

PROGRESS
REPORT FOR 2023.
**BARCELONA RIGHT
TO HOUSING PLAN**
2016-2025



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01 INTRODUCTION

Housing policy is one of the strategic areas for ensuring city residents' well-being and the city's sustainable growth. It is one of the key factors in today's public policy which requires a long-term view, and therefore agreement. That is, many social, institutional and political stakeholders have to be involved and committed to its development so that the implementation period is long and enables the expected social results to be reached.

The recent approval of the new housing act, Act 12/2023, of 24 May, has led to a paradigm shift in housing policy. After more than 40 years of democracy and recognition of the right to enjoy a decent home, as contained in Article 47 of the Spanish Constitution and Article 26 of the Statute of Autonomy of Catalonia, now there is finally an act that rolls out this fundamental right and in some ways follows the same logic as the other pillars of the welfare state; that is, the public authorities are obliged to guarantee universal access to housing, just as they are obliged to provide education and health.

To work towards this paradigm shift, a shared strategy must be built with all the stakeholders working in the city to ensure this right is guaranteed. Barcelona is currently working on creating a new housing plan that will shape policies aimed at scaling up housing supply, while also addressing other essential aspects of long-term housing policy, such as renovation and support for vulnerable groups.

At the same time, the Right to Housing Plan 2016-2025 continues to be implemented, providing the city with high-quality services to address housing emergencies. This includes, among other things, the creation and deployment of the Loss of Housing and/or Occupancy Intervention and Mediation Service (SIPHO), the recovery of public development, the establishment of a delegated development model that enables the involvement of various private, social, and cooperative stakeholders in the development of public housing, and the consolidation of support lines for renovation, focusing on interventions in the most vulnerable areas and improving the energy efficiency of the entire residential stock.

This 2023 Progress Report, the eighth since the approval of the Right to Housing Plan, provides a comprehensive overview of the objectives achieved and the actions carried out throughout the year, as the current plan approaches its conclusion.

Joan Ramon Riera
Commissioner for Housing at Barcelona City Council



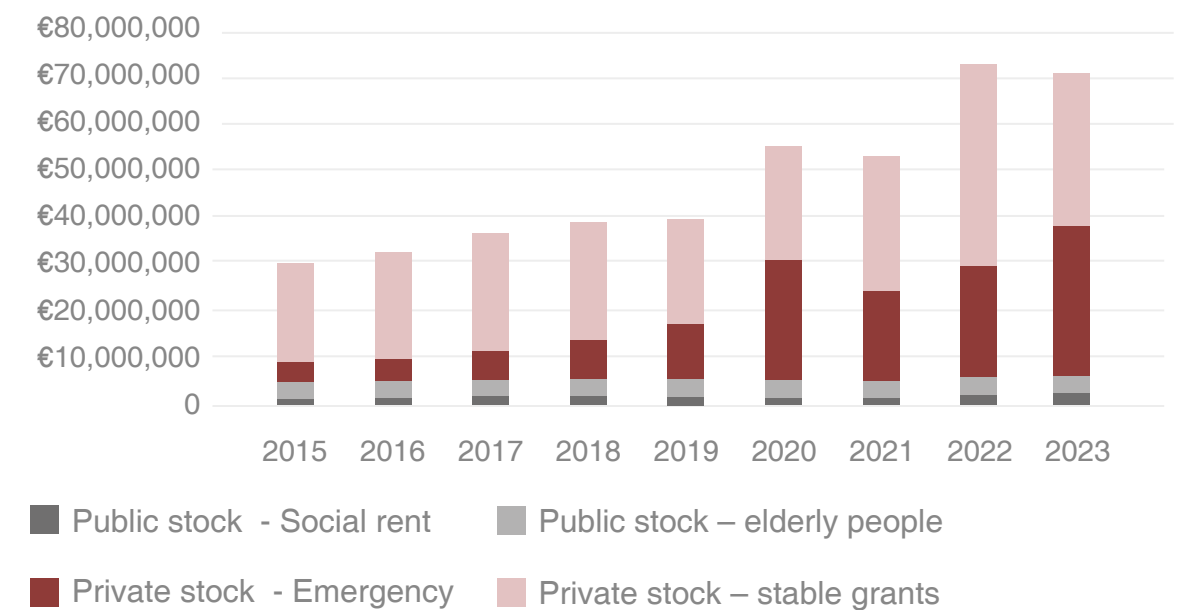
02 LOSS OF HOUSING PREVENTION AND ASSISTANCE

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, with a specific legal team of 5 people and a further 20 people allocated to direct street assistance. The new team has helped to improve preventive actions and direct support for finding alternatives that prevent the loss of housing.

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

The housing crisis in the city has led to an increase in the levels of attention and support provided by all services aimed at preventing the loss of housing, with particular emphasis on rent-payment grants.

Distribution of housing-payment grants between administrations, 2015-2023



Between 2015 and 2023, housing-payment grants increased from €29 million, with a particular focus on stable grants (69%), to €68 million in 2023, with a record proportion of emergency grants (45%), which have now equalled the stable grant amount



INFORMATION AND SUPPORT

2016

- Creation of the habitatge.barcelona website portal.
- Internalisation of housing office staff.
- Incorporation of a management expert in every office and 4 new lawyers.
- Campaigns:
 - “L’habitatge, un dret com una casa” [Housing, a basic right]
 - “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 preventing your electricity, water or gas being cut off]
 - “Quan rehabilites l’habitatge, millores la teva vida” [Renovating your home improves your life.]

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 to adapt it to the Covid-19 pandemic restrictions.
- Creation of the “Habitatge et truca” [Housing calls you] service.

2021

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

2022

- Opening of the Barcelona Renovation Office for promoting renovation programmes, especially with Next Generation funds.

2023

- **A prior market consultation has been carried out to create a tool for managing housing demand**, which will enable the integration of the various programmes offered at the housing offices.

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

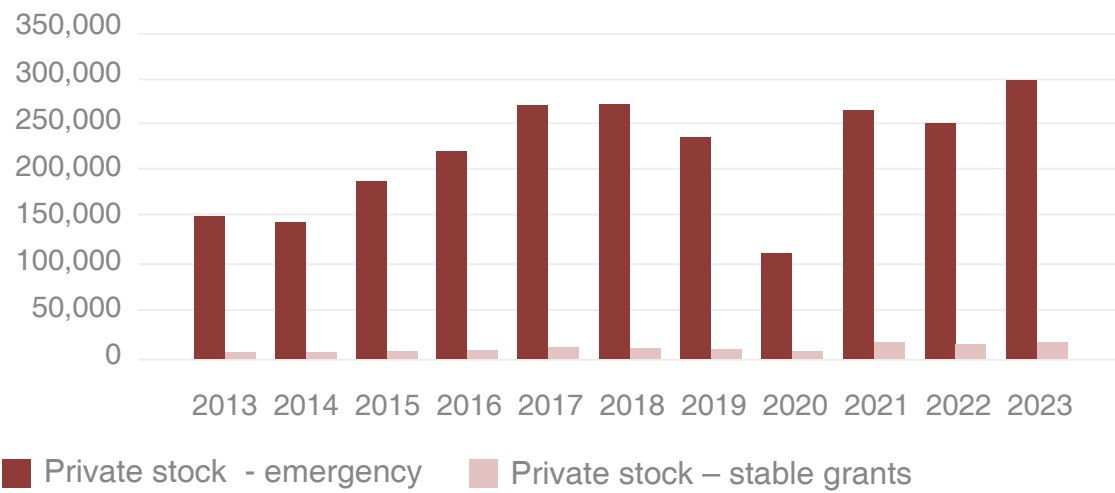
In 2023, the number of services provided at the offices increased, reaching the highest recorded figure of 297,812 cases, an 18% rise compared to 2022.

This exceptionally high volume of cases, representing all the inquiries made at the housing offices through all available channels, means that 33,153 different individuals were attended to in person, visiting the offices an average of 2.1 times each (which accounts for 69,965 cases in total).

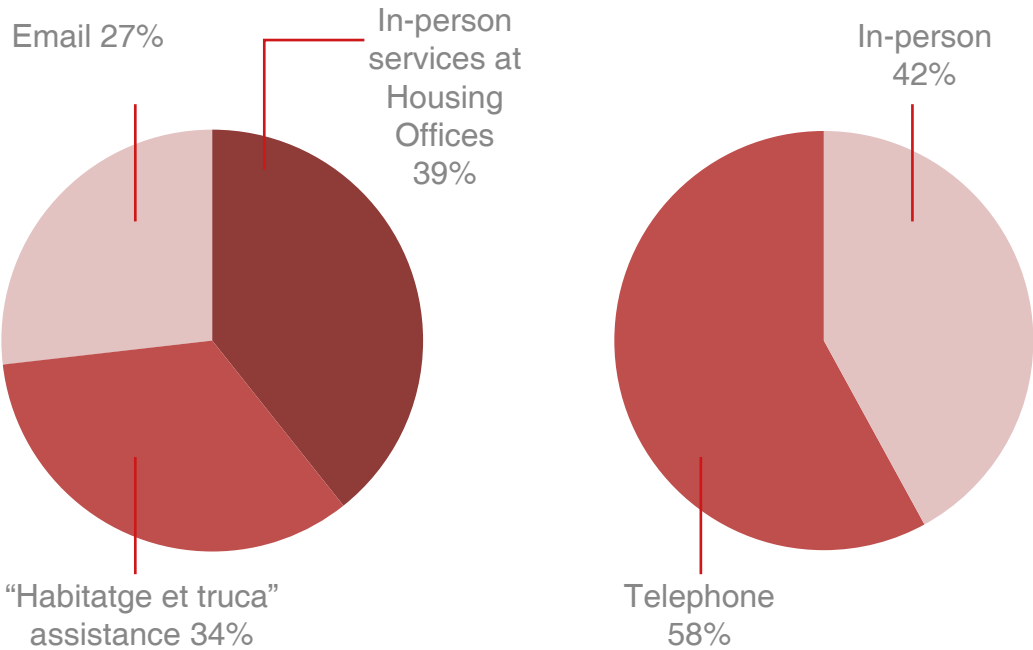
Legal advice provided by housing offices

The housing offices provide legal advice both over the phone and in person. In 2023, a total of 17,471 cases were handled, of which 6,746 were attended to in person at the offices (39%), while 61% were addressed by phone.

Individual services and legal advice sessions provided at housing offices 2013-2023



Diversification of service mechanisms
Housing offices, 2023



In 2023, in-person visits to the housing offices significantly increased, reaching 116,921, and accounting for 40% of the total.



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 homes from the public-housing stock and for housing 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.

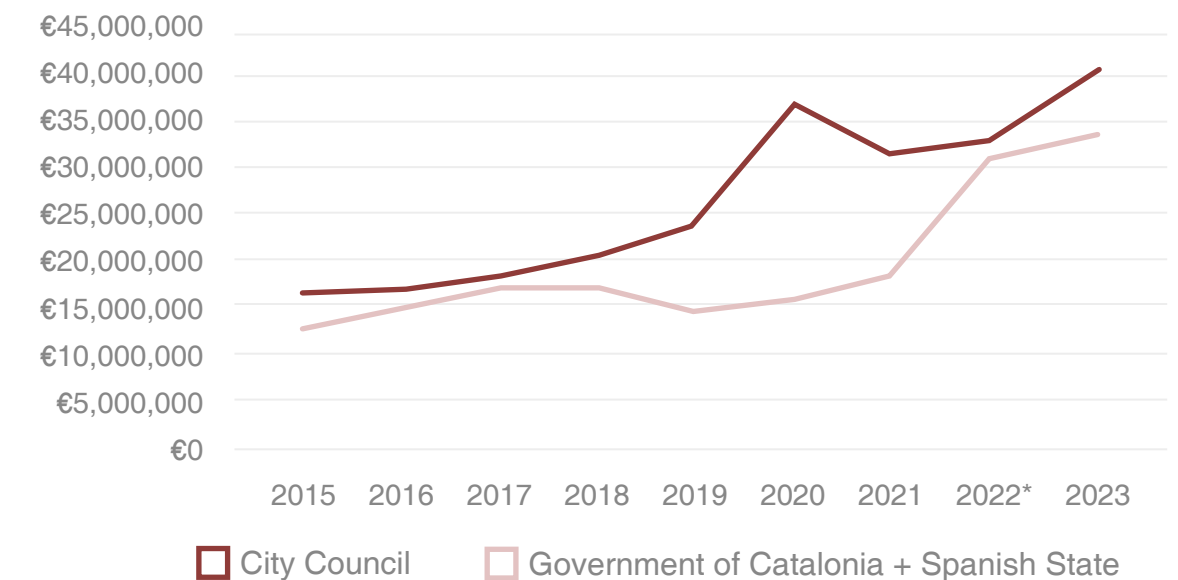
2022

- The Spanish Government's created the "Bo Jove" and other 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.

2023

- Efforts have begun to create multi-year rent grants that will improve responses by extending the application period.

Development of housing grants by authority, 2015–2023



*The Spanish Government's "Bo Jove" is valid for two years, so the financial aid granted in 2022 is also active in 2023, with the allocated budget divided between the two years.

Within the framework of the Barcelona Right to Housing Plan – PDHB (2016 and 2023), the City Council provided 58% of the rent-payment grants, for both public and private housing stock. Although contributions from the central and regional governments increased in 2022, the municipal contribution again surpassed them in 2023.

EXISTING HOUSING MAINTENANCE GRANTS

The grants provided in the city facilitate the payment of rents for both public and private housing, covering urgent situations (via Social Services) and more stable difficulties in meeting rental payments (via grants provided by housing offices).

Below is a summary of the grants provided by type and classified according to whether they are for public or private housing.

Rent-payment grants for private housing

In 2023, payment grants for private housing accounted for 91.6% of total housing-payment grants, including both stable grants offered by housing offices and emergency grants provided through basic social services.

In 2023, the grants for private housing allowed 38,035 households to remain in their homes, for a total amount of €68.24 million.

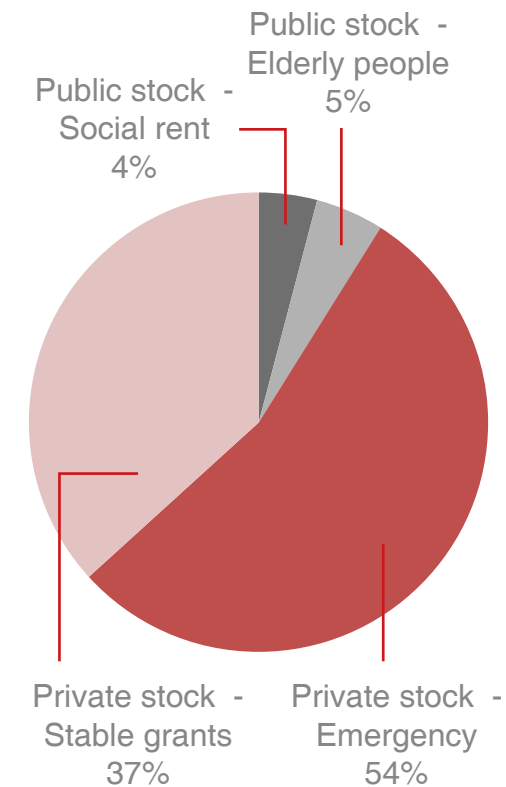
- Stable rent-payment grants for private housing (50.44%).** These are provided by Barcelona City Council and the Catalan and Spanish governments and are processed by the housing offices.
In 2023, 14,508 grants were awarded, totalling €37.6 million.
 The volume of grants and funds allocated has increased, although municipal grants for mediation and emergency services from the Catalan government have decreased.
- Emergency-accommodation grants (41.13%).** These are offered by municipal social services. They basically include grants for paying rent, shared rent and hostel accommodation.
In 2023, the grants have increased significantly, with a 17% rise in households assisted and an increase in the amount per household, reaching €1,303. This allowed 23,527 households to remain in their homes (€30.65 million).

Rent-payment grants for public housing

These grants represented 8.4% of the total housing grants awarded in the city in 2023. 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 €265 per month.**

- General grants for public housing – Social rent fund (3.43%).** These enable lower-income households to meet their public-housing rent payments. They are offered by Barcelona City Council and the Catalan Government.
2023 saw 1,583 grants awarded, totalling €2.55 million.
- Grants for housing with services for elderly people (5.0%).** These contribute to payments for housing with services for the elderly. **They are only offered by the City Council.**
2023 saw grants awarded to 1,482 households, totalling €3.73 million. Includes 50 new grants thanks to the addition of new housing with services for elderly people in the municipal stock.

Types of rent-payment grants offered in Barcelona, 2016–2023



A total of 229,573 housing-payment grants worth €385 million were awarded between 2016 and 2023. Some 101,900 people received assistance in 2023.



EMERGENCY PREVENTION AND ASSISTANCE FOR VULNERABLE GROUPS

2015

- Creation of the Housing 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

- Reinforcement of the Housing Eviction Prevention and Mediation Service (SIPHO), which increased from 16 to 43 people, with a specific legal team of 5 people and a further 20 people allocated to direct street assistance.

2023

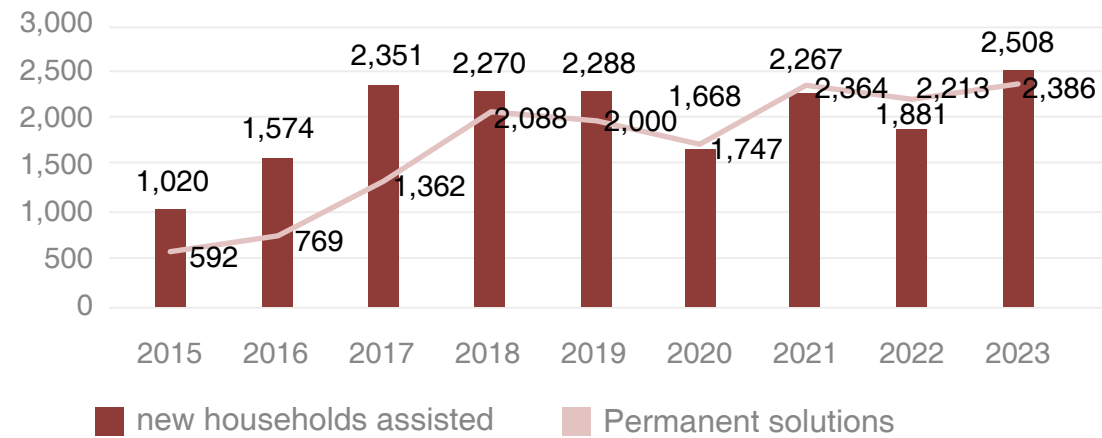
- Expansion of the Housing Eviction Prevention and Mediation Service (SIPHO) which helped 2,386 households find a permanent solution for preventing the loss of their housing. At the same time, 2,508 new households facing difficulties in maintaining their housing were assisted and will continue to receive support until a permanent solution is reached. Both the number of permanent solutions and new households assisted are the highest the service has handled since its creation.
- 135 households were provided with housing through the Emergencies Board.

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 are offered in Barcelona.

- **Legal advice service provided by the housing offices.** Provides legal advice on rent, mortgages and property owners' associations.
2023 saw 6,746 cases receiving legal advice.
- **Eviction-support service (SIPHO).** This service intervenes in situations where there is a risk of loss of housing in order to prevent eviction or find alternative housing.
In 2023, 2,508 new households were assisted, and 2,386 definitive solutions were provided (including both new households and households assisted in previous years that had not yet found a solution). These are the highest results since the service opened, reflecting both the service's capacity and the ongoing emergency in the city regarding the risk of housing loss.

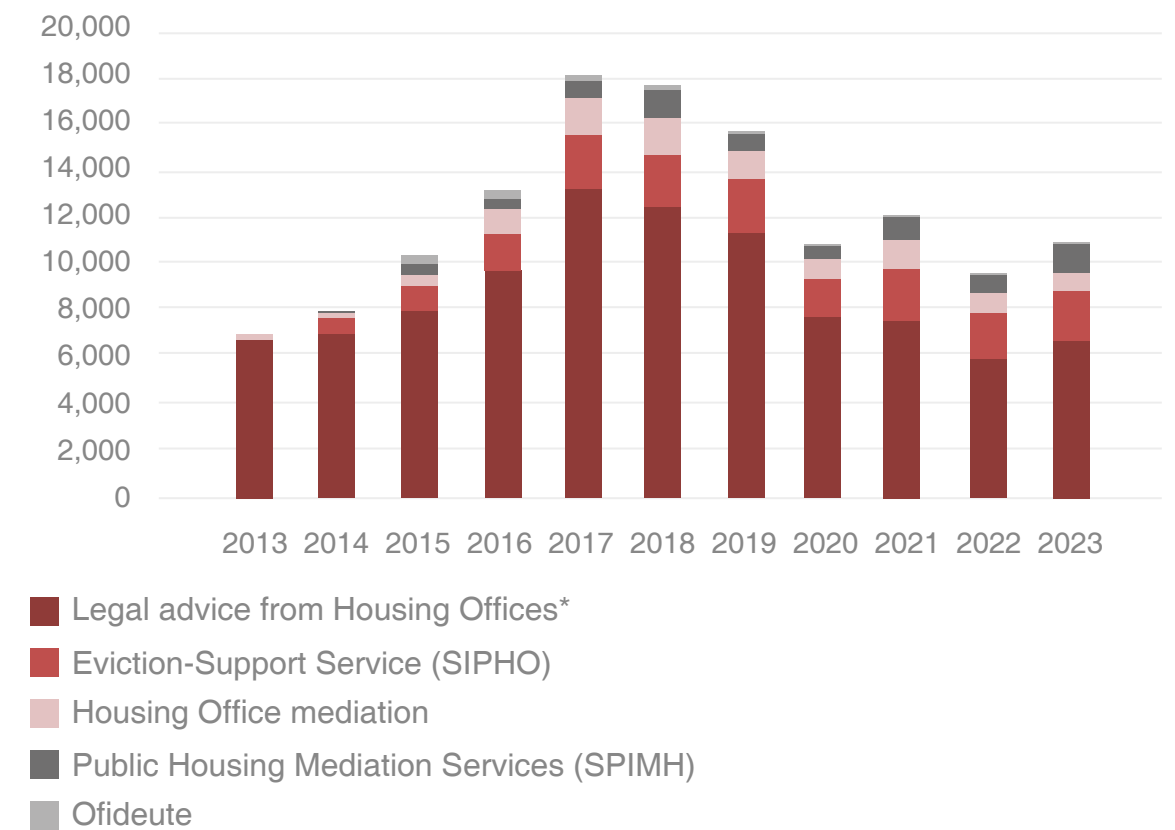
Eviction Prevention and Mediation Service (SIPHO) cases of assistance, 2015-2023



2023 saw the Eviction Prevention and Mediation Service (SIPHO) assisting 2,386 households, covering some 5,800 people.

- Mediation service at housing offices.**
 In 2023, 725 new cases were worked on, and of the completed cases, 45.7% were resolved with an agreement.
- Public Housing Prevention, Intervention and Mediation Service (SPIMH).** Offers a public-housing mediation and support service to facilitate positive community life and address payment difficulties.
 In 2023, 1,281 new cases were worked on, marking the highest number of cases since its creation in 2014, and a 54% increase compared to 2022.
- Ofideute service.** Changes to legislation on mortgage foreclosures led to a drop in number of cases requiring assistance from 413 new situations worked on in 2015, to 8 in 2023, the lowest number since the creation of the service. This change in housing loss linked to mortgage foreclosures has led to a shift in the service's focus towards rental mediation, in line with legislative changes promoting this type of intervention.

Mediation service cases of assistance, 2013-2023



*The housing offices offer two types of legal advice: telephone advice for simpler issues, and in-person advice for more complex matters. This graph only includes cases requiring in-person assistance.

2023 saw a total of 10,930 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.

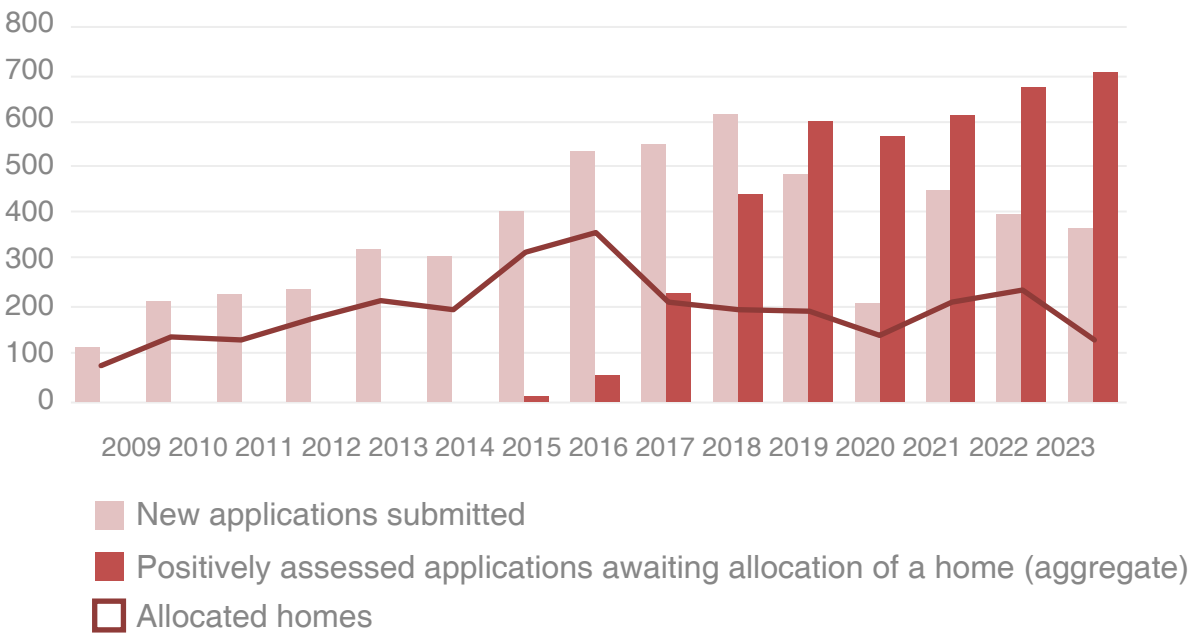
ASSISTANCE FROM THE EMERGENCIES BOARD

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 1,686 homes between 2016 and 2023. At the close of 2023, 701 households were waiting for the allocation of permanent housing, of which 23 residing in temporarily available tourist-use accommodation. This programme is no longer active, although 23 properties are still under management.

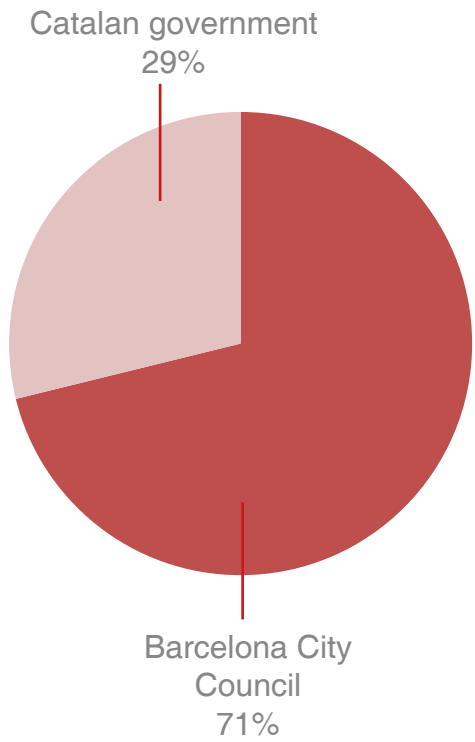
In 2023, housing has been given to 135 household units through the Emergencies Board.

Emergency Board actions, 2009-2023



The City Council and the Catalan government did not make equal contributions of homes to the Emergencies Board. Although the imbalance remains, with the City Council providing 71.1% of homes between 2016 and 2023, in 2023, for the first time in this period, the contribution from the Catalan government surpassed that of the City Council, accounting for nearly 58% of the homes provided.

Contribution of homes by authorities to the Emergencies Board 2023



Between 2016 and 2023 Barcelona City Council provided 71% of the housing, while the Government of Catalonia provided 29%

The **Reallotgem** programme, launched in 2020 and promoted by the Catalan government, was meant to provide a response to this situation. At the close of 2023, it managed 70 homes, 27 of which were acquired in 2023.

BARCELONA INCLUSIVE HOUSING NETWORK (XHIB)

Created on the initiative of the Citizen Agreement, this network is made up of some fifty of the city's organisations and governed 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.

In 2023, it was agreed that a new inclusive housing census will be created for the city, which will be drafted based on data from the end of 2023. To do so, a series of adjustments have been proposed compared to the last census, which was based on data from 2020. Among these adjustments, the following stand out:

- Inclusion of the question regarding how many homes had to be acquired outside of Barcelona.
- Inclusion of the LGBTQ+ category.
- Inclusion of new information about residents:
 - Option of distinguishing between male / female / non-binary.
 - Adding new age categories: 18-21; 50-65; 65 and older.



03 RENOVATION

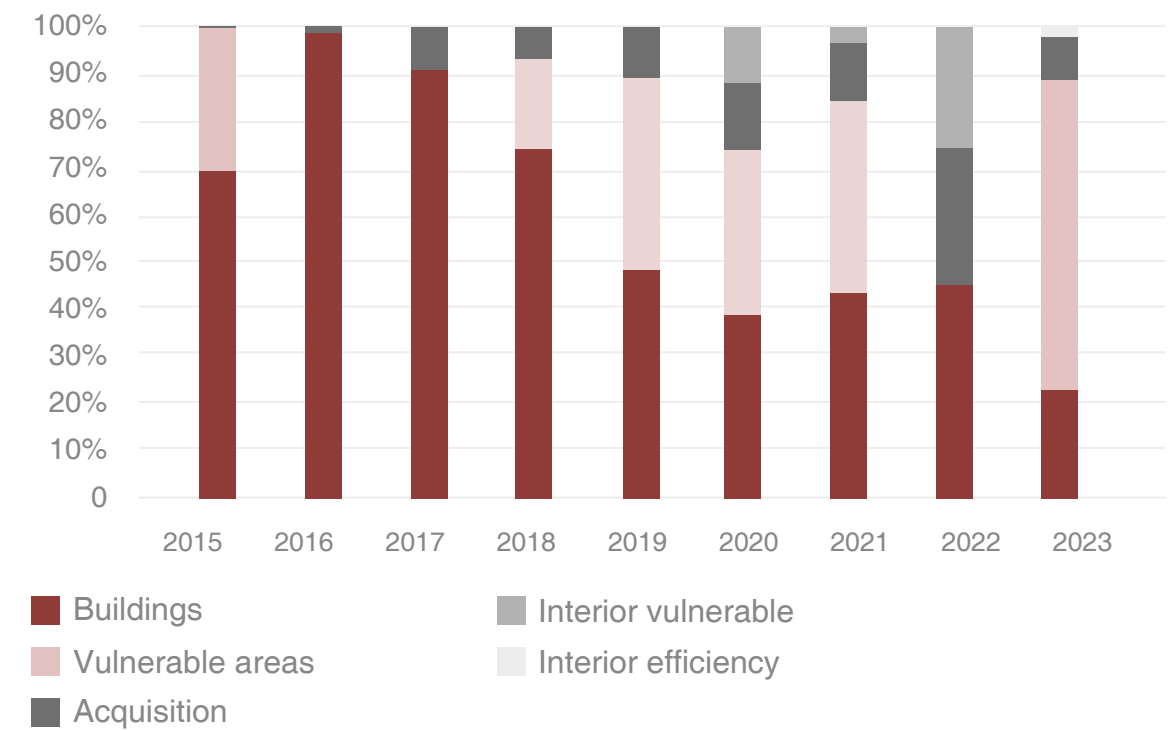
Home renovation is key to improving people's health and quality of life. Work on reformulating the city's renovation policy by proactively targeting the most vulnerable groups and areas thus started in 2015.

The arrival of Next Generation European funds required the reformulation of grants to adapt them to new funding while retaining their focus and placing greater emphasis on energy improvements.

This change led to a considerable transformation in management, the opening of a specialised renovation office, and the establishment of agreements and collaboration with other administrations, professional associations, and other stakeholders to make energy-efficient improvements a reality in the city.

These profound changes led to a slowdown in renovation activity with public funds in the city, but now specialised teams are in place with the capacity to support citizens and speed up the processes.

Development of the allocation of renovation grants per target, 2015-2023.



* The data for 2023 is not directly comparable to previous years, as it includes procedures paid and those where work has already started. Therefore, the data may vary over time once the works are completed.

Renovation-grant allocations underwent significant changes between 2016 and 2023, with more grants for vulnerable people and areas and for acquiring affordable housing.



GRANTS FOR RENOVATIONS AND URBAN REGENERATION

2015

- Start of the Neighbourhood Plan, providing for action in the city's ten most vulnerable areas.

2016

- Joint drafting of the “Study and Detection of Vulnerable Residential Areas in Barcelona” document with the Polytechnic University of Catalonia. This has 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

- Implementation of grants for the rehabilitation of housing interiors through a turnkey model.
- Creation of the intervention programme in high-complexity properties (linked to the Neighbourhood Plan).
- Promotion of social superblocks to improve home care services for people assisted by the Home Help Service (SAD), particularly elderly or dependent individuals.

2018

- Definition of the strategy for implementing urban regeneration in the city.
- Inclusion of clauses in the grant calls for communal elements to prevent them from leading to processes of displacement of the neighbourhood.

2019

- Start of the implementation of Neighbourhood Regeneration Programme grants, enabling improvements to homes in vulnerable areas based on interventions in residential complexes (not in buildings).

2020

- Start of the deployment of home interior renovation grants for vulnerable people.
- Launch by Barcelona City Council of the “Barcelona, making plans for the future” plan, and development 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 Next Generation funds.

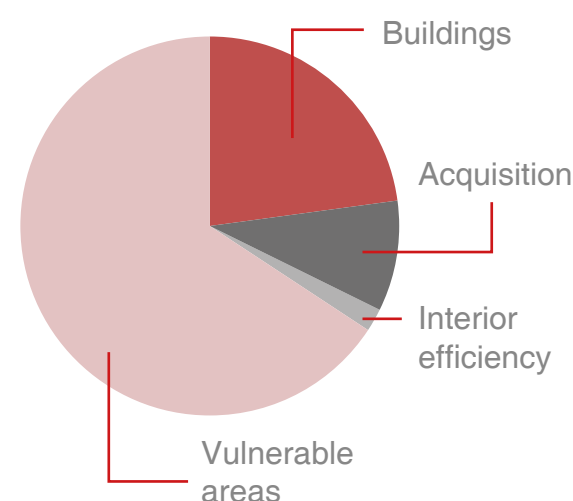
2022

- Creation of the Municipal Renovation Office (ORM) to streamline the entire process of information, dissemination, support, and processing of renovation grants.
- Establishment of a specific team for granting renovation permits.
- Adaptation of existing renovation grants to meet the requirements of the Next Generation funds.
- Development of a renovation simulator for public use, allowing citizens to assess the potential, in terms of renovation, of each building in the city.
- The Barcelona Housing Consortium has joined the agreement between the Catalan Government, AHC, ICF, and Avalis de Catalunya SRG with financial institutions to fund renovation projects under the Next Generation grants.

2023

- Work on the various programmes under the Next Generation funds has led to the resolution of 155 renovation projects by the end of 2023, including 1,032 private homes, with a projected grant of €13.95 million (excluding grants for the preparation of building record books and renovation projects).
- Ongoing maintenance of the renovation programme for homes incorporated into the Rental Pool, which has facilitated the acquisition of 80 homes.

Distribution of the budget according to type of private-housing renovation grant awarded in 2023



The processing of multi-annual Next Generation funds began in 2023. A large portion of these funds are being directed towards vulnerable areas that receive municipal support.

Transformation of grants to meet the most vulnerable areas

In 2023, all building renovation grants were linked to the Next Generation funds. These multi-annual grants have seen a strong launch, particularly in interventions in vulnerable areas, where the local council offers support to communities to facilitate access.

- **Building renovation grants.** All awarded grants are linked to the Next Generation programme 3 “buildings”. By the end of 2023, there were 24 contracts involving 271 homes, with a projected grant of €3.53 million. This represents a significant increase in public funding per home, allowing for real improvements in energy efficiency that will contribute to the decarbonisation of the city’s residential housing stock.
- **Grants for high-complexity properties (FAC).** These are 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). In 2023, these grants were granted under the Next Generation programme 1 “neighbourhoods”, which included 19 buildings comprising 357 homes, with a projected grant of €7.07 million.

- **Regeneration of neighbourhoods.** This enabled comprehensive improvements to the most vulnerable areas, as it went beyond building-by-building interventions and worked on entire urban complexes. This programme was implemented in the neighbourhood in the south-west of Besòs before it was extended to other neighbourhoods, including Canyelles, Trinitat Vella, La Pau, Congrés i els Indians, and Can Peguera. In 2023, these grants were granted under the Next Generation programme 1 “neighbourhoods”, which included 13 contracts comprising 385 homes, with a projected grant of €3.05 million.
- **Grants for drawing up building record books and drafting renovation projects.** These grants enable the necessary preliminary work for subsequent building interventions. In 2023, these grants were granted under programme 5 of the Next Generation funds, which included 19 contracts comprising 438 homes, with a projected grant of €294,485¹.

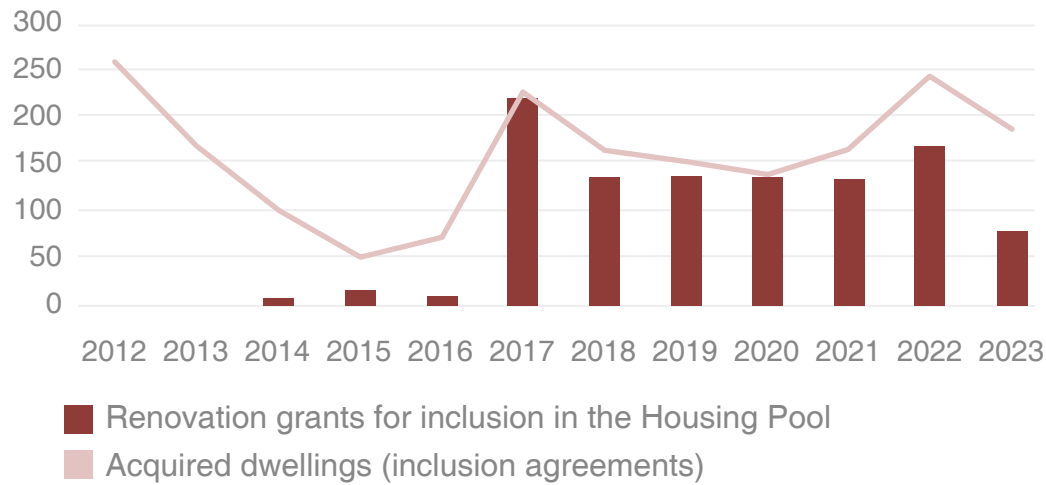
Housing improvement grants

- **Grants for the renovation of homes to improve energy efficiency.** Grants linked to the Next Generation funds. In 2023, 99 homes received these grants, with a projected total of €0.29 million.
- **Boost to the renovation grants to acquire more affordable housing.** Aside from the Next Generation funds, which have been the source of income for other renovation subsidies in the city, grants have been maintained for renovating homes incorporated into the Rental Pool to encourage the acquisition of affordable housing.

In 2023, 80 renovation subsidies linked to the incorporation of dwellings into the Rental Housing Pool were awarded, with 187 homes acquired. This continues the trend from 2021 and 2022, where acquisitions were possible without the need for renovation grants to be linked to each home.

1. These grants are not included in the total count as they correspond to buildings and homes already included in other programmes

Rental Housing Pool. No. of homes acquired, and relationship with renovation grants, 2012-2023



A high number of new homes have continued to be acquired, and 89 additional households are now living in homes managed by the Rental Housing Pool.



04 PROPER USE OF HOUSING

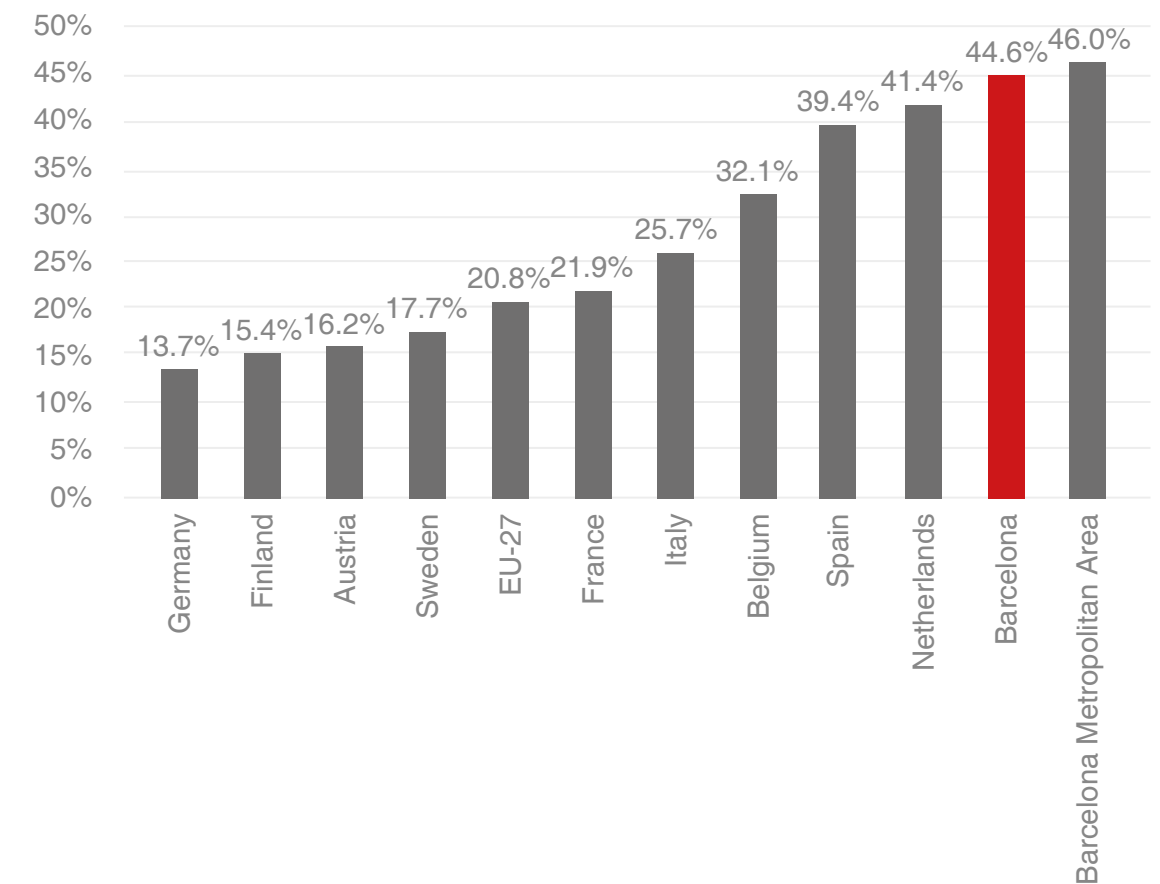
The Right to Housing Plan 2016–2025 started a line of work specifically linked to the private housing stock that had not been previously implemented in the city. Its aim is to ensure that private owners, who own 98% of the city’s residential stock, ensure the fulfilment of the social function of property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

Efforts have focused both on political advocacy and the creation of a dedicated housing discipline team, complementing the work carried out through urban planning discipline.

In 2023, activity centred around influencing the implementation of Act 12/2023 on the Right to Housing, **which allows rent control to be protected and establishes national-level regulations addressing areas not fully covered by Catalan legislation.**

Since 16 March 2024, rent caps have been effective in Barcelona. This was made possible by designating the city as a stressed housing market area in line with the new national housing law. The new housing law sets out four criteria to declare a zone as stressed; only one needs to be met for implementation. In Barcelona’s case, three of these criteria are fulfilled: the percentage of household income spent on rent or mortgages, plus utilities, in both cases exceeds 30% and rental prices over the past five years have increased more than three percentage points above the CPI.

Housing expenditure overload rate.
Population living in market-rate rental housing 2022.



HOUSING DISCIPLINE AND ANTI-HARASSMENT ACTIONS

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, supported by social organisations.

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 stressed 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 homes with more than 150 cm² of net floor area.
- **Opening of disciplinary procedures relating to the law 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

- Opening of the first procedures for breach of duty of allocating protected housing to 30% of new developments or large-scale renovations of already consolidated buildings in the city.

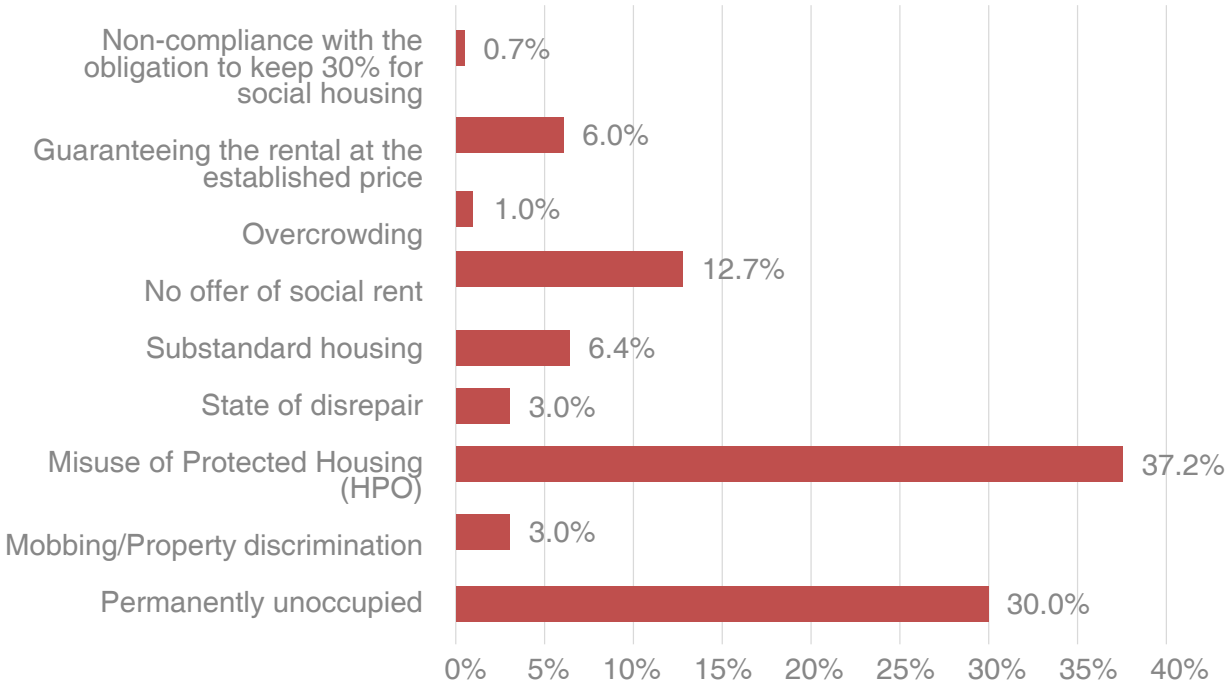
2023

- **New declaration of Barcelona as a stressed housing market area.** This new designation complies with the national housing law and strengthens the legal foundation of the Catalan government's efforts.

Cumulative disciplinary procedures 2016–2023

Type of procedure	Ongoing	Closed and filed	TOTAL
Permanently unoccupied			219
Vacant home declaration	106	38	144
Disciplinary due to permanent vacancy – Buildings and housing	9	44	53
Expropriation of vacant homes (Act 4/2016)	4	12	16
Disciplinary proceedings for failure to register with the Register of Vacant and Occupied Homes	0	6	6
Mobbing/Property discrimination	5	17	22
Misuse of Protected Housing (HPO)	9	263	272
State of disrepair			22
Declaration of substandard housing	3	8	11
Disciplinary proceedings for substandard housing	3	8	11
Substandard housing			47
Conservation orders (Decree Law 1/2015)	15	11	26
Disciplinary proceedings DL 1/2015	13	8	21
No offer of social rent	34	59	93
Overcrowding	5	2	7
Guaranteeing the rental at the established price			44
Non-compliance with reference index advertising	12	24	36
Non-compliance with the legal rental price	1	7	8
Non-compliance with the obligation to keep 30% for protected housing (HPO)	5	0	5
Total procedures	224	507	731
Total number of dwellings	223	539	762

Disciplinary procedures managed by type, 2016–2023

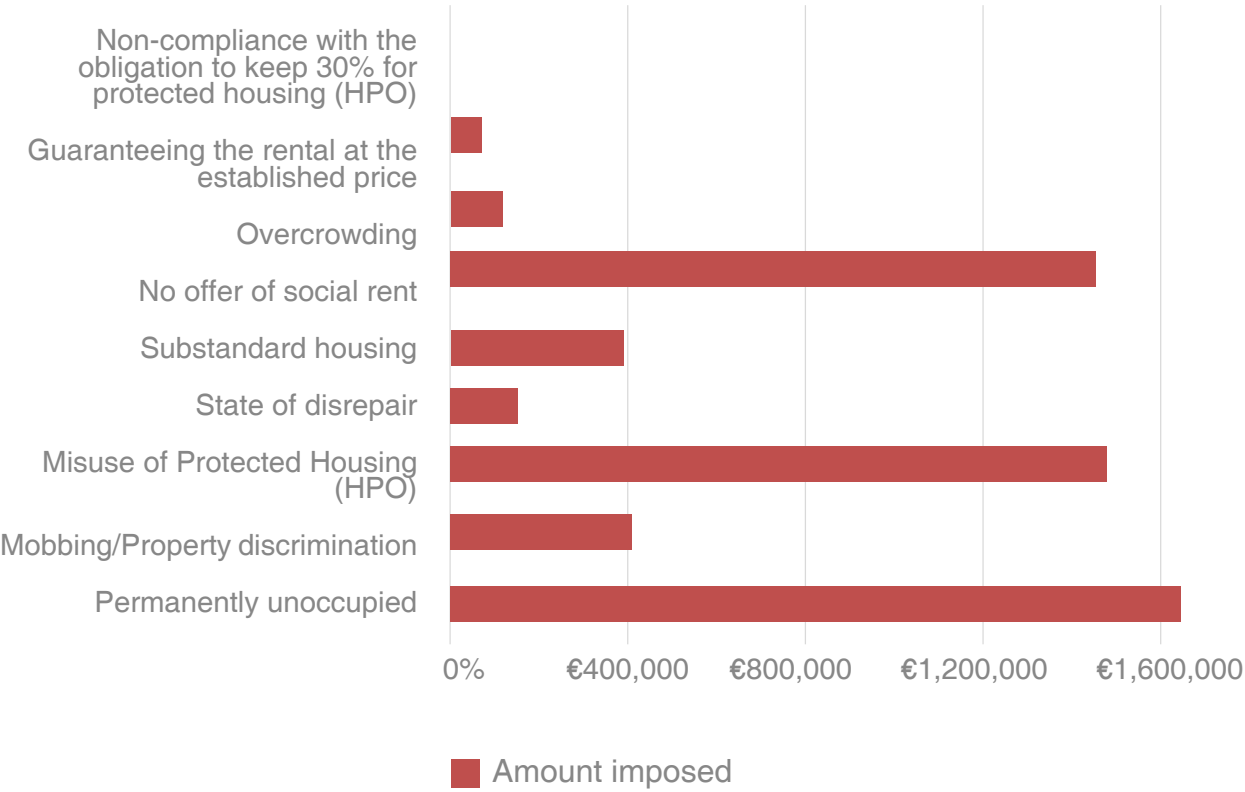


Fines and penalties imposed and collected by type up to 2023

Type of procedure	Cases	Number of homes	Amount imposed	Amount paid
Permanently unoccupied	21	29	€1,646,044	€1,213,530
Vacant home declaration	-	-	-	-
Disciplinary due to permanent vacancy – Buildings and housing	19	27	€1,628,042	€1,195,528
Expropriation of vacant homes (Act 4/2016)	-	-	-	-
Disciplinary for non-inclusion in the vacant homes registry (RHBO)	2	2	€18,002	€18,002
Mobbing/Property discrimination	6	11	€409,502	€274,502
Misuse of Protected Housing (*)	86	89	€1,481,529	€791,183
State of disrepair	11	11	€154,207	€67,855
Conservation orders (Decree Law 1/2015)	-	-	-	-
Disciplinary proceedings DL 1/2015	11	11	€154,207	€67,855
Substandard housing	14	14	€390,217	€142,714
Declaration of substandard housing	-	-	-	-
Disciplinary proceedings for substandard housing	14	14	€390,217	€142,714
No offer of social rent	34	39	€1,458,004	€497,672
Overcrowding	5	5	€117,003	€54,001
Guaranteeing the rental at the established price	20	3	€72,000	€54,000
Non-compliance with reference index advertising	17	-	€51,000	€42,000
Non-compliance with the legal rental price	3	3	€21,000	€12,000
Non-compliance with the obligation to keep 30% for protected housing (HPO)	-	-	-	-
TOTAL	242	229	€6,344,929	€3,360,024

(*) This category includes penalties for assigning or renting protected housing (HPO) without authorisation, not using HPO for primary and permanent residences, and for owning more than one HPO dwelling.

Fines and penalties imposed by type, 2016-2023



05 EXPANSION OF THE AFFORDABLE HOUSING STOCK

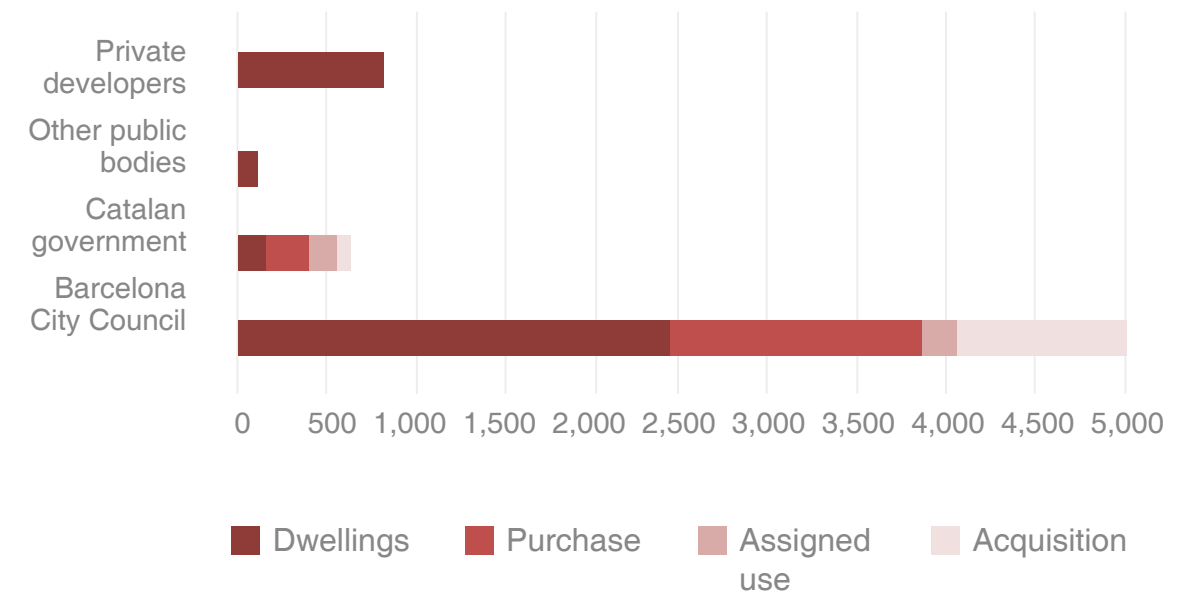
Expanding the city's affordable housing stock is key to meeting the population's needs. To achieve this, all available tools are being used: new developments, purchases, usufruct transfers, and acquiring private housing for allocation to affordable and social rental schemes.

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.

However, in recent years, most of this growth has been driven by Barcelona City Council, with a very limited role played by the Catalan government and private operators. The transfer of land to Incasòl for development aims to correct this situation and diversify the operators promoting long-term affordable housing in the city.

Private developers, for their part, have contributed just 12%, and in many cases, these developments are intended for subsidised housing for sale.

Expansion of the city's affordable housing stock, 2016-2023 (dwellings).



Between 2016 and 2023, the number of public or publicly supported dwellings increased by 6,606, providing housing for approximately 16,400 new residents.

Barcelona City Council contributed 76% (5,022 units); the Government of Catalonia 10%; other public bodies 2%, and private entities 12%.



LAND POLICY

2018

- Amendment to the Urban Development Plan (PGM) to allocate 30% of new-build or major-renovation residential property to protected housing.
- Amendment to the Urban Development Plan to establish building deadlines.

2021

- Final approval of urban-development plans enabling the creation of new affordable (protected and shelter) dwellings.

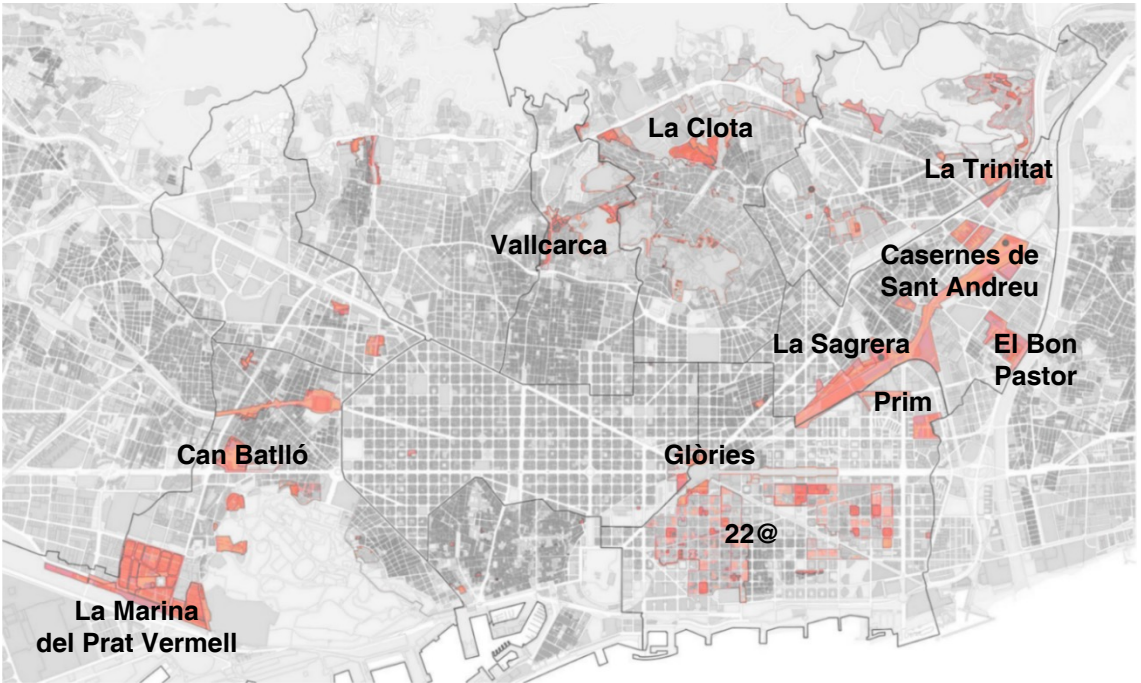
2022

- 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 HPO 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.

2023

- At the end of 2023, the potential for new affordable housing development by the City Council was **26,523 dwellings** (including protected housing, sheltered housing, and municipally allocated free-market housing plots).

Main areas of urban planning transformations in the city



Land management, dwellings included in approved planning and reparcelling, 2023

Finally approved planned dwellings ¹	1,171 units
Dwellings in finally approved reparcellings	338 units
Potential generation of affordable housing (social, sheltered, municipally allocated free-market)	26,523 units

1. Includes amendments to the 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 4 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 on Barcelona City Council's municipal land plots and properties derived from municipal assets of land plots and dwellings (ESAL agreement).* This agreement, signed with representatives of the affordable housing development sector, aims to assign land to enable the construction of 1,000 rental and co-housing units.
- 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), which will enable operations to begin: 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.

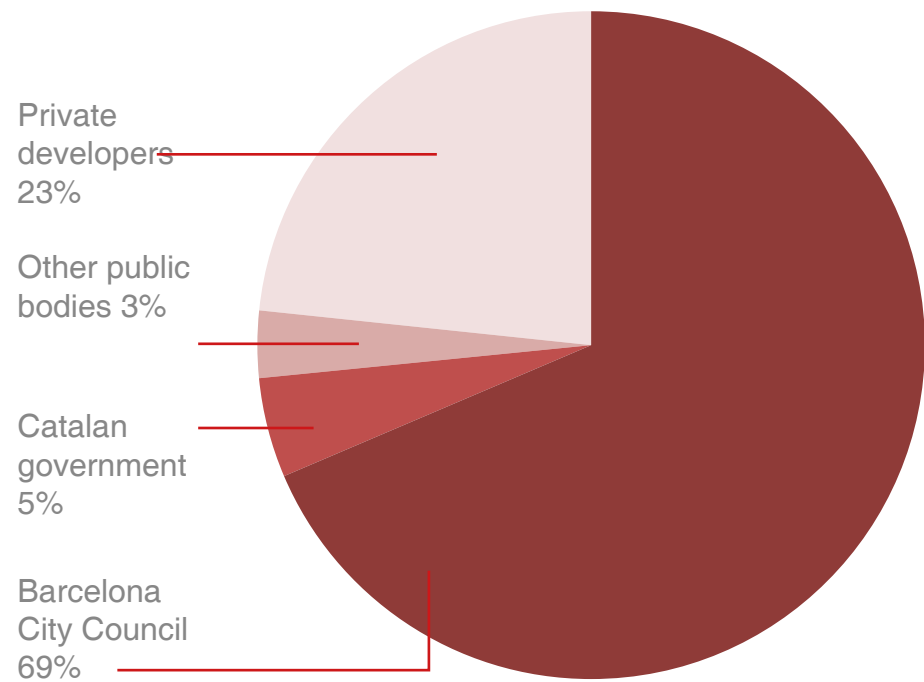
2022

- 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 made on drafting the first projects within the framework of Habitatge Metròpolis Barcelona (HMB) and funding is already in place to enable their implementation.

2023

- A total of 496 sets of keys have been handed over in buildings developed directly by IMHAB, from both developments completed in 2022 and in 2023.
- A total of 661 dwellings have been completed on municipal land, of which 556 were developed by IMHAB and 105 by delegated developers (this includes homes with keys already handed over and those pending delivery). In addition, by the end of the year, 1,232 dwellings were under construction 1,420 in the pipeline and 1,888 at the planning stage (including both direct and delegated developments).
- By the end of 2023, there were 125 co-housing properties in operation on public land, 290 in the project phase, and 8 in the tender process.
- An agreement has been signed with the Government of Catalonia for the assignment of 11 plots of land for Incasòl to build 637 homes within five years.

Homes completed in the city 2016-2023 by



Social housing developers

- **City Council (69%)**, through the IMHAB and social developers on municipal land.
- **Government of Catalonia (5%)**
- **Other public bodies (3%)**
- **Private developers (23%)**, on their own land

Between 2016 and 2023, 69% of the new social housing in the city had been developed by the City Council. The cost of the IMHAB’s direct development amounted to €234 million.

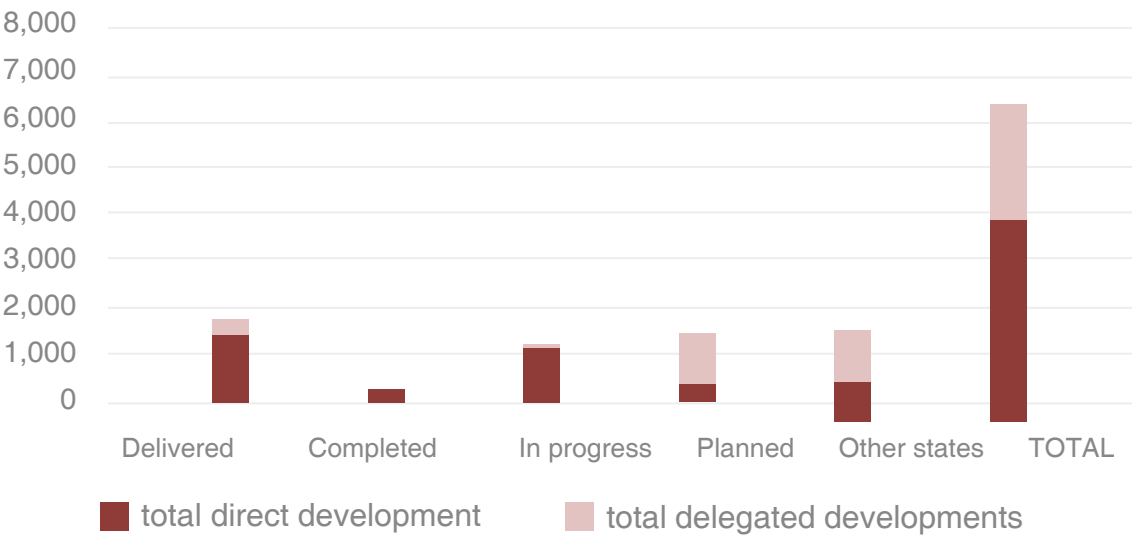
Dwellings completed by the City Council

During 2023, 7 developments were completed on municipal land, containing a total of 661 dwellings: 556 by the IMHAB and 105 by cooperatives and foundations, in both under rental and leasehold systems

At the end of 2023, the IMHAB had 77 developments (both direct and delegated) at different stages of pre-completion, in addition to 38 developments completed or delivered, for a total of 115 developments that will give the city 6,825 new homes between 2016 and 2025.

The Municipal Development Plan in progress cost €838 million.

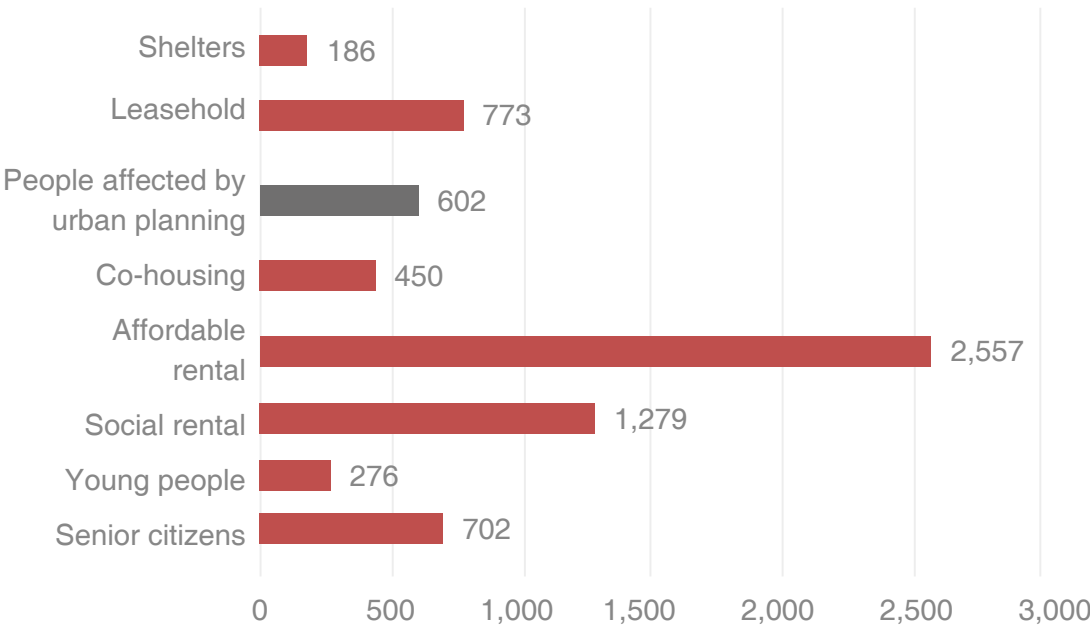
State of developments on municipal land at the end of 2023 (2016-2023)



Development tenure system

There has been a clear shift towards increasing affordable rental, which accounts for 88% of the homes included in the 115 developments completed or in progress under the Right to Housing Plan (PDHB), 2016–2025. Meanwhile, leaseholds will represent 12% of the developments over the same period.

Development tenure system on municipal land plots under the Development Plan 2016-2025



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 included in the 2016–2025 Development Plan.

Homes completed by the Government of Catalonia

In 2023, the Government of Catalonia completed one housing development comprising 16 homes and had another under construction with 15 homes in the city. At the same time, 11 developments are underway that will allow for 637 homes to be developed through a call for projects.

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

- Acquisition of the first 8 dwellings resulting from the application of the amendment to the PGM for partial allocations of 30% to protected housing.

2023

- Provisional approval of the byelaw for acquiring dwellings based on pre-emption rights. It will facilitate the joint acquisition by non-profit organisations and social developers, local residents and even the City Council itself.
- Extension of the agreement with SAREB, adding 16 new homes and renewing the 143 existing contracts for a further 4 years. The total cost of the assignment for these additional 4 years will be €763,200.

Homes acquired by Barcelona City Council

Between 2016 and 2023, Barcelona City Council acquired 1,613 homes, at a total cost of €110 million. Approximately 87.8% of these homes were acquired through pre-emptive purchase and are municipally owned, while 12.2% were acquired under usufruct agreements for 8 years, 143 of which have already begun the renewal process.

Dwellings acquired by Barcelona City Council (purchase and usufruct) 2016-2023.

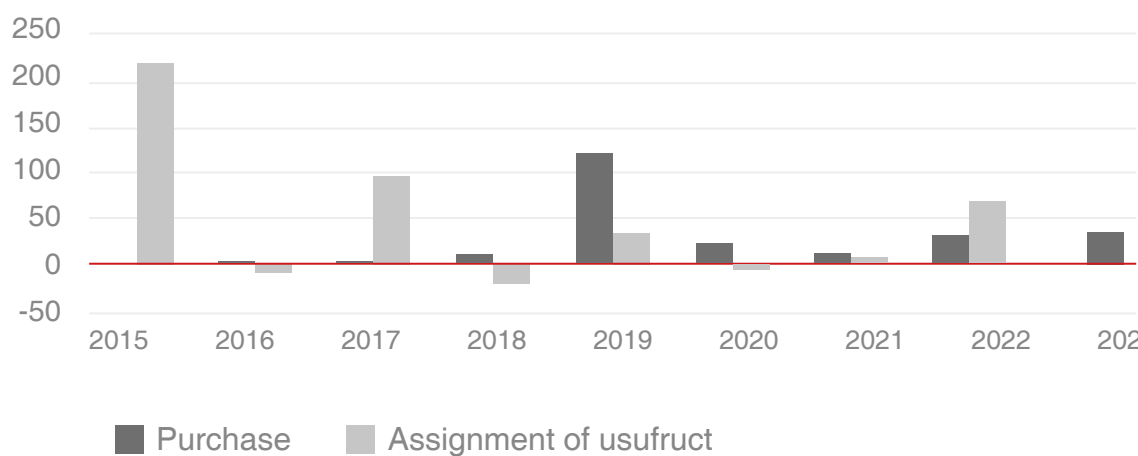


Homes acquired by the Government of Catalonia

Between 2016 and 2023, the Government of Catalonia also promoted a housing acquisition plan across Catalonia, including in Barcelona. Unlike the City Council, the Government of Catalonia obtained 60.4% of its homes through assignment, meaning these homes will return to their original owners after a set period. This is reflected in fluctuations in the housing stock over time, with some years showing a net reduction due to the expiry of such assignments.

In 2023, the Government of Catalonia acquired 36 homes at a cost of €3.68 million, but saw a net decrease of 17 homes in its assigned housing stock, resulting in an effective increase of only 19 homes.

Homes acquired by the Government of Catalonia (purchase and usufruct) 2016-2023.



* In the graph, the years marked in red indicate when the number of homes assigned to the Government of Catalonia decreased compared to the previous year.



ACQUISITION OF HOMES FOR ALLOCATION TO AFFORDABLE RENTAL HOUSING

2015

- Agreement with the Habitat3 Foundation for acquiring and managing 250 dwellings.

2016 and 2017

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

2018

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

2019

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

2020

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

2021

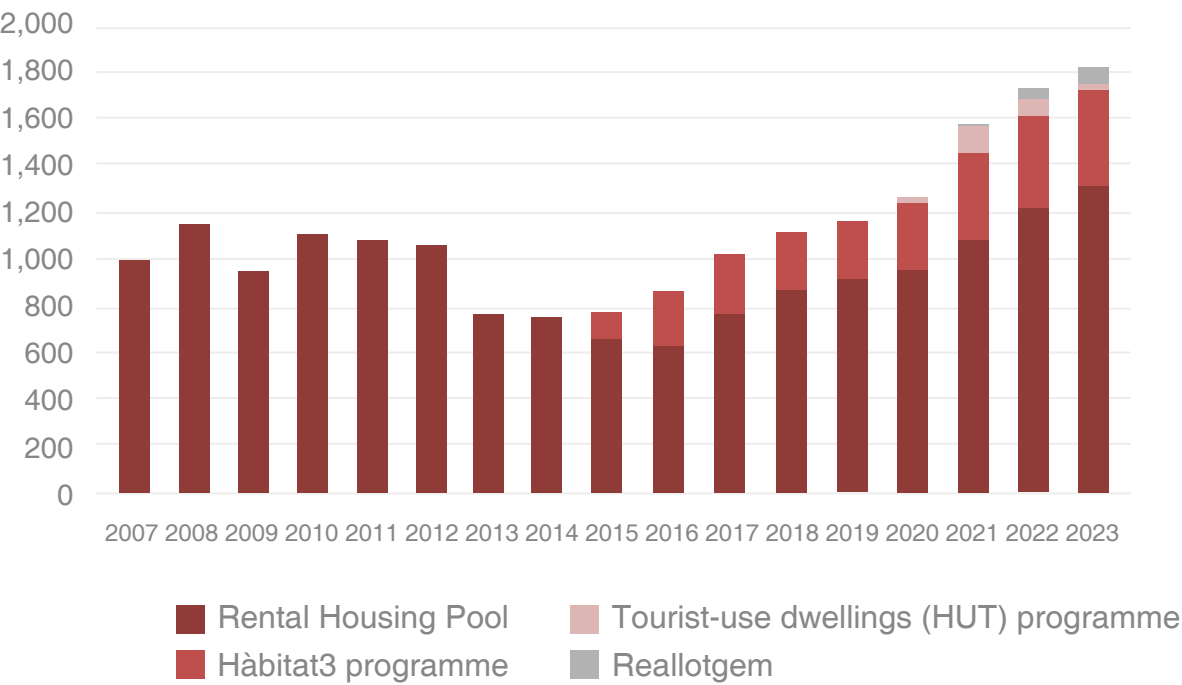
- Launch of the direct telephone helpline 931 229 494 for property owners wishing to incorporate (or who have already incorporated) dwellings into the Housing Pool.

2023

- **Homes included in public private-rental acquisition programmes continue to grow**, despite the loss of homes from the tourist-use dwellings (HUT) acquisition programme, originally launched during the pandemic, which by the end of 2023 only included 23 homes.
- The number of homes under management through the Rental Housing Pool grew by 89 homes with residents. This was thanks to the acquisition of 187 additional homes, some of which were already in use by year-end, while others will become available in 2024. These helped offset homes whose contracts expired and left the Rental Housing Pool.
- **Continued increase in number of dwellings acquired for allocation to the “Primer la llar” [Housing first] programme, for homeless people, amounting to 63 dwellings.**

By the end of 2023, there were 1,819 homes managed by private housing acquisition programmes, providing some 4,550 people with affordable homes.

Affordable housing managed under the private housing acquisition programmes



Affordable housing managed under the private housing acquisition programmes, 2023

Affordable rental housing pool	1,312 units
Municipal assigned-use programme (Managed by Hàbitat3)	351 units
“Primer la llar” [Housing first] programme (intended for homeless people)	63 units
“Reallotgem” [Rehousing] programme (Government of Catalonia)	70 units
Programme for acquiring tourist-use dwellings (HUT)	23 units
Total number of dwellings managed by acquisition programmes	1,819 units

Average housing price

The average price of the dwellings acquired is adjusted to the needs of the households accessing them and therefore varies depending on the programme. Although in 2023 the price of homes has slightly increased, they remain well below the market price, allowing the cost for families to stay below 30% of their expenditure.

- Average rental price for dwelling from the **Rental Housing Pool €647 per month.**
- Average rental price for dwellings in the Hàbitat3 assigned-use programme aimed at the **Emergencies Board: €146 per month.**
- Average rental price for dwellings in the (Hàbitat3) assigned-use programme allocated to **“Primer la llar”** (intended for homeless people): **€55 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 Hàbitat3) was €820 per month.

The average rental price of homes included in acquisition programmes has slightly increased in 2023 across all programmes.



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 homes from the public-housing stock and for housing 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: in-person, online and telephone helpline, for individuals residing in a public housing stock dwelling.

2023

- Start made in implementing area-specific management teams for the public housing stock to improve comprehensive support for residents. This process will require the allocation of more teams, training, and technological improvements.
- Among the Next Generation funds, the renovation of 24 buildings in the portfolio managed by the IMHAB has been included, which includes 859 homes and will allow for a grant of €10.94 million for the improvement of affordable and social housing.

HOUSING MANAGED BY THE IMHAB

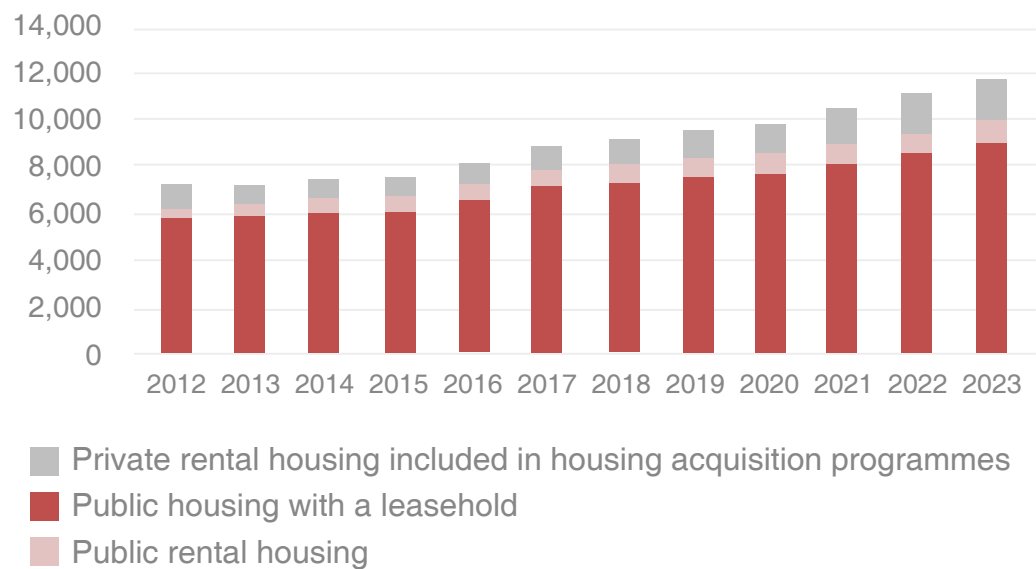
At the end of 2023, the IMHAB managed the following dwellings:

Public rental housing	9,158 units (76.7%)
Homes with a building lease on municipal land	962 units (8.1%)
Private housing included in housing acquisition programmes ²	1,749 units (14.8%)
Homes with no defined tenure system on municipal land:	53 units (0.4%)

2. This does not include the 70 homes managed by the AHC through the Reallotgem programme.

By the end of 2023, the IMHAB was managing 11,922 dwellings, providing housing for some 29,000 people.

Dwellings managed by the IMHAB, 2012–2023



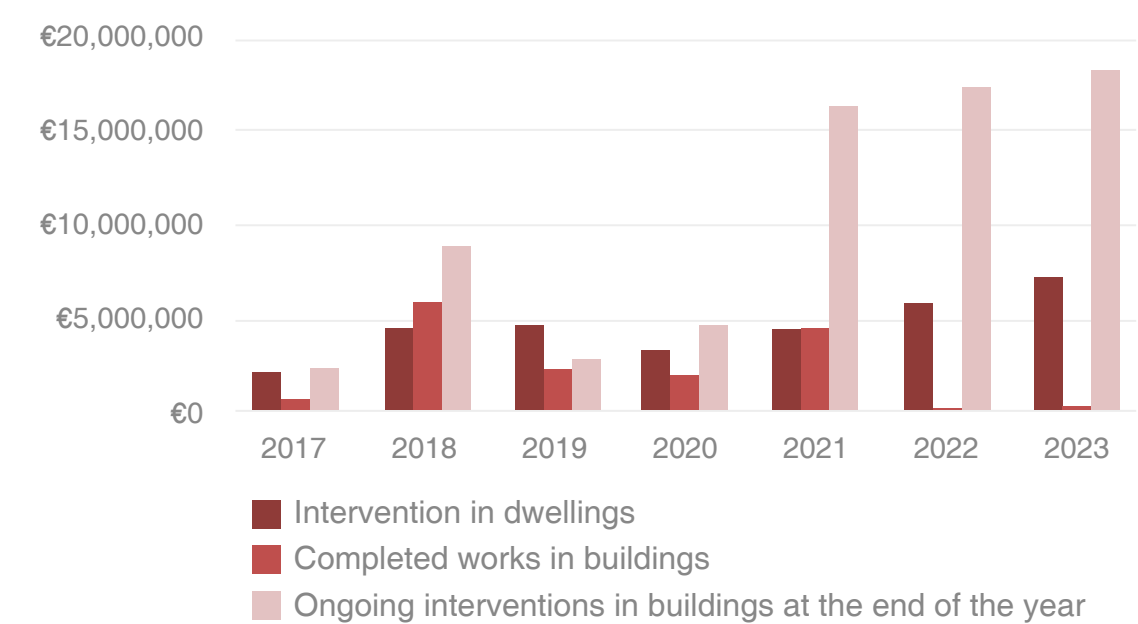
RENOVATION OF PUBLIC HOUSING

Through the Next Generation funds, the IMHAB is expected to receive a grant for the improvement of its stock amounting to €10.94 million, which will involve a total investment of €53.86 million in improvements. The necessary tasks to carry out this work began in 2023 with the drafting of projects and the start of some works.

These funds will allow for a significant leap in the improvement of the public housing stock, which is already subject to significant investment in repairs and improvements annually. In 2023, this was reflected in a 26% increase in the budget for interventions carried out compared to 2022, which amounted to €7.48 million from various types of interventions.

- **Adaptation, maintenance and repair of dwellings.** 2023 saw 10,715 interventions, at a cost of €7.26 million.
- **Repairs in entire buildings in the public housing stock.** 2023 saw interventions in 42 dwellings. In addition, preparation for this work was carried out on 20 buildings, containing a total of 304 dwellings.
- **Major renovations in acquired buildings.** In 2023, work continued to improve 8 properties, comprising a total of 114 homes.

Renovated public dwellings and properties and cost of interventions, 2017–2023



06 RIGHT TO INFORMATION, ACCESS TO DATA AND PARTICIPATION

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.** This information should enable us to analyse long periods of time, make comparisons and obtain detailed information so we can adapt our 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. Thanks to OH-B, we can have a database in the metropolitan area that is available not just to all the public administrations involved but also to the general public.

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 governments of Catalonia and Spain and four public universities: the University of Barcelona (UB), the Autonomous University of Barcelona (UAB), the Polytechnic University of Catalonia (UPC) and Pompeu Fabra University (UPF).



INFORMATION, DATA, PARTICIPATION AND INTERNATIONAL RELATIONS

2016

- Creation of the Barcelona Metropolitan Housing Observatory (O-HB), driven by Barcelona City Council and the Barcelona Metropolitan 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.
- Revision of rental charges for homes from the public-housing stock and for housing included in the assigned-use housing stock (Habitat3 programme).

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 (Metropolis 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).
- Organisation of the ENHER (European Network for Housing Research) Congress in Barcelona by the Barcelona Chair of Housing Studies.
- Support for the organisation of the first Cooperative Forum on Assigned-Use Housing: The cooperative pathway to the right to housing

2023

- Organisation of the 4th edition of the International Social Housing Festival (ISHF) in Barcelona, from 7 to 9 June, with 2,000 attendees from 82 different countries, over 100 activities, and 200 partner entities.
- Formulation of the "Net Zero Carbon" pilot project between seven Spanish cities, in the framework of the mission of a hundred carbon-neutral cities by 2030. The pilot project in Barcelona will focus on the creation of a public-private instrument for purchasing and renovating permanently affordable housing.

BARCELONA METROPOLITAN HOUSING OBSERVATORY (O-HB)

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 2023:

Laboratory name

Housing in the city of Barcelona in 2022	Published
Supply and demand for rental housing. Quarterly data from property portals. First quarter of 2023	Published
Supply and demand for rental housing. Quarterly data from property portals. Second quarter of 2023	Published
Supply and demand for rental housing. Data from property portals. Third quarter of 2023	Published
Rental contracts within Barcelona Province.	Pending publication
Structure and concentration of ownership of rental housing stock in Barcelona Province 2023	Pending publication
Structure and concentration of ownership of homes in Barcelona Province 2023	Published
Renovation strategies and potential. Analysis of single-owner properties in the city of Barcelona	Pending publication
Map of social housing managers in the Barcelona Province	Pending publication
Housing demand survey in Catalonia 1st half of 2023. Pilot project.	Not published
Housing demand survey in Catalonia Second semester of 2023	Pending publication

Residential vulnerability from a gender perspective. A first approach based on the Metropolitan survey of living conditions 2016-2021.	Pending publication
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Residential mobility	Pending publication
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Collaborators

Organisation

Metropolitan Yearbook	Metròpoli Institute
AMB in figures	Metròpoli Institute
International survey on the living conditions of rental populations	HIDRA
Evaluation of the Next Generation funds for housing renovation – proposal	Foment de Ciutat and IMHAB
Renovation simulator for the city of Barcelona	IMHAB
<i>Papers</i> magazine, issue 66: “Housing: rental policies for the 21st century”	Metròpoli Institute

BARCELONA SOCIAL HOUSING COUNCIL (CHSB)

This is the Barcelona Housing Consortium’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.

In 2023, 15 meetings were held, with **83 entities** participating, represented by **154 people** (a total of 322 participations). These sessions were held within the framework of four working groups (WG):

- **International Social Housing Festival WG** (1 session – 24 participants). The aim was to promote and coordinate the participation of entities in the events related to the International Social Housing Festival (ISHF).
The group met on 28 February to finalise the actions to be taken. A total of 24 people took part.
- **Sustainable Industrial Housing Production WG** (1 session – 37 participants). The aim was to share experiences and precedents used in other European regions and cities, as well as to discuss options for implementing industrialised production in public housing promotion and to encourage its use by private operators.
The meeting took place on 29 November and was divided into two parts. It began with a meeting of the working group (WG) in which the following topics were addressed:
 - Review of the tasks carried out within the framework of the working group and the progress made in the field of industrialised housing production, as well as the proposed changes for a future model.
 - Presentations by ITeC, CampactHabit, and Homipresa, covering their objectives and role in transforming activity in the construction sector.
 - Debate on the main challenges faced by sustainable industrial housing production.

The second part of the session included a visit to two industrialised housing projects under execution by IMHAB, located at Carrer Binèfar, 22 and Carrer Lola Iturbe Arizcuren, 13.

- **Energy Poverty WG** (2 sessions – 16 and 17 participants). The aim was to monitor the City Council’s policies on energy poverty and improve and discuss the strategies, mechanisms, policies, and interventions carried out through the Energy Advice Points (PAE).
The first session, held on 30 March 2023, included an overview of the activities carried out at the PAE in 2022 and 2023, and Maria Campuzano from the Alliance Against Energy Poverty was elected as the representative of the working group.
The second session, held on 11 December 2023, involved an exercise to assess the strengths and weaknesses of the PAEs, as well as improvements that could be applied and elements that needed to be reinforced in the service, in preparation for the new tender for the management of the service.
- **City Council** (9 sessions – between 32 and 9 participants). This is the highest body for public consultation and participation of Barcelona City Council, a forum where City Council representatives and residents discuss the main issues affecting the city. The Social Housing Council of Barcelona (CHSB) was invited to form a joint working group with the City Council on housing topics not being addressed by the CHSB at that time.
Nine sessions were held between April and October, which allowed the group to reach a consensus on a report on the housing policies that Barcelona City Council should promote. This will be presented to the City Council, which will be required to respond to it.

Additionally, **1 meeting of the standing committee was held**, with 17 participants, and **1 plenary session** with 59 participants.



INTERNATIONAL RELATIONS

The creation of international networks has been key to ensuring that the housing policies developed in Barcelona have become a benchmark for many countries and cities at an international level.

The following issues were worked on throughout 2023:

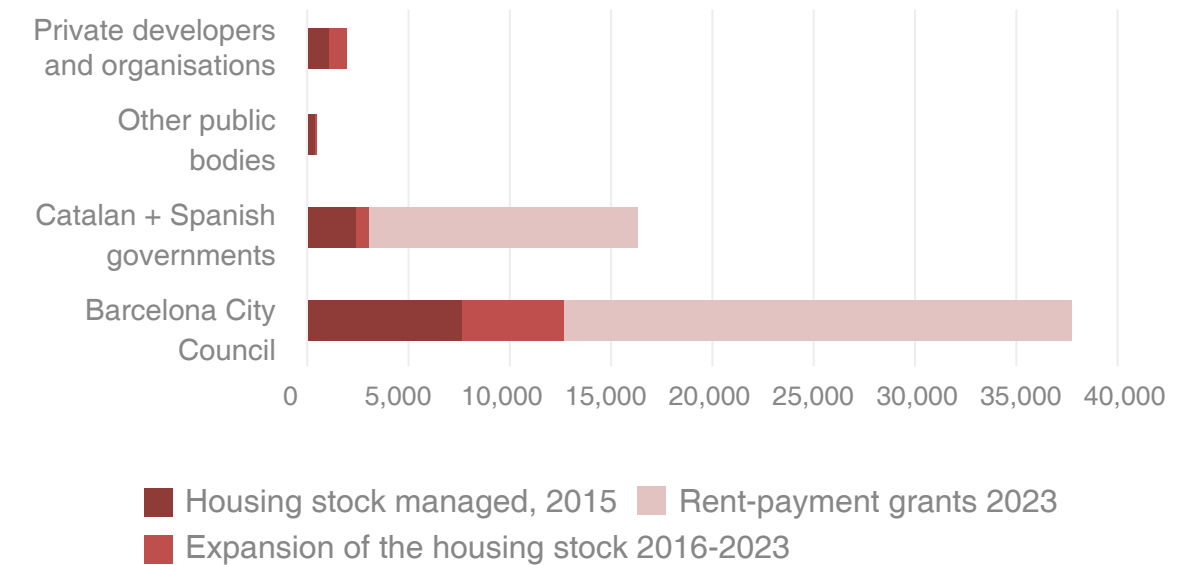
- Coordination of the organisation of the fourth edition of the International Social Housing Festival (ISHF) in Barcelona, from 7 to 9 June.
- Coordination of a housing micro-network under the umbrella of the Ibero-American Centre for Strategic Urban Development (CIDEU), which enabled the holding of online thematic sessions and a joint publication with representatives from Antakya, Bogotá, Buenos Aires, Lima, Montevideo, Tijuana and Santiago de Chile taking part.
- Participation in the Eurocities housing working group, through which technical exchanges have been carried out with various European cities: Vienna, Dublin, Brussels, Bratislava, Lyon, among others.
- Coordination of the European NETCO project, an exchange between European cities on policy support for the collaborative housing model.
- Participation and promotion of the European Community Land Trusts network.
- Participation in the European Urbanew project with six Spanish cities on climate transition in housing, within the framework of the EU mission “100 climate-neutral cities by 2030.”
- 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.
- Promotion of a declaration on the right to housing, jointly with the Lyon metropolitan area.



07 POPULATION ASSISTED THROUGH HOUSING ACCESS AND MAINTENANCE POLICIES



Household units targeted by housing policies in Barcelona



By the end of 2023, the Barcelona City Council was providing assistance to 37,520 households in accessing and paying for their housing, either by providing accommodation within the housing stock managed by IMHAB or by offering financial support for rent payments. This represented 93,050 people and around 5.6% of the city's households.

Taking into account the contributions made by other public authorities and entities that manage housing in the city, the population assisted rises to 56,184 households: 8.4% of the city's households.

Finally, if we include the 5,282 officially protected homes for sale currently under active protection status in the city, the number of households supported by public housing policies rises to 9.2%.

** Not including households residing in old rental-system dwellings.*

08 OBJECTIVES OF THE RIGHT TO HOUSING PLAN 2016-2023

OBJECTIVES RELATED TO EMERGENCY RESPONSE AND PREVENTION

The Barcelona Right to Housing Plan 2016–2025 set out significant challenges in terms of providing residential resources to address emergency situations and exclusion. These included the allocation of housing for the “Primer la llar” [Housing first] programme, aimed at homeless people, as well as the promotion of shelters.

Quantitative objectives	2016-2023 objective	2016-2023 results	Figure / % achievement
Rent-payment grants and arrears from the Social Rental Housing Fund (1)	€18,130,000	€15,838,387	87%
Dwellings for homeless people. “Housing First”:	270	63 (+18 RAIS Foundation)	30%
Creation of an experimental public programme for renting rooms	2017	Pilot implemented*	2017
Completed shelters	220	84	38%
Introduction of e-processing	2018	2022: started	-
Creation of the housing website	2016	2016: achieved	2016

1 Does not include help with paying for homes with services for elderly people.

* Pilot project linked to the B-MINCOME programme. The expected results were not achieved, and the programme has not continued.

OBJECTIVES RELATED TO THE PROPER USE OF HOUSING

The Barcelona Right to Housing Plan foresaw a significant effort in the generation of data that would give citizens access to objective and high-quality information, facilitating both empowerment and the defence of housing rights.

Quantitative objectives	2016-2023 objective	2016-2023 results	Figure / % achievement ⁽¹⁾	
Neighbourhoods with a vacant housing census	14.6	73 neighbourhoods	100%	
Creation of the Barcelona Housing Observatory	2016	2016: achieved	2016	
Publication of benchmark average rent prices in the city	2017	2017: achieved	2017	
Creation of an integrated housing support service	2017	2017: achieved	2017	
% of contracts signed for new-builds according to the type of social housing with official protection (HPO) ⁽²⁾	<i>Social rental housing</i> ⁽³⁾	45%	43.6%	97%
	<i>Affordable rental housing</i> ⁽⁴⁾	35%	32.4%	93%
	Leasehold	20%	24.0%	120%
	Total rent	80%	76.0%	95%
	<i>Selling</i>	-	0.0%	-
% of contracts signed for the reallocation of HPOs and housing from the rental pool, purchases and assignments, according to the type of HPO	<i>Social rental housing</i> ⁽³⁾	56%	77.2%	138%
	<i>Affordable rental housing</i> ⁽⁴⁾	44%	21.9%	50%
	Leasehold	-	1.0%	99%
	Total rent	100%	99.0%	99%
	<i>Selling</i>	-	-	-

(2)

1. The percentage of 138% for social rent in second allocations is considered a “moderate” achievement, as it exceeds the target by more than 25%, which was to limit these allocations to 56% of the total, in order to ensure that the rotation pool did not only respond to situations of greater vulnerability.

2. The data on the contract awards correspond to the contracts signed by the IMHAB. Data is not included on dwellings allocated to those affected by urban planning, which may be rented or purchased.

3. Dwellings whose users receive rent-payment subsidies (including dwellings with special services for elderly and vulnerable people, but not for young people). Includes inclusive housing assigned by the IMHAB.

4. Includes housing for young people. At least 30% will be allocated to people below the age of 35 and 10% to women and single-mother families.

OBJECTIVES RELATED TO RENNOVATION

The Barcelona Right to Housing Plan set ambitious challenges in terms of its renovation policy, with the promotion of new programmes to support the most vulnerable areas and households, which had difficulties accessing general aid. Between 2016 and 2021, progress was made and results began to emerge across all proposed lines. However, the pace of implementation has been slower than expected, and the cost of the actions has been higher.

Quantitative objectives	2016-2023 objective	2016-2023 results ⁽³⁾	Figure / % achievement
Buildings with renovation grants	5,303	4,002	75%
Flats benefiting from renovation grants	63,637	62,509	98%
Total resources mobilised in renovation grants	€397,730,000	€361,029,654	91%
Public subsidy in renovation grants	€159,092,000	€110,952,824	70%
Dwellings benefiting from grants for improving interiors ⁽¹⁾	4,212	1,824	43%
Total resources mobilised in grants for improving dwelling interiors ⁽¹⁾	€37,908,000	€24,447,087	64%
Public subsidies in grants for improving dwelling interiors⁽¹⁾	€37,908,000	€22,584,785	60%
Lift installations (included in the sections above)	1,860	969	52%
Dwellings with installed lifts (included in the sections above)	23,580	12,438	53%
Public subsidies for accessibility (includes in the sections above)⁽²⁾	€72,000,000	€34,910,718	48%
Buildings included in renovation agreements (high complexity properties (FAC) + urban regeneration)	896	132	15%
Dwellings included in renovation agreements (FAC + regeneration)	10,750	2,760	26%
Total resources mobilised in renovation agreements (FAC + regeneration)	€71,666,667	€70,306,132	98%
Public subsidy for dwellings included in agreements (FAC + regeneration)	€43,000,000	€38,160,258	89%
TOTAL resources mobilised	€507,304,667	€455,782,874	90%
TOTAL public subsidy	€240,000,000	€171,697,868	72%
Implementation of renovation employment plans by Barcelona Activa	2,017		

1. Includes grants for incorporating dwellings into the Rental Housing Pool, grants for vulnerable individuals, and grants for homes from the Next Generation funds.

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

3. The data for 2023 is not directly comparable with previous years, as it includes both paid procedures and those where the intention to pay has been indicated. Therefore, the data may vary over time once the works are completed.

OBJECTIVES RELATED TO THE EXPANSION OF AFFORDABLE HOUSING

The Barcelona Right to Housing Plan set ambitious challenges for the expansion of affordable housing in the city, both in quantitative and qualitative terms. These have required significant changes in both the budgetary and conceptual areas, which have prevented the quantitative objectives from being fully achieved. Nevertheless, this push will bring the achievement closer to the original target by the end of the plan.

Quantitative objectives	2016-2023 objective	2016-2023 results ⁽³⁾	Figure / % achievement
Protected social, specific-needs and free-market housing awarded by City Council under approved planning	9,600	16,170	168%
Protected social, specific-needs and free-market Protected social housing awarded by City Council in approved reparcellings	6,400	3,666	57%
Acquisition of new homes (1)	1,200	2,019	168%
Housing managed through private housing acquisition programmes (2)	2,950	1,819	62%
Rent-payment grants	106,500	84,292	79%
Investment in rent grants	€255,600,000	€214,525,056	84%
Dwellings completed by the IMHAB	6,729	1,680	25%
Social housing for leaseholds completed by social developers	1,940	156	8%
Social housing completed by assigned-for-use cooperatives	383	125	33%
Establishment of a public-private rental operator	2017	2018: achieved	2018
Protected social and specific-needs housing completed by the Affordable Rent Operator	760	0	0%

1. This includes homes acquired by Barcelona City Council and the Catalan Housing Agency in Barcelona, both through purchase and the assignment of usufruct.

2. This incorporates homes included in all private housing acquisition programmes: Rental Pool – assignment programme (Hàbitat3) – tourist-use flats (HUT) programme – Reallotgem.

3. In 2016 the keys were handed over to 150 dwellings completed in 2015.

PROGRESS REPORT
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