovation grants for the incorporation of dwellings into the Rental Housing Pool to €20,000 continues to play a key role in attracting homes for the Pool. In 2022, 167 renovation subsidies linked to the incorporation of dwellings into the Rental Housing Pool were awarded.

Rental Housing Pool. No. of homes attracted, and relationship with renovation grants, 2012-2022



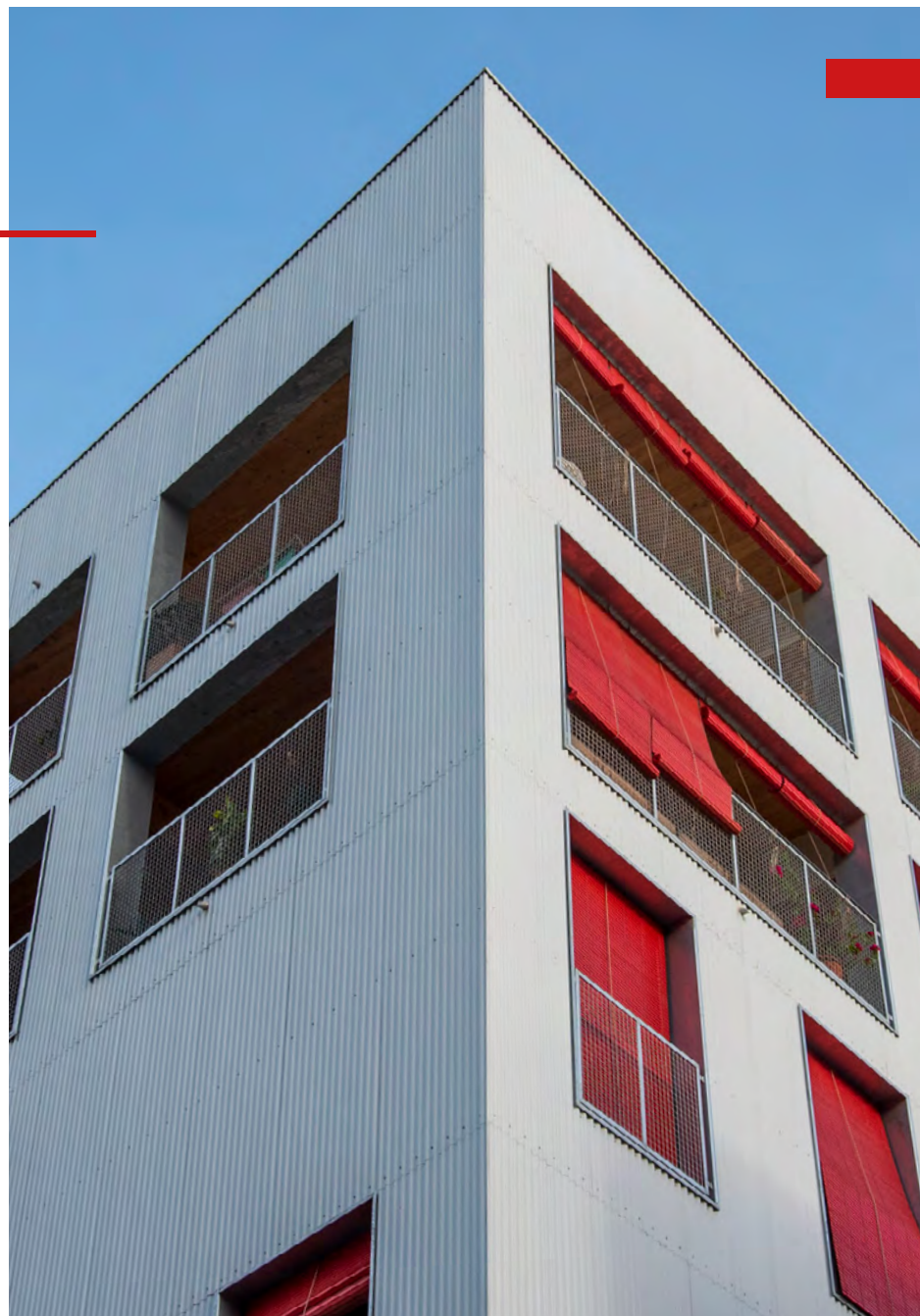
Practically all dwellings incorporated into the Rental Housing Pool have received renovation grants since 2022 for adaptations and improvements.

- **Dwelling-interior renovation grants for vulnerable individuals.** These made dwellings habitable and accessible for people without the necessary financial means to ensure proper conditions for their dwellings. 2022 saw a fivefold increase of grants, enabling improvements to 366 dwellings, thanks to an investment of €2.74 million.



05 PROPER USE OF HOUSING

The Right to Housing Plan 2016–2025 started a line of work specifically linked to the private housing stock that had not been previously implemented in the city. Its aim is to ensure that private owners, who own 98% of the city’s residential stock, ensure the fulfilment of the social function of property and that citizens’ right to housing can be guaranteed.



Political influence

There have been many legislative changes over the years to foster the right to housing. All these changes have seen Barcelona City Council promoting proposals to improve the right to housing, hence the drafting and launch of the following Acts:

- Act 17/2019 on emergency measures for improving access to housing. **The Act extends its scope for vulnerable households facing loss of housing**, by extending not just the groups it assists but also guarantees too; it also broadens the responsibilities of large property owners.
- Act 11/2020 on emergency measures for capping rental prices in housing leases. **The Spanish State’s first piece of legislation to deal with rent regulation.**
- Act 12/2023 on the right to housing. **This helps to reinforce rent regulation and establish State regulations dealing with aspects that Catalan legislation is unable to guarantee.**
- Recovery of legislation suspended by the Spanish Constitutional Court, such as Act 24/2015 on emergency measures for addressing housing and energy-poverty emergencies, and Act 4/2016 on measures for protecting right to housing of people at risk of residential exclusion. Under these Acts, **individuals in foreclosure proceedings and situations of energy poverty are given legal guarantees** and authorities granted tools for intervening and putting pressure on creditors.

Housing discipline and anti-property mobbing policy

Housing discipline has become a new cornerstone in the city's housing policy, regarded as a public service. It aims to put the right to housing at the centre of policies and reverse bad practices such as property mobbing, the existence of vacant flats, abuses of social dwellings and dwellings' poor state of repair.

The aim of this housing discipline in the city is to supplement the urban planning discipline system that has been in place in Barcelona and in Catalonia's various municipalities for years while drawing inspiration from the experience of cities such as New York, London, Vienna and Lisbon. It is implemented in Barcelona through the **Housing Discipline Anti-Property Mobbing Unit, being the first comprehensive launch of a housing discipline system in Catalonia.**

The Anti-Property Mobbing Unit seeks to eradicate violations of the right to decent housing. Reporting and highlighting these cases increases public awareness of anti-social practices and acts as a deterrent, the first step in restoring the proper use of housing in the city.

[Report from the Housing Discipline and Anti-Property Mobbing Unit, July 2020.](#)



HOUSING DISCIPLINE AND ANTI-PROPERTY MOBBERING

2015

- Creation of the Housing Discipline Anti-Property Mobbing Unit (December 2015).

2016

- Implementation of the housing discipline system, initiatives linked to vacant housing.
- Approval of the Special Urban Development Plan for Tourist-Use Accommodation (PEUAT).
- Launch of the Plan for inspecting and penalising illegal tourist dwellings.

2017

- Amendment to the Renovation Byelaw (ORPIMO) for guaranteeing residents' rights when building and dwelling reform processes are being carried out.

2018

- Systematic plan for ensuring the proper use of social housing.
- Creation of discipline-coordination boards in every district.
- Agreement with the Barcelona Lawyers' Association to strengthen legal advice at the Ciutat Vella Housing Office.
- Start of municipal complaints against property mobbing through the administrative courts, lodged by social entities.

2020

- Approval of Act 11/2020, of 18 September, on emergency measures for capping rental prices in housing leases.

2021

- **Declaration of Barcelona as a tense market area** to enable rent regulation in accordance with the Catalan Act on rental price capping, for five years. At the same time, the declaration enabled not just a 5% reduction in the reference price in accordance with the Catalan government's price index but also the inclusion of dwellings with more than 150 cm² of net floor area.
- **Opening of disciplinary proceedings relating to the Act on rental price capping.**
 - Breach of the rental-price cap regulation, with rent prices higher above the permitted limit.
 - Breach of the rental-price advertising regulation established by the reference index.

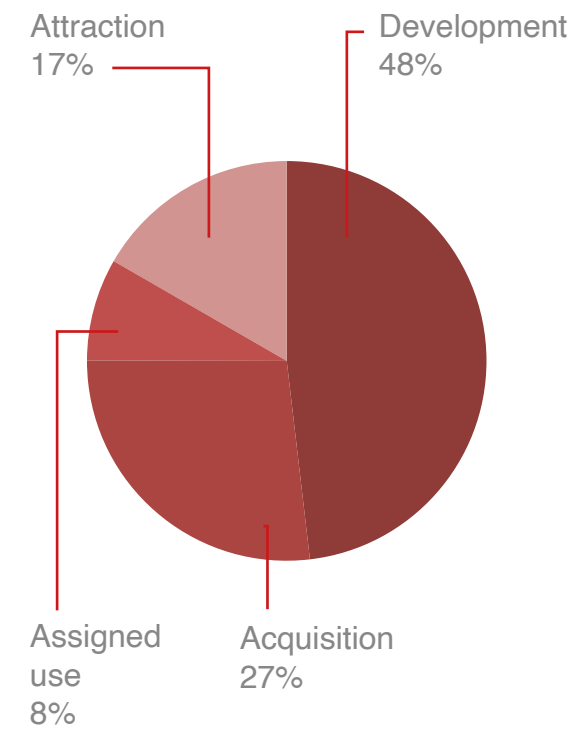
2022

- **Systematic work to establish agreements that make the housing discipline system a cornerstone for ensuring the proper use of housing.**
- Recovery of the building activity has led to an **increase in reports since 2021 to ensure that residents affected by renovation processes are guaranteed temporarily rehousing and the return to their home.** 2022 saw 166 favourable and 35 unfavourable reports issued (+ 5 cancelled).
- Opening of the **first proceedings for breach of duty of allocating protected housing to 30%** of new developments or large-scale renovations of already consolidated buildings in the city.

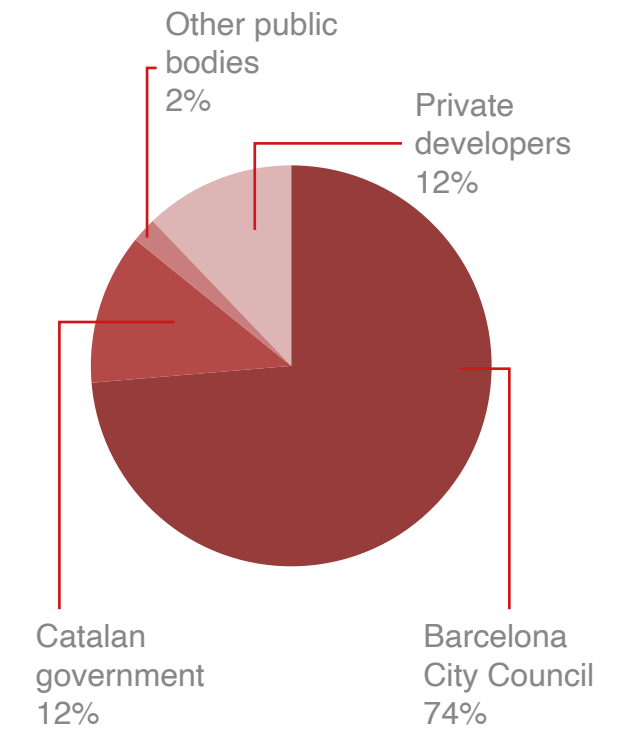
06 EXPANSION OF THE AFFORDABLE HOUSING STOCK

Increasing the city's affordable housing stock is key to meeting the needs of the population, hence the work being carried out using all the tools at hand: developments, acquisitions, acquisitions of private housing for allocation to affordable rental housing, and offers of rent-payment grants enabling people to access housing and keep their home. Initiatives to enable expansion of the stock have been carried out not just by Barcelona City Council but by other public bodies, such as the Catalan government, and social organisations and private developers.

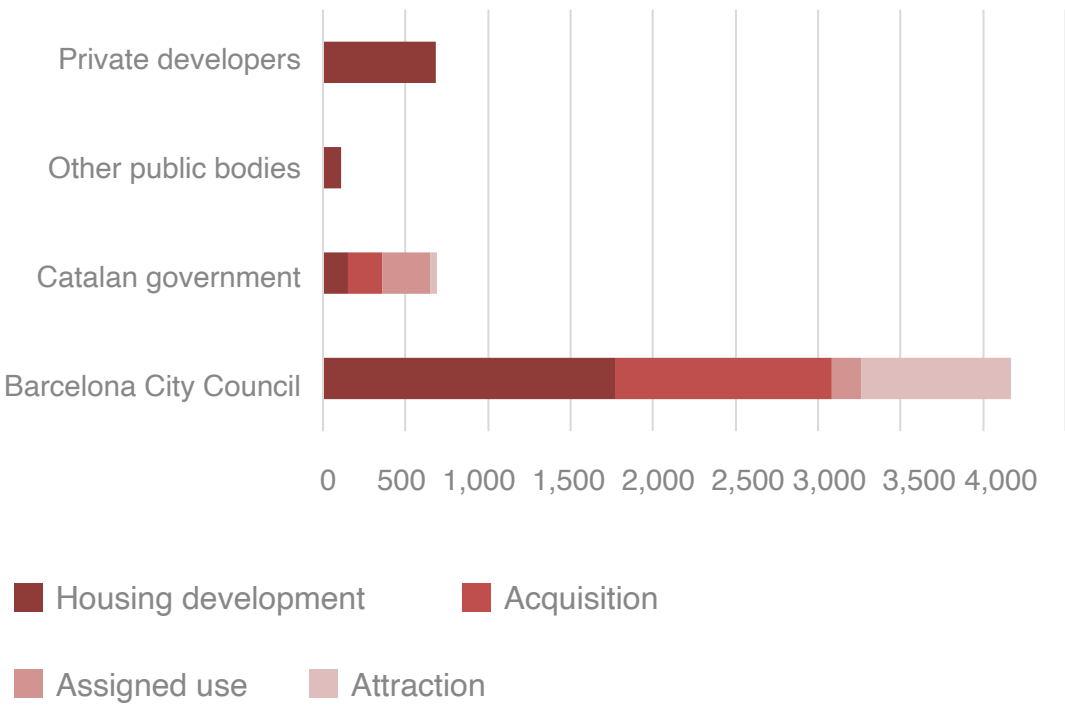
Mechanisms for expanding the affordable housing stock, 2016-2022
(overall stock – all the operators)



Growth of the affordable housing stock by player 2016-2022



Expansion of the city’s affordable housing stock, 2016–2022 (dwellings)

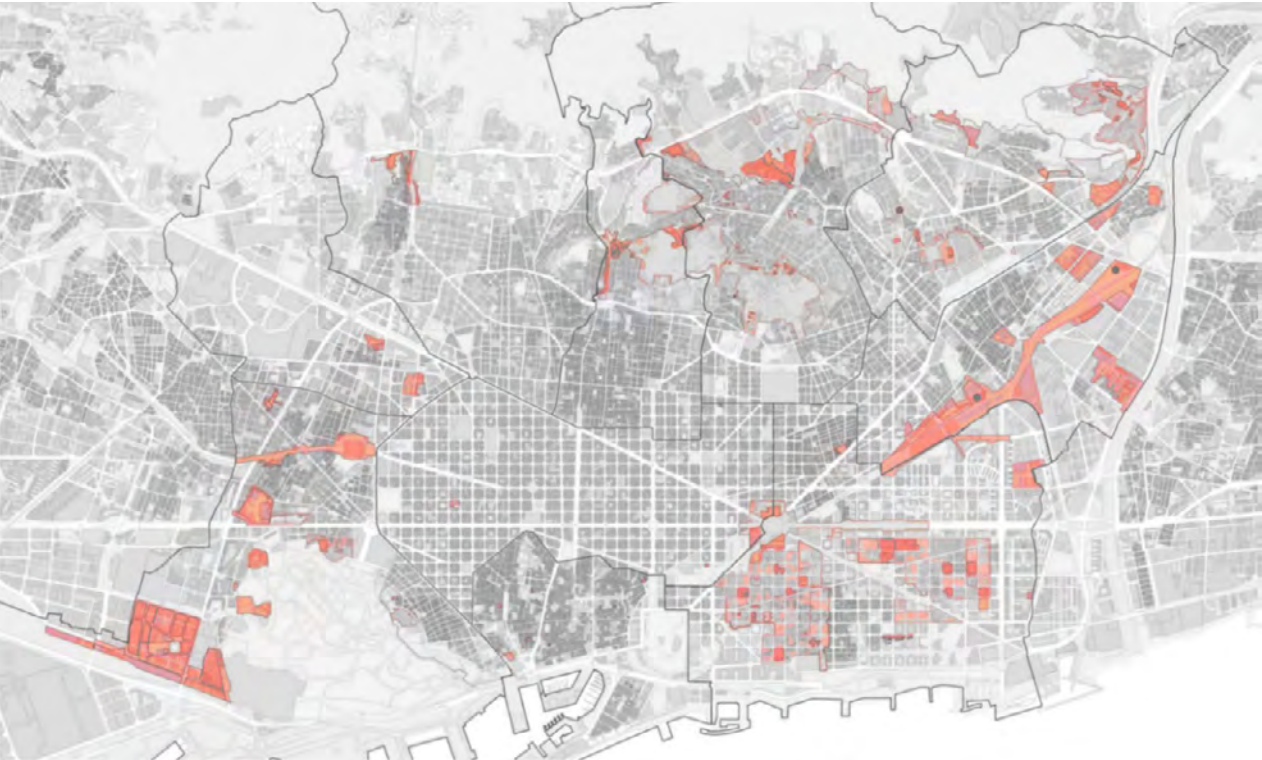


Between 2016 and 2022, the number of public dwellings (or dwellings included in public programmes) rose by 5,008 in the city, providing housing to 12,500 more people. Of these, Barcelona City Council contributed 4,169 (84%).

LAND POLICY

- 2018**
- Amendment to the Urban Development Plan (PGM) to allocate 30% of new-build or major-renovation residential property to social housing.
 - Amendment to the Urban Development Plan to establish building deadlines.
- 2021**
- Final approval of urban-development plans enabling the creation of new affordable (social protected and shelter) dwellings.
- 2022**
- Final approval for the amendments to the PGM in the 22@ vicinity in Poblenou (including 12,000 affordable dwellings) and in the neighbourhoods of Gràcia (1,700 social housing dwellings) to enable the expansion of affordable housing reserves in the city’s most central areas.
 - Completion of the first protected dwellings based on the implementation of the MPGM of 30%, following the two-year exemption and end of the pandemic.
 - The potential for new, municipally owned housing developments at the end of 2021 came to 27,726 affordable dwellings.

Main urban planning transformations in the city



Land management, dwellings included in approved planning and reparcelling, 2021

Finally approved planned dwellings ¹	9,546 dwellings
Dwellings in finally approved reparcellings	203 dwellings

¹ Includes amendments to MPGM and final approval for derived planning.



AFFORDABLE HOUSING DEVELOPMENTS

2016

- Invitation to tender for the allocation of seven land plots for co-housing.

2017

- Receipt of funding from the BEI and BEC enabling funding for more than 95% of affordable housing developments with municipal resources.
- Invitations to tender for the allocation of four land plots to cooperatives and foundations.

2018

- First invitation to tender for the joint award of project and work contracts.

2019

- Completion of the first temporary local accommodation developments (APROP).
- Invitations to tender for the allocation of three land plots for co-housing and three to non-profit organisations.

2020

- Agreement for the supply of dwellings allocated to affordable rental housing and assigned-use (co-housing) through the constitution of a building lease in favour of non-profit social entities over Barcelona City Council's municipal land plots and properties derived from municipal assets of land plots and dwellings (ESAL agreement). Signed with organisations representing the affordable-housing development sector. Aimed at assigning use of land plots for the construction of 1,000 rental and co-housing dwellings.
- Allocation of 11 land plots to several cooperatives and foundations for building or renovating 363 dwellings.
- Invitation to tender for four land plots allocated to industrialised housing to reduce building deadlines and environmental impact.

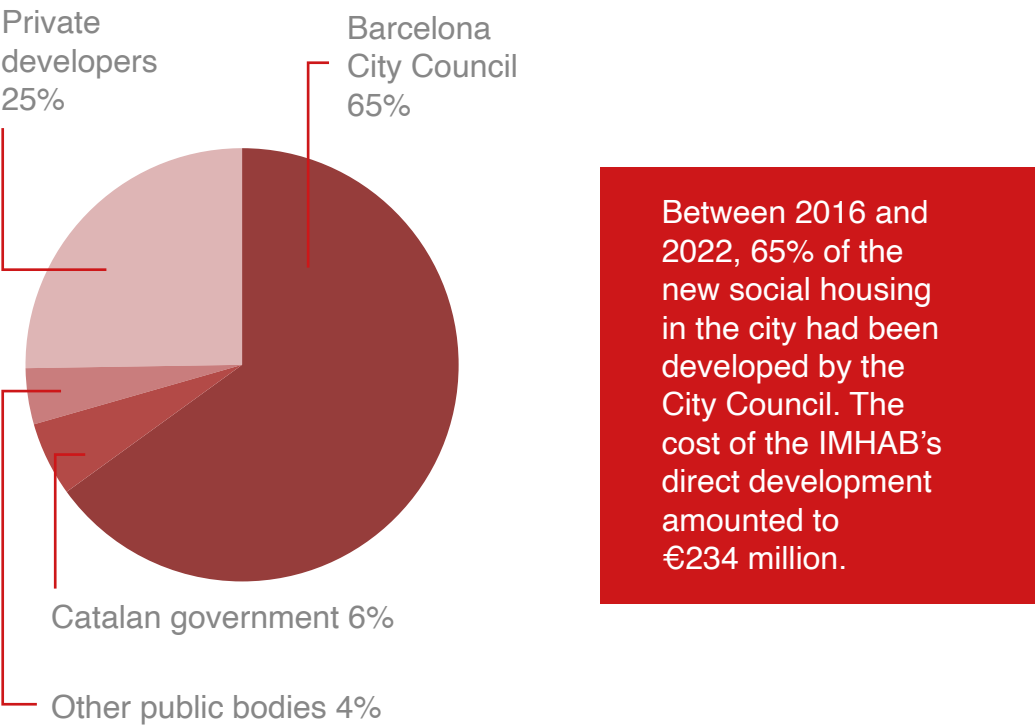
2021

- Incorporation of private partners into Habitatge Metròpolis Barcelona (HMB), enabling their activity to start: CEVASA i NEINOR HOMES, SA.
- Putting three new properties at the disposal of the organisations to enable as many as 14 developments providing a total of 555 dwellings.
- Completion of the second APROP (Glòries–Meridiana) with 42 shelters.

2022

- Agreement between the City Council, the ICO and the ICF, for €140 million (half to be contributed by each public credit institution) to fund social rental-housing renovation and building work promoted by foundations and assigned-use cooperatives.
- Signing of the first building leases linked to the ESAL agreement, one for a new-build development and another for a renovation, both in the co-housing model.
- Start of the preparation of the first projects within the framework of Habitatge Metròpolis Barcelona (HMB) and availability of funding to enable their implementation.
- Completion of 423 dwellings on municipal land. In addition, by the end of the year, 1,724 dwellings were under construction 1,760 in the pipeline and 1,109 at the planning stage.
- By the end of 2022, there were 122 co-housing properties in the city under construction, 239 in the pipeline, and 107 at the invitation-to-tender stage.

Dwellings completed in the city per player, 2016–2022



Social housing developers

- **City Council (65%),** through the IMHAB and social developers on municipal land.
- **Catalan government (6%).**
- **Other public bodies (4%).**
- **Private developers (25%),** on their own land.

Dwellings completed by the City Council

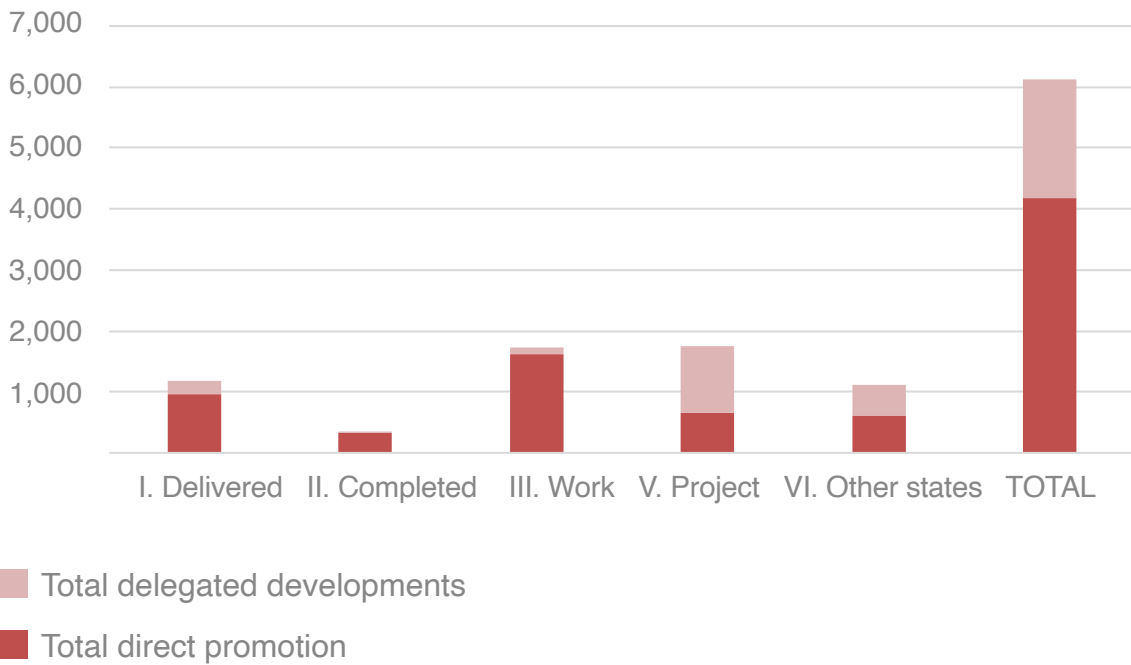
2022 saw the completion of 11 developments on municipal land, containing a total of 423 dwellings, 415 by the IMHAB (including APROP shelters) and 8 by assigned-use cooperatives.

These developments were enshrined in the municipal development plan for the 2019–2023 term of office. By the end of 2022, the IMHAB had 73 developments in progress at various stages, in addition to the 32 delivered or completed developments. There were 105 developments in total, providing the city with 615 new dwellings between 2016 and 2025.

The Catalan government had not completed any development in 2022 but it did have 1 development under construction in the city which would make 16 new dwellings available.

The Municipal Development plan in progress cost €838 million.

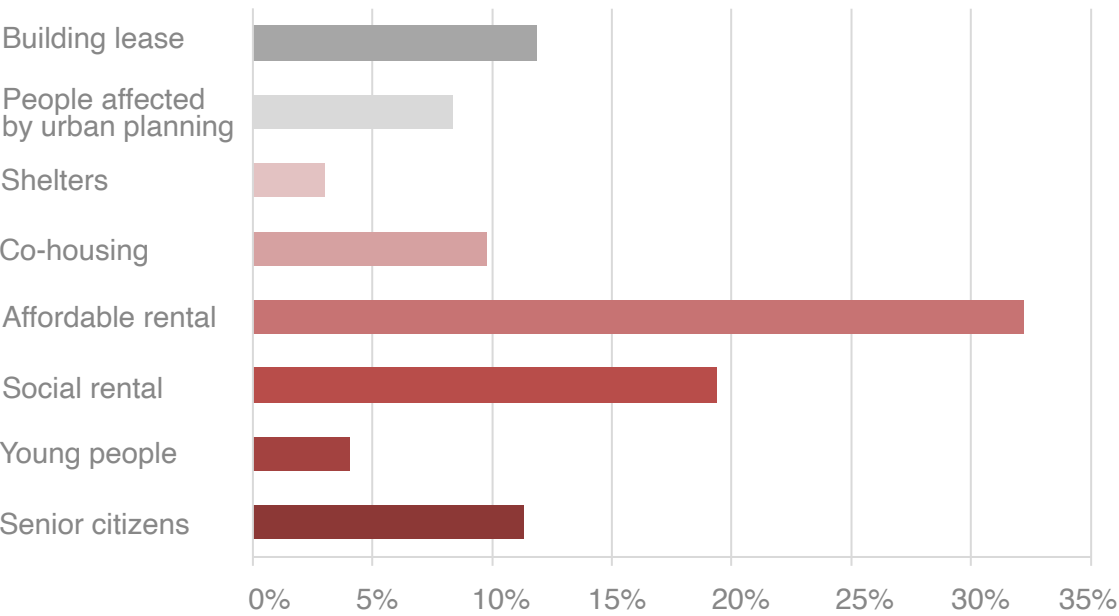
State of developments on municipal land at the end of 2022 (2016–2022)



Development tenure system

Of these new homes, 88% were to be rental and 12% building lease.

Development tenure system on municipal land plots under the Development Plan



Consolidation of the shift in type of dwellings developed, with 88% in a rental or assigned-use system, compared to just 12% under a building lease, in all municipal land developments.



HOUSING ACQUISITION

2015

- Agreement with several financial institutions for assigned use of dwellings held in usufruct.

2016

- Launch of the municipal purchasing programme aimed at banks.
- Establishment of purchasing guidelines to set indicative prices for the purchasing buildings and dwellings.

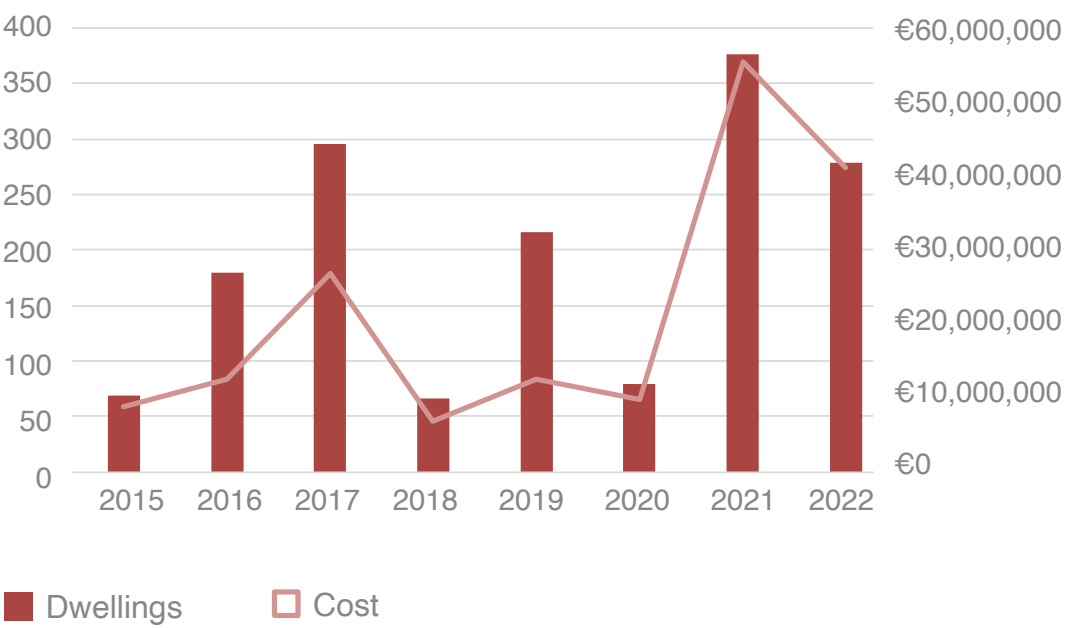
2018

- Amendment to the Urban Development Plan to designate the whole of Barcelona city as a pre-emption right area. This enabled a speeding up of the purchase process and dispensed with the need for new acquisition mechanisms in the city.

2022

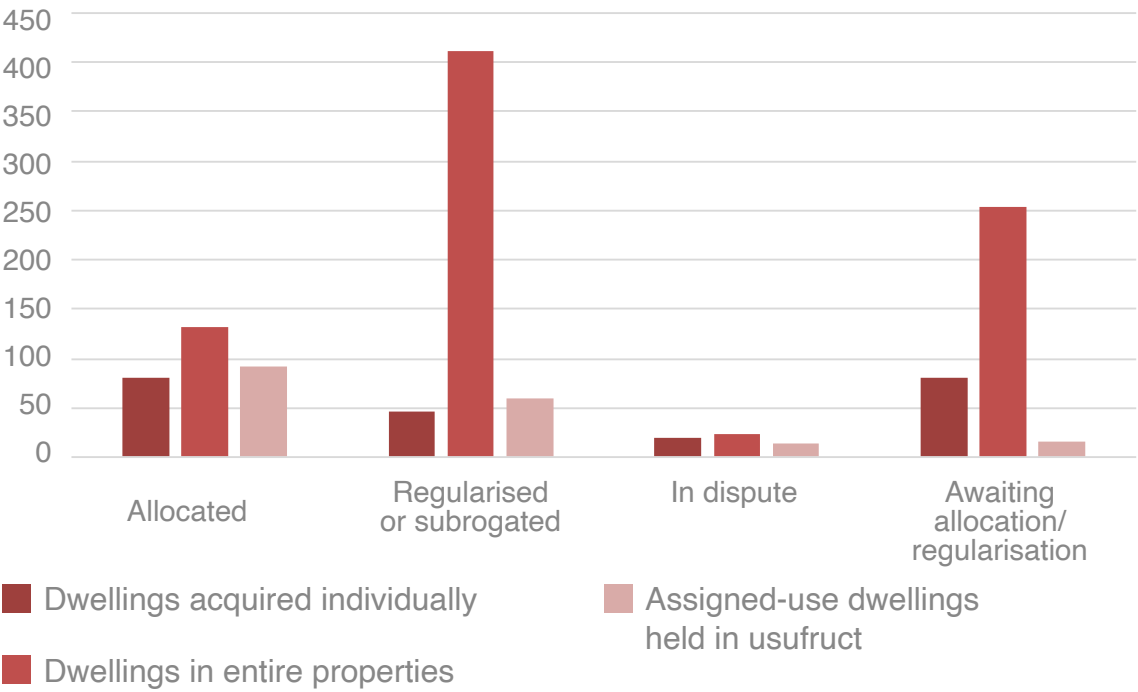
- Purchase of the first eight dwellings resulting from the application of the amendment to the PGM for partial allocations of 30% to protected housing.
- Barcelona City Council acquired 279 dwellings, all purchased, for a total of €41 million. In 92% of cases, the dwellings were acquired in properties purchased as a whole, enabling their comprehensive improvements.
- Catalan government acquired 61 dwellings, but only 32 were purchased, while the other 29 were dwellings whose uses were assigned by the BBVA.
- 2021 and 2022 saw increases in purchases of entire properties, with 10 new properties in 2022. Forty-seven properties had been acquired since 2016.
- Of the total number of dwellings acquired between 2015 and 2022, by the end of 2022, 27% had already been allocated and 36% subrogated or regularised. Only 34% were still awaiting allocation or regularisation, as their improvement work had not yet finished. The final 3% were under dispute.
- The cost of renovating the acquired dwellings was 19.5% of the cost of acquiring the property, implying that the acquisition of dwellings for social rental housing also improved the city's housing stock.
- Work was carried out on defining the byelaw for acquiring dwellings based on pre-emption rights. It would facilitate the joint acquisition by non-profit organisations and social developers, local residents and even the City Council itself.
- Start of work to promote a public-private operator to enable dwellings to be acquired, renovated and rented out.

Dwellings acquired by Barcelona City Council (purchase and usufruct) 2016-2022



The budget allocated to the City Council’s acquisitions came to €165 million between 2016 and 2022 (€110,616 per dwelling).

State of allocations of acquired dwellings, June 2015-2022



Acquisitions of entire properties were providing responses to vulnerable people facing a loss of housing and helping them to keep their home as a result.



ATTRACTING DWELLINGS FOR ALLOCATION TO AFFORDABLE RENTAL HOUSING

2015

- Agreement with the Hàbitat3 Foundation for attracting and managing 250 dwellings.

2016 and 2017

- Launch of “Tu tens la clau” [You have the key] programme to attract ats to the Rental Housing Pool.

2018

- Agreements with the Property Administrators’ Association and the Barcelona Estate Agents’ Association to attract 200 ats to the Rented Housing Pool.

2019

- New agreement with the Habitat3 Foundation to increase the number of attracted and managed dwellings and inclusion of the “Primer la llar” [Housing First] programme for homeless people.

2020

- Programme for attracting tourist-use dwellings (HUT) for allocation to affordable rental housing.
- Creation of the AHC “Reallotgem” programme for attracting dwellings for allocation to social rental housing.

2021

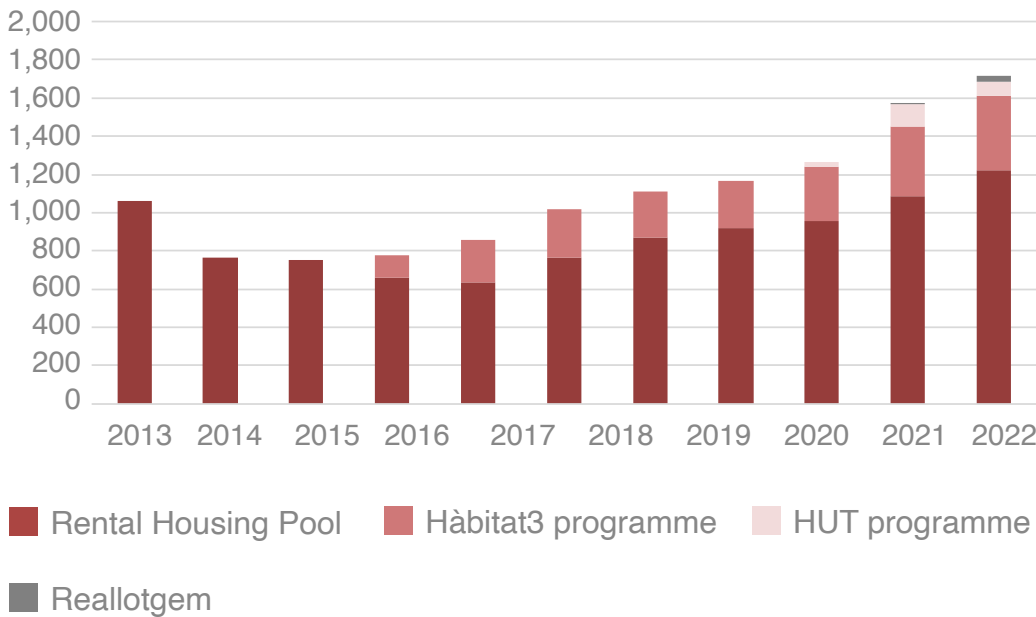
- Launch of the direct telephone helpline 931 229 494 for property owners wishing to incorporate (or who have already incorporated) dwellings to the Housing Pool.

2022

- 2022 saw the Reallotgem programme succeed in attracting 36 dwellings 2022 and join the attraction programmes: Rental Housing Pool, the assigned-use programme managed by Hàbitat3 and the HUT programme, managing 1,718 dwellings by the end of 2022.
- Continued increase in number of dwellings attracted for allocation to the “Primer la llar” [Housing first] programme, for homeless people, amounting to 49 dwellings.

By the end of 2022, there were 1,718 homes managed by private housing attraction programmes, providing some 4,300 people with affordable homes.

Affordable housing managed under the private housing-stock's attraction programmes



Affordable housing managed under the private housing stock's attraction programmes, 2022

Affordable rental housing pool	1,223 dwellings
Municipal assigned-use programme (Managed by Habitat3)	338 dwellings
“Primer la Ilar” [Housing first] programme (intended for homeless people)	49 dwellings
Reallotgem programme	36 dwellings
Programme for attracting tourist-use dwellings (HUT)	72 dwellings
Total number of dwellings managed by attraction programmes	1,718 dwellings

Average housing price

The average price of the dwellings attracted was adjusted to the needs of the households accessing them and therefore varied depending on the programme.

- Average rental price for dwelling from the **Rental Housing Pool**: **€621 per month**.
- Average rental price for dwellings in the Habitat3 assigned-use programme aimed at the **Emergencies Board**: **€126 per month**.
- Average rental price for dwellings in the (Habitat3) assigned-use programme allocated to “**Primer la Ilar**” (intended for homeless people): **€52 per month**.

The average price of the assigned-use rental rate paid to the owners of the dwellings included in the assigned-use programme (managed by Habitat3) was €805 per month.

The average rental price of dwellings included in the Rental Housing Pool dropped in 2022 and came to €621. The average price of the assigned-use programme was maintained at €126 per month.

MANAGING THE PUBLIC HOUSING STOCK

2016

- Start of the Plan for Revising and Updating the Public Rental Housing Stock.
- Establishing 30% of affordable rental homes and with a building lease for young people and 10% for women and single-parent women.

2017

- Establishment of the Municipal Institute of Housing and Renovation (IMHAB).

2018

- Establishment of a programme for regularising and renovating acquired properties.

2020 (Covid-19 measures)

- Automatic moratorium on public-housing rent payments.
- Revision of rental charges for dwellings from the public-housing stock and for dwellings included in the assigned-use housing stock (Habitat3 programme).

2021

- Creation of area-specific management teams for the public housing stock.
- Consolidation of the threefold assistance: face to face, online and telephone helpline, for individuals residing in a public housing stock dwelling.

2022

- Average rental price for public housing stock dwellings was €251 per month. Of the total number of residents, 14% paid under €100 and 27.6% between €100 and €200.
- Repair, renovation, and improvement work was carried out on dwellings and buildings in the public housing stock at a cost of €5.9 million, enabling 7,773 interventions in dwellings as well as renovations of three properties.

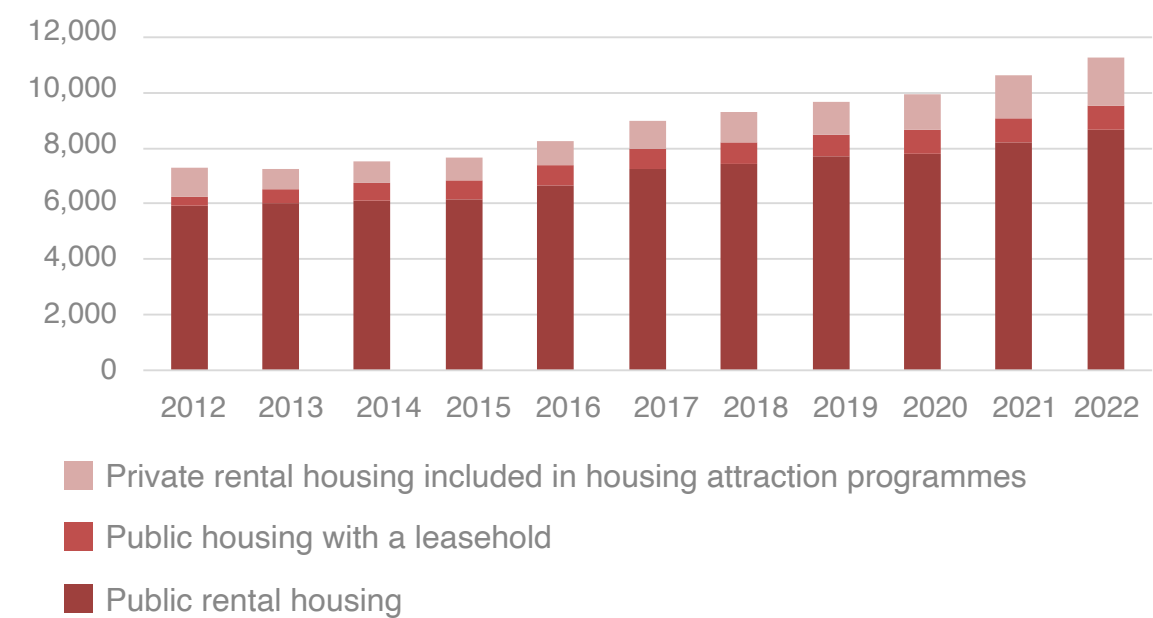
HOUSING MANAGED BY THE IMHAB

At the end of 2022, the IMHAB managed the following dwellings:

Public rental housing	8,656 bed. (75.8%)
Homes with a building lease on municipal land	897 dwel. (7.98%)
Private rental housing included in housing attraction programmes	1,718 dwel. (15%)
Dwellings reserved for people affected by urban planning developments	152 dwel. (1.3%)

By the end of 2022, the IMHAB had been managing 11,423 dwellings, providing housing for some 28,500 people.

Dwellings managed by the IMHAB, 2012–2022



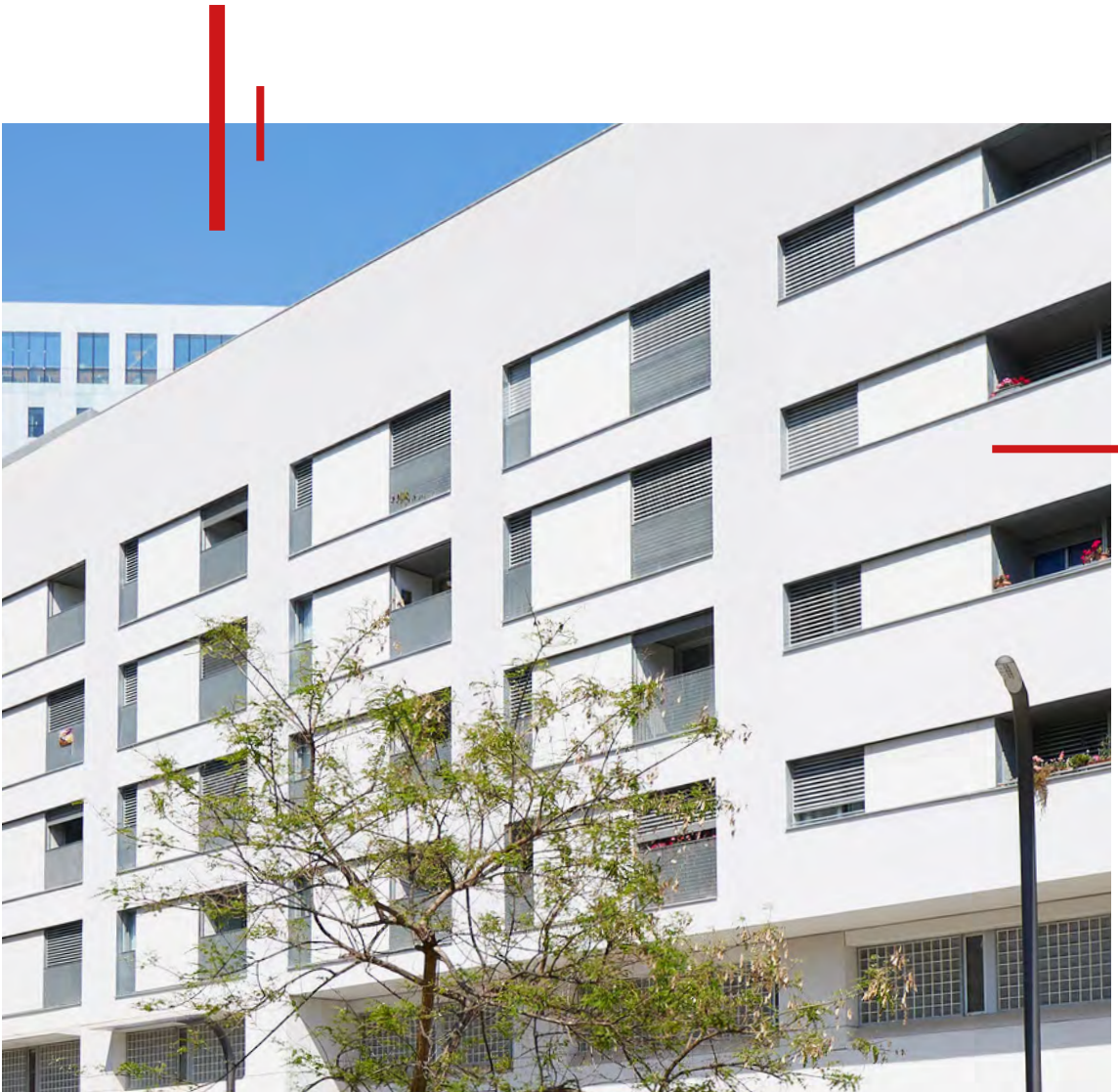
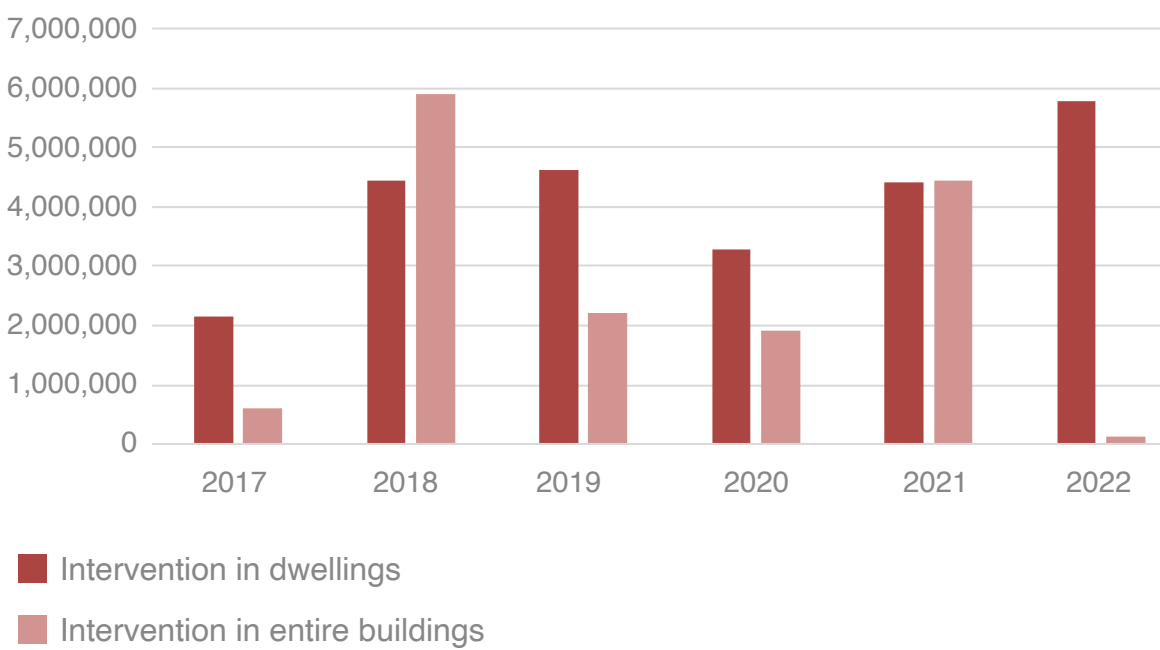
RENOVATION OF PUBLIC HOUSING

Support for improving the city’s private housing stock is complemented with huge efforts in continuously adapting and improving the public housing stock managed by Barcelona’s Municipal Institute of Housing and Renovation (IMHAB). This intervention became especially important when it was linked to the adaptation and improvement of dwellings and properties acquired, requiring such interventions to being able to meet the need for expanding the affordable public and social housing stock.

2022 saw €5.9 million allocated to improving dwellings and the public housing stock through various types of interventions.

- Adaptation, maintenance and repair of dwellings. 2022 saw 7,413 interventions, at a cost of €5.79 million.
- Repairs in entire buildings in the public housing stock. 2022 saw interventions in 51 dwellings. In addition, preparation for this work was carried out on 20 buildings, containing a total of 314 dwellings.
- Major renovations in acquired buildings. No renovation of any property had been completed in 2022, but improvement work on 8 properties continued, containing a total of 107 dwellings.

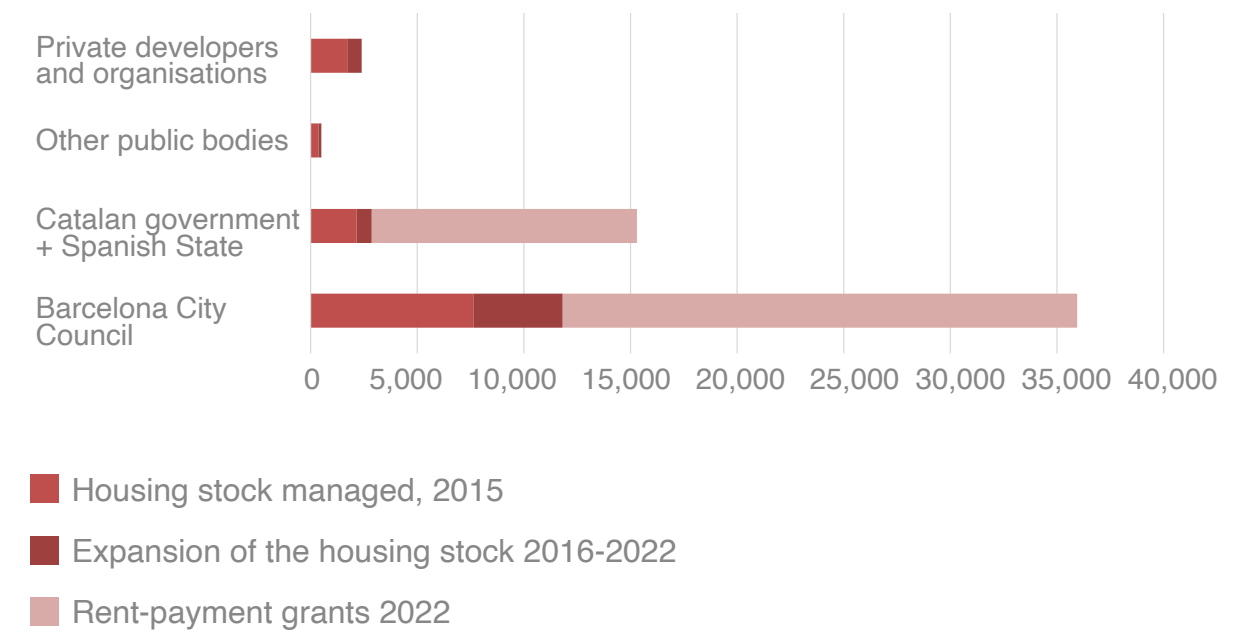
Renovated public dwellings and properties and cost of interventions, 2017–2022



07 POPULATION ASSISTED THROUGH HOUSING ACCESS AND MAINTENANCE POLICIES



Renovated public dwellings and properties and cost of interventions, 2017-2022



By the end of 2022, Barcelona City Council had been assisting 3,455 households so they could access housing and keep their homes, either through residence in the public housing stock managed by the IMHAB or through the receipt of rent payment support. This represented 80,100 people and around 4.9% of the city's households.

If we add the contributions from all the other authorities and entities managing dwellings in the city, the total population assisted came to 7.5% of the city's households (51,280)*.

** Not including households residing in privately owned protected dwellings or in old rental-system dwellings.*

PROGRESS
REPORT
FOR 2022.
**BARCELONA
RIGHT
TO HOUSING
PLAN**
2016-2025

