



REPORT 2016-2020 **BARCELONA** **RIGHT TO HOUSING** **PLAN** **2016-2025**



Municipal Institute of Housing and Renovation (IMHAB)
Barcelona City Council

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FIVE YEARS OF THE BARCELONA RIGHT TO HOUSING PLAN 2016-2025

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Barcelona Right
to Housing
Plan
2016-2025
Housing



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The Right to Housing Plan 2016-2025 was drawn up shortly after the economic crisis characterised by **high unemployment, higher housing costs faced by households and the lack of a well-funded public housing policy that would last over time.**

The **shortage of public housing, evictions due to mortgage foreclosures and rising rents were of particular concern at the time.** Worldwide, this time was marked by an **increase in illegal tourist lets and the emergence of vulture funds.**

In this context, the Right to Housing Plan established a set of goals, actions and strategies aimed at leaving certain situations behind and providing more protection for housing rights in the city. Both **the goals and the strategies were established through a stringent citizen participation process.**

- » Having reached the Plan's halfway point, at a time defined by the climate and health crisis, we must now assess the extent to which these goals have been achieved and the factors that have influenced their achievement. This is why Barcelona City Council has embarked on a review process with the entities forming the **Barcelona Social Housing Council** and the municipal technical teams.
- » Many new initiatives have been put into action, and new phenomena affecting the right to housing have emerged, since the Plan's approval in 2016. A key element in this has been improved citizen organisation and the **appearance of new social agents**, such as the Sindicat de Llogateres [Female Tenants' Union] and the **reinforcement of unions and local residents' groups, associations and platforms** that speak up against undesirable situations, such as the Aliança contra la Pobresa Energètica [Alliance against Energy Poverty]. These have supplemented the work of existing entities and have become defenders and vindicators of rights, carrying out a broad range of legislative and political actions. Their claims have highlighted the large imbalance between individuals and major property players.

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Barcelona Right
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Housing

The **Barcelona Metropolitan Housing Observatory (O-HB)**, which was jointly created by the Barcelona Metropolitan Area, Barcelona Provincial Council and the Government of Catalonia, has played a significant role in learning more about the housing market, resulting in objective data about, among other things, the distribution of properties and how rental offers work.



- » The period 2016-2020 has also been characterised by high international investment in the property market, particularly buy-to-let properties and tourist lets. To address this, **Barcelona has joined other international pioneers in the deployment of housing policies already in place in other cities such as Paris, London and New York.** Examples include the partial use of **30% of social homes** (Amendments to the General Metropolitan Plan, “MPGM”, 30%) on consolidated urban land, the launch of a **housing discipline system, the acquisition of homes from the private market and the control of tourist lets.**
- » As to protecting people against the loss of their homes, the **Anti-Evictions Unit** has been created. The Unit, which has a specific team in each district, facilitates mediation with owners and provides families with support throughout the process. Furthermore, the **Housing Discipline and Anti-Harassment Unit** has been created. Its aim is to put an end to bad practices such as property mobbing, vacant flats, non-permitted uses of social housing or homes in a state of disrepair.

8,000 new homes to house around 20,000 people, at an estimated cost of €1,200 million

As for expanding the public housing stock, Barcelona is currently in the middle of an ambitious construction plan with an estimated cost of €1,200 million that will lead to 8,000 new homes for about 20,000 people. The plan starts off from a new paradigm based on maintaining municipal land ownership, public-social and public-cooperative partnerships, and a commitment to public rental and the cooperative model involving the assignment of use to third parties.

The construction work is being carried out at the same time as **a bold purchasing policy leading to 1,000 flats being added** to the municipal housing stock. These purchases have not only increased the short supply of public housing in central parts of the city but have also prevented evictions. And, finally, attracting flats from the private market to turn them into affordable rental flats. The last few years have seen a reversal of the downward trend in the Rental Housing Pool with the creation of new housing attraction programmes, which currently include 1,243 homes.

Habitatge Metròpolis Barcelona, the first public-private operator for the creation of social rental homes in the metropolitan area, was also created in these last few years, and the signing of an agreement for the construction and renovation of 1,000 homes is a new step towards the achievement of **public-social-cooperative partnerships.**



- » Barcelona has also been a pioneer in the deployment of innovative construction systems with the tender for the first **industrialised housing** developments and the promotion of three **temporary local accommodation developments (APROP)**, built from recycled shipping containers, to address the housing emergency and the need to create new affordable and sustainable accommodation in a much shorter time frame than that required for traditional developments.
- » The health crisis and the need for lockdown have resulted in huge imbalances in the city's housing conditions, with the resulting significant health impact. The transformation of the renovation policy **from a universal grant system to the provision of specific support to the most vulnerable homes and areas has thus been confirmed as the right decision**, as the previous mechanisms have been shown to be ineffective because they were unavailable to many communities.

- » This is the aim behind the promotion of the **Neighbourhood Plan**, which has made it possible to carry out specific action plans in 16 of the city's neighbourhoods and identify properties requiring priority action. The **High Complexity Properties programme** has been created to facilitate action on such properties. It is aimed at communities which, due to their socio-economic complexity, are generally excluded from general calls and require specific support to carry out the improvement process.
- » This was followed by the creation of the **Urban Renewal Programme**, under which action in urban complexes requiring specific support, as well as global rather than building-specific action, can be taken. In total, **the residential conditions of around 145,000 people were improved between 2016 and 2020 under the private housing stock renovation programme**, with a total subsidy of €126.69 million.
- » It should finally be noted that citizen organisation and municipal policies have been strengthened at a time of **great political instability in both Catalonia and Spain** as a whole that has hindered the implementation of a housing policy able to meet all the challenges.
- » This is why Barcelona City Council has significantly increased its financial efforts, using both its own resources and European funding, to implement the Plan and give effect to its mandate. In addition, it has made a significant effort to influence the legislative agenda to bring back suspended laws and **promote, both in Catalonia and Spain as a whole, new legislation for rent control and to reinforce the guarantee of the right to housing**.
- » If the Plan tells us anything, it is that getting closer to the best European and international practices requires all the administrations to pool their efforts. Reversing a century of privatisation policies requires significant investments that no city council is able to carry out without involving the other public powers. The good news is that the city has the necessary social, business and cooperative capacity to face this challenge.

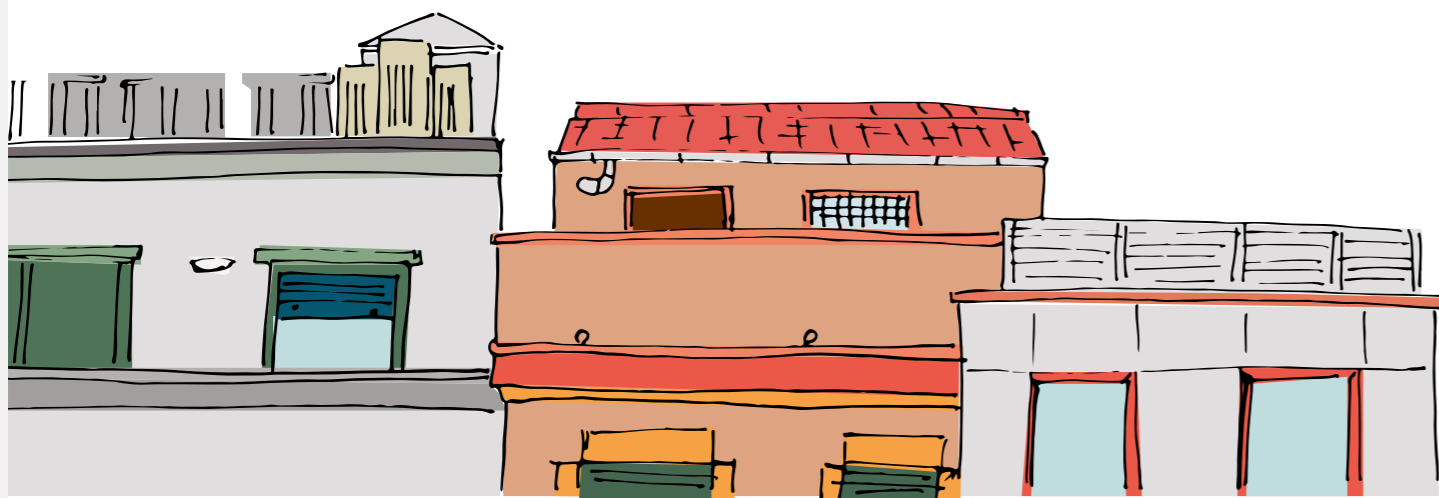
RIGHT TO INFORMATION AND ACCESS TO DATA

Knowledge is key to the implementation of policies. **We need reliable and objective data to break Catalonia's private players' monopoly on information on the housing market and the effects of policies.**

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. The members of the Observatory, whose creation was driven by Barcelona City Council, also include Barcelona Provincial Council, Barcelona Metropolitan Area and the Government of Catalonia. 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 a variety of housing access-related disciplines including law, economics and architecture, among others, and promote teaching and research in the fields of public housing and renovation policies to meet the main challenges facing us both immediately and for the future. It is a multidisciplinary inter-university chair with an international outlook stemming from an agreement between the Government of Catalonia, the Spanish government and four public universities: the University of Barcelona (UB), the Autonomous University of Barcelona (UAB), the Polytechnic University of Barcelona (UPC) and Pompeu Fabra University (UPF).



RIGHT TO INFORMATION AND ACCESS TO DATA

The Barcelona Right to Housing Plan envisaged the need to learn more about housing matters. Three tools in addition to the actions envisaged in the plan have been created for this purpose: the Barcelona Metropolitan Housing Observatory, the vacant dwelling census for the entire city (which was completed in the first five years of the plan, as planned) and the Barcelona Chair in Housing Studies.

2016

- » Creation of the Barcelona Metropolitan Housing Observatory (O-HB).
- » Study for the detection of areas of vulnerability, Neighbourhood Plan starting point.

2017

- » Establishment of the rental price benchmark index.
- » Development of the city's inclusive housing census.
- » First report: Housing in Barcelona city, indicator system, OH-B.

2019

- » Completion of the vacant dwelling census.

2019-2020

- » Development of the Non-Permanent Committee for the Study of Rental Price Regulation in Barcelona city.

2021

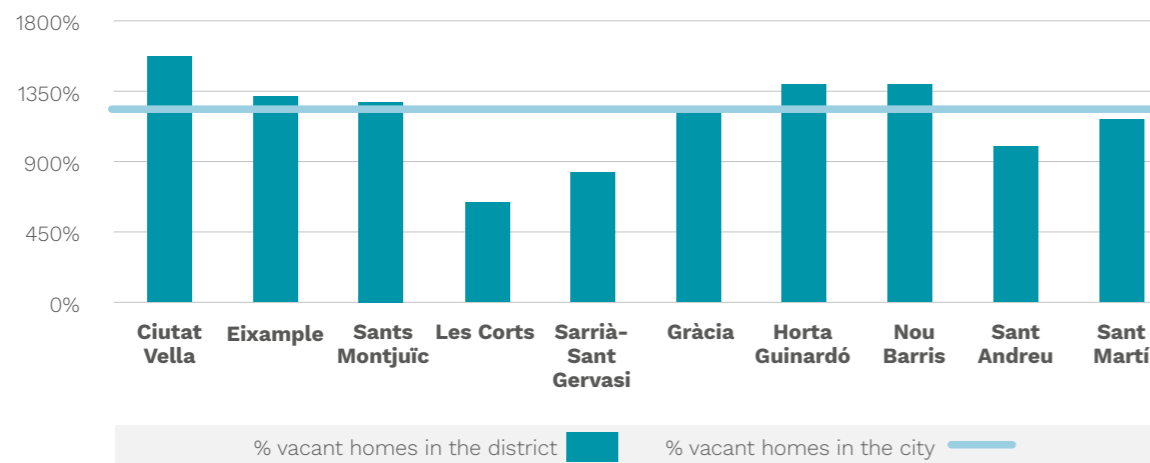
- » Creation of the Barcelona Chair in Housing Studies.

VACANT DWELLING CENSUS

The Barcelona Right to Housing Plan made a commitment to complete the vacant dwelling census in 2020

The city's first comprehensive empty dwelling census was carried out between 2016 and 2019. Its aim was to provide true insight into the situation. The census involved **visiting 103,864 flats, 12.6% of all homes in the city**. It led to the identification of 10,052 vacant homes, 1.22% of the total in the city, a long way from the 80,000 estimated in the 2011 census.

Percentage of vacant homes identified by district, and as a proportion of the city as a whole



The percentage of vacant homes identified is very far from the 3% considered necessary for the proper operation of the market and from the 5% established by New York as a balanced market in its rent regulation.

BARCELONA METROPOLITAN HOUSING OBSERVATORY (O-HB)

The Barcelona Right to Housing Plan undertook to create the Barcelona Housing Observatory in 2016. It also undertook to promote the creation of a benchmark rental price index in 2017.

Thanks to the Metropolitan Housing Observatory (created in 2016), we have data enabling us to carry out analyses and diagnoses for housing policies and break the information monopoly previously held by private agents such as property websites and financial institutions.

MAIN TOOLS AND STUDIES DEVELOPED AND CARRIED OUT BY THE OH-B

The OH-B provides Barcelona City Council with support by drawing up specific reports that provide a picture of the reality of the city and make it possible to design its policies.

» Study to generate the rental price index

An information laboratory to draw up the benchmark rental price index for Barcelona metropolitan area was held in 2017. **This formed the basis for establishing the benchmark rental price index** set by the Catalan Housing Agency (AHC).

» Housing indicators

A system of indicators on the main housing matters has been in place since 2017. The Barcelona city housing indicator system includes statistics to identify the most relevant topics for the purpose of assessing and designing housing policies. **An online data viewer has also been made available.**

» Information laboratories

- [Study comparing the rental legislation in Berlin and Paris, 2018.](#)
- [Housing ownership structure and concentration in Barcelona, 2018/2020.](#)

Analysis of the structure of the housing stock in Barcelona, including rental housing stock. This includes large owners with over 10 homes and with over 15 homes respectively.

- Excess burden of housing costs, 2018.
- Social housing stock in Barcelona Metropolitan Area, 2018.

- Rental housing management models, 2019.
- [Rental property supply and demand in Barcelona in 2020.](#)
Evolution of the monthly price and amount of supply and demand of rental homes according to data from the property websites Habitaclia and Fotocasa.
- Renovation potential and strategies, 2019.
- [Ageing and housing in Barcelona city, 2019.](#)
Future prospects (2038) for the economic and social and healthcare aspect of elderly people's residential autonomy.
This focuses on family fragility, the precariousness of occupation, financial overstretching and mobility problems.

Some of the key information provided by the OH-B includes:

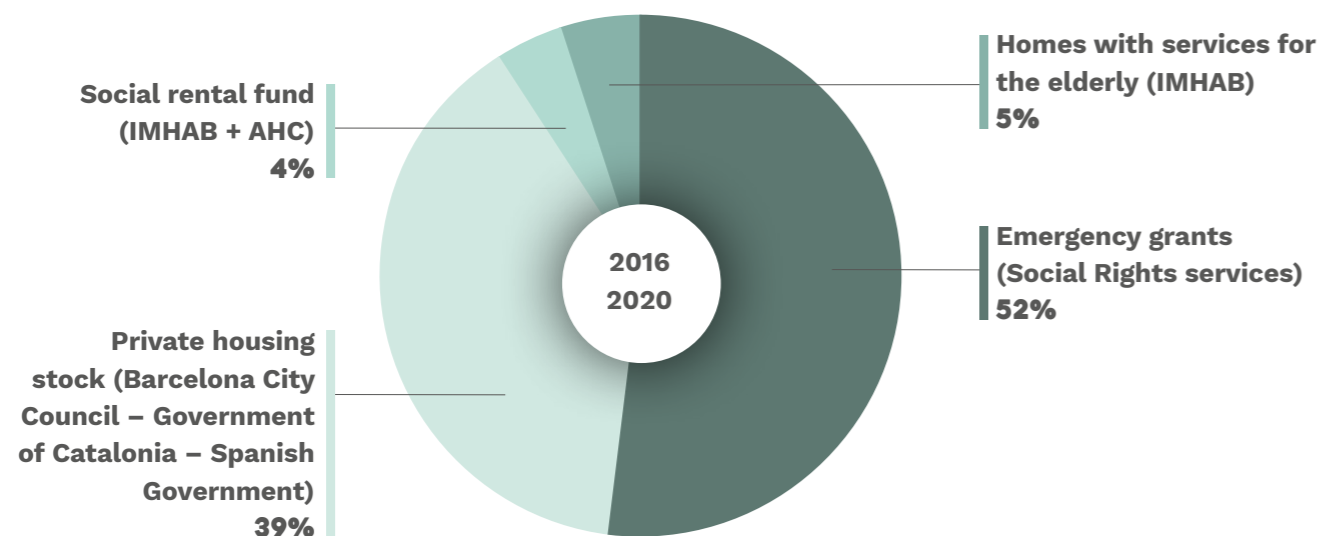
- » Home ownership in Barcelona is not as atomised as previously thought, with 26.4% of the city's rental homes belonging to large property owners.
- » The average rent offered on property websites would have to drop by 35% to be equal to demand and the final rent price.
- » Rent regulation is common in several European countries.
- » The financial situation of 42.9% of households in the Barcelona metropolitan area has worsened due to the Covid-19 crisis, and rental households have been particularly affected.

HOME LOSS PREVENTION AND ASSISTANCE

Prevention is the key to avoiding emergency situations linked to loss of housing. To ensure the prevention of such situations, Barcelona City Council is continuing to promote the **Anti-Evictions Unit** (SIPHO) which, thanks to its proactive work, managed to attend to most of the city's vulnerable households at risk of losing their home, particularly those including children and elderly people, in 2020.

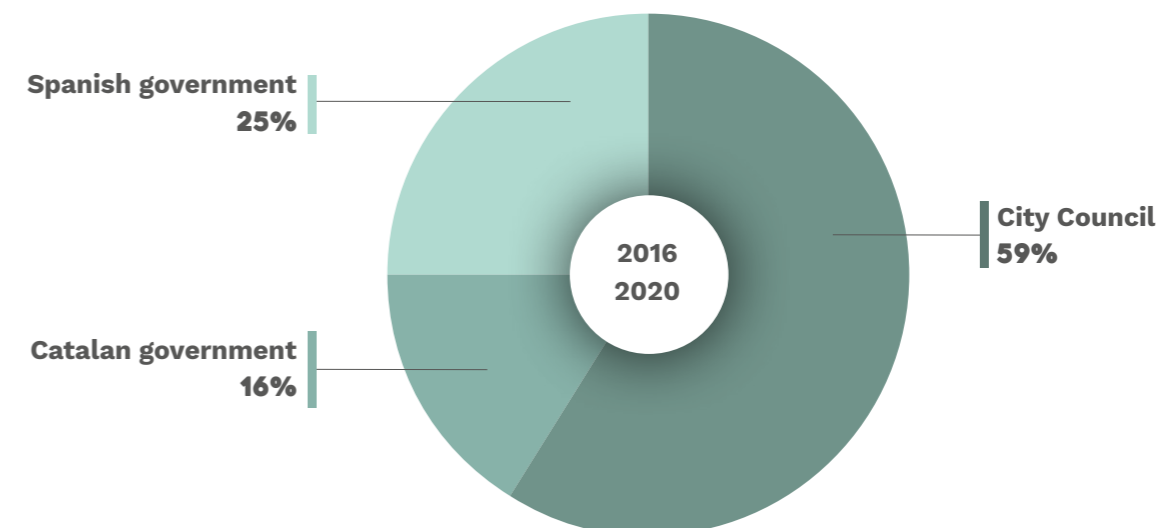
Work based on **mediation** and **housing grants** has been carried out to facilitate housing maintenance agreements. In addition, the Unit has continued to work on providing solutions, such as the **emergency board**, in cases of eviction.

Types of rent payment grants offered in Barcelona, 2016-2020



A total of 119,492 housing grants worth €195 million were granted between 2016 and 2020. Around 55,800 people received assistance in 2020.

Distribution of housing grants between administrations, 2016-2020



Between 2016 and 2020, Barcelona City Council provided 59% of the rent payment grants for both the public and private housing stocks. The municipal grants awarded rose from €16 million in 2016 to €36 million in 2020.

RENT PAYMENT GRANTS

The Barcelona Right to Housing Plan envisaged significant boosts to rent payment grants, particularly in the first five years of the plan, in order to meet the needs of the time. These grants were intended to help people living in both public and private housing.

The target for the public housing stock (excluding homes with services for the elderly) was €2.42 million per year. The figure of €1.88 million per year (out of a total of €9.39 million) was achieved in the first five years of the Plan. Although this is only 77% of the planned amount, it is more than the €1.63 million achieved in 2015.

The grants envisaged for private housing, on the other hand, were 13,500 per year, but only 68% of this was achieved, with a total of 9,140 grants per year, a very similar figure to the 9,117 grants awarded in 2015. This is because, in spite of adding municipal rent payment grants in 2015, the grants provided by the Catalan and Spanish Governments have failed to achieve the €21.36 million attained in 2012.

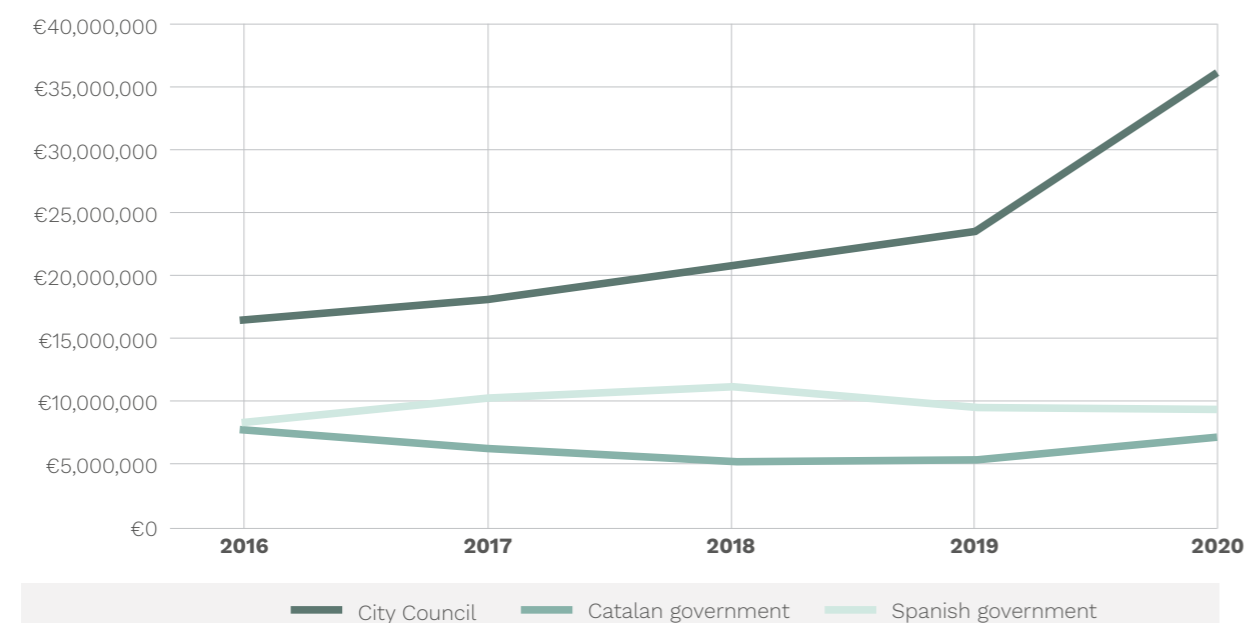
2015

- » Creation of the municipal housing grant.

2020 (Covid-19 measures)

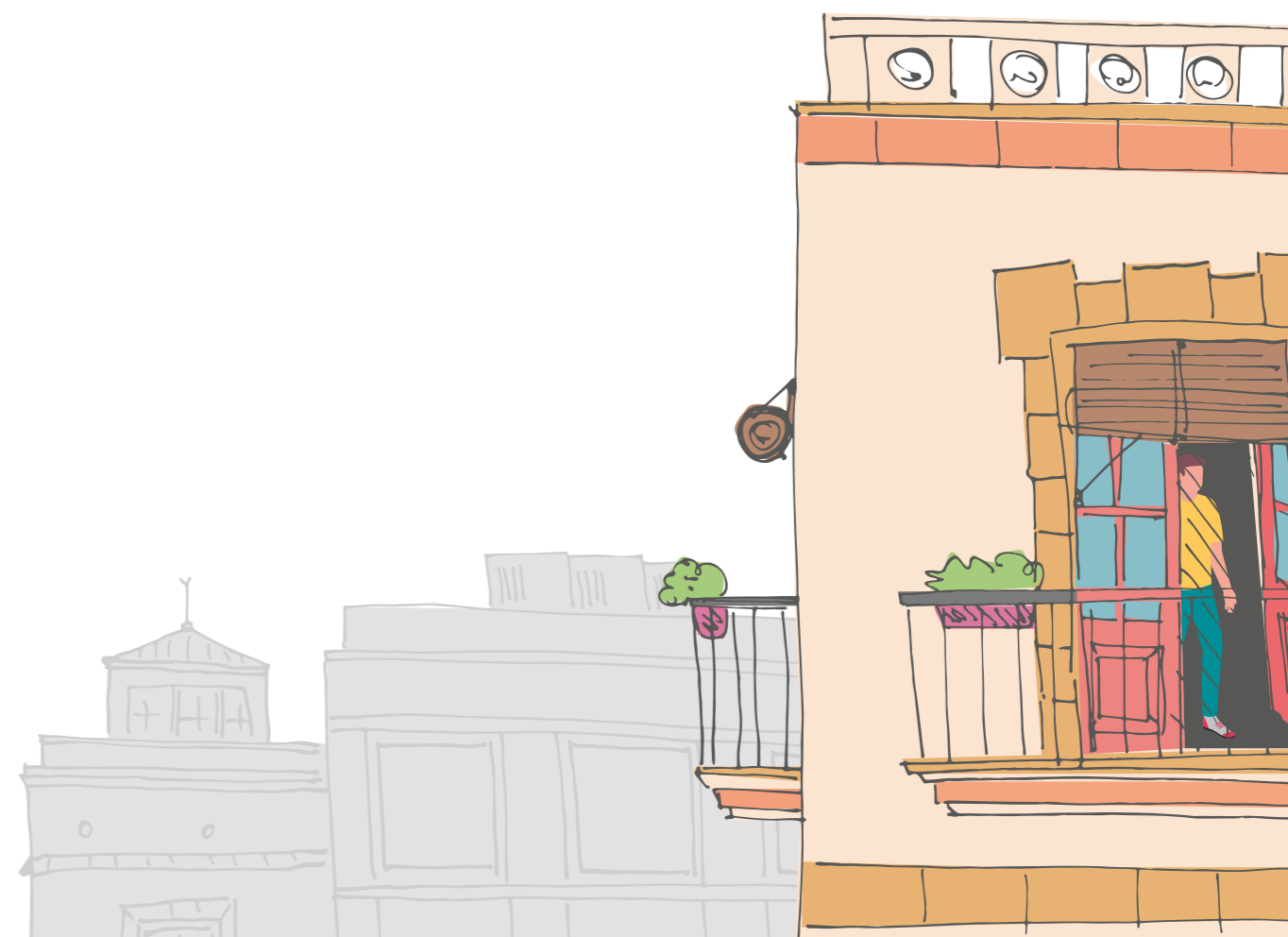
- » Launch of the new specific rent payment grant by the AHC.

Evolution of housing grants by administration, 2012-2020



EXISTING HOUSING MAINTENANCE GRANTS:

- » **Payment grants for private housing (39%).** These are provided by Barcelona City Council and the Catalan and Spanish governments and are processed by the housing offices. A total of 45,698 grants, adding up to €113.72 million, were awarded between 2016 and 2020.
- » **Emergency accommodation grants (52%).** These are provided by the municipal Social Rights services. A total of 61,755 grants for a total of €54.60 million were granted between 2016 and 2020. Accommodation grants soared to €24.73 million in 2020 due to Covid-19.
- » **Grants for public housing (4%).** These are linked to the social rental fund, which helps lower-income households pay for public housing. They are provided by the IMHAB and the AHC. A total of 5,414 grants, adding up to a total of €9.39 million, were awarded between 2016 and 2020.
- » **Grants for homes with services for the elderly (5%).** These help pay for homes with services for the elderly. They are provided by the IMHAB. A total of 6,625 grants, adding up to €17.29 million, were awarded between 2016 and 2020.



EMERGENCY PREVENTION AND ASSISTANCE FOR VULNERABLE PEOPLE

The Barcelona Right to Housing Plan made a significant commitment to the use of mediation as a residential exclusion prevention tool, as well as to the creation of a comprehensive housing support service in 2017.

2015

- » Creation of the Anti-Evictions Unit (SIPHO), with a triple aim:
 - Take action against evictions in the city.
 - Address squatting situations.
 - Establish a discipline system.

2016

- » A new set of Rules for the Emergency Board.
- » Creation of the Nausica refugee welcome programme.
- » Start of the deployment of the energy advice points.

2017

- » Changes to the Barcelona Social Housing Applicants Register (RSHPOB) award system to give priority to households from other types of housing in order to provide them with greater stability.
- » European support for the B-Mincome municipal social inclusion programme.
- » Full deployment of ten energy advice points.

2020

- » Municipal drive to start applying the moratorium on evictions established by the Spanish government due to Covid-19.
- » Start of the AHC's Reallotgem programme, under which €4.48 million is to be allocated to Barcelona.

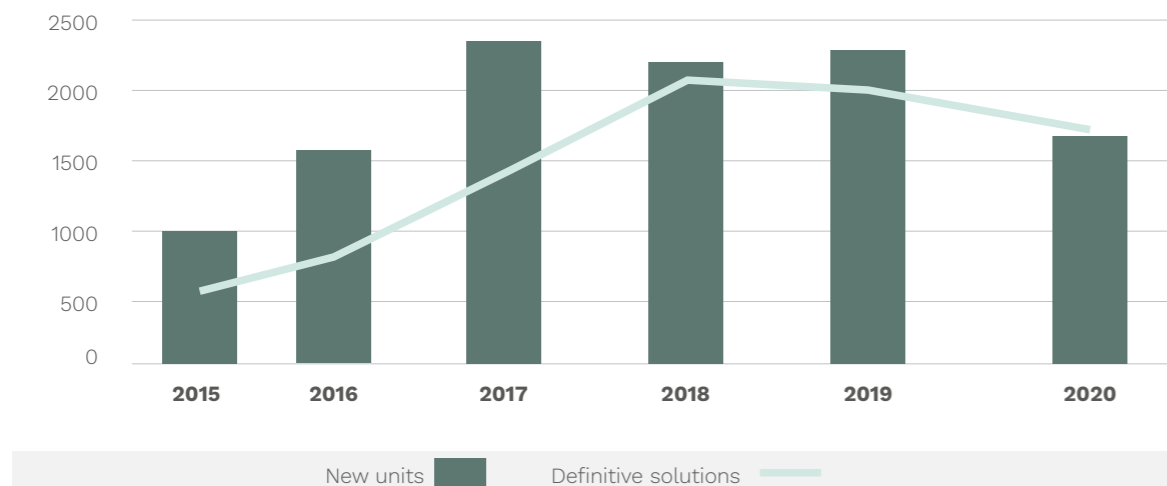
PROMOTION OF MEDIATION

Support and mediation work is carried out in addition to the housing grants in order to protect vulnerable people from losing their homes. Various legal advice and mediation services are provided in Barcelona.

- » **Legal advice service provided by the housing offices.** This service provides legal advice in matters relating to renting, mortgages and home owners' associations. **It assisted 54,798 households, around 137,000 people, between 2016 and 2020.**
- » **Anti-Evictions Unit (SIPHO).** Between 2016 and 2020, this Unit provided assistance to 10,151 households at risk of losing their homes and achieved 7,966 definitive solutions. **It assisted around 25,000 people** in total.
- » **Mediation service provided by housing offices.** Between 2016 and 2019, the housing offices successfully concluded 1,284 mediation procedures with agreements, particularly in relation to rent payment difficulties, **enabling around 3,200 people to remain in their homes.**
- » **Housing Prevention, Intervention and Mediation Service.** This is a mediation and support service for residents of public housing to help with community living issues and help address payment difficulties. **The service assisted 3,733 households, around 9,330 people, between 2016 and 2020.**
- » **Ofideute service.** Between 2016 and 2020, this service worked with 963 households struggling to make their mortgage payments. Thanks to changes in the laws on mortgage foreclosures, the number of cases dealt with dropped from 413 new cases in 2015 to 38 in 2020.

In order to provide a comprehensive service and maintain the specific nature of the assistance provided by the various mediation services, all these services (except Ofideute, which is managed by the AHC) were brought under one roof in 2017, leading to the establishment of common action criteria and making it easier to support households.

Assistance from the Anti-Evictions Unit (SIPHO) to households at risk of losing their homes, 2015-2020



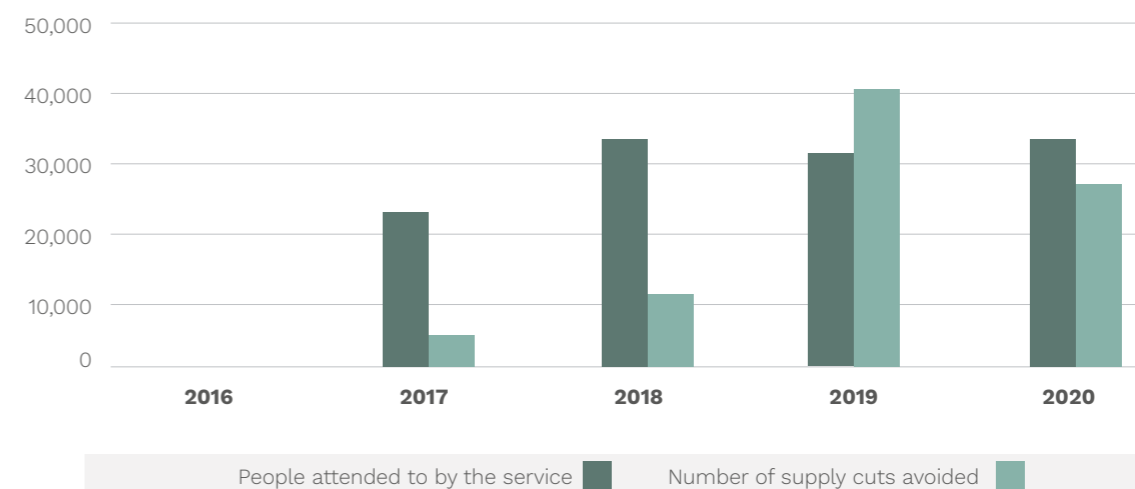
Between 2016 and 2020, the Anti-Evictions Unit (SIPHO) assisted 10,151 households and provided 7,966 definitive solutions, helping around 20,000 people to find a new home or keep their existing one.

ENERGY POVERTY ASSISTANCE

Barcelona's ten energy advice points (PAE) were established between 2016 and 2017. Most of these are linked to housing offices.

This is a Barcelona City Council service that provides people with the assistance, information and actions they need to exercise their energy rights and prevent companies from denying them access to basic utilities.

Assistance provided by energy advice points, 2017-2020



The energy advice points assisted 121,875 people and prevented 84,663 supply cuts between 2017 and 2020.



ASSISTANCE PROVIDED BY THE EMERGENCY BOARD

The Social Emergency Board is a service provided by a consortium formed by Barcelona City Council and the Government of Catalonia whose job is to assess situations of vulnerability and provide housing to households that have lost their homes.

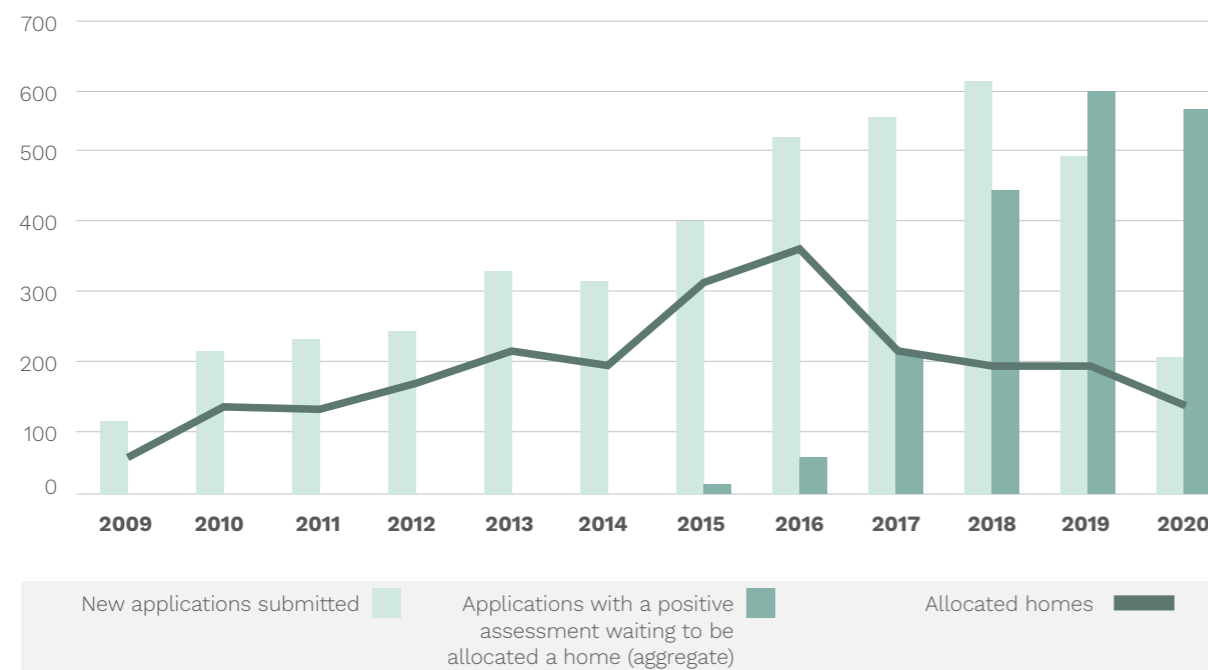
The Rules of the Social Emergency Board were amended in 2016 to increase the number of eligible people. The amendment, which was drawn up in collaboration with the Barcelona Social Housing Council's working group for the amendment of the emergency rules, includes:

- » Assistance for families that are squatting and have been given an eviction order.
- » Assistance for families with children living in homes in a serious state of disrepair.
- » Removal of the minimum income requirement.
- » Increased income ceiling.
- » Acceptance of users or successful bidders with properties, provided that these are not another home or a property with a rateable value of more than €12,000.
- » Inclusion of gender violence as a criterion for the award of emergency social housing.

The Emergency Board awarded 1,108 homes between 2016 and 2020.

There are currently 567 households waiting to be allocated a home.

Emergency Board actions, 2009-2020

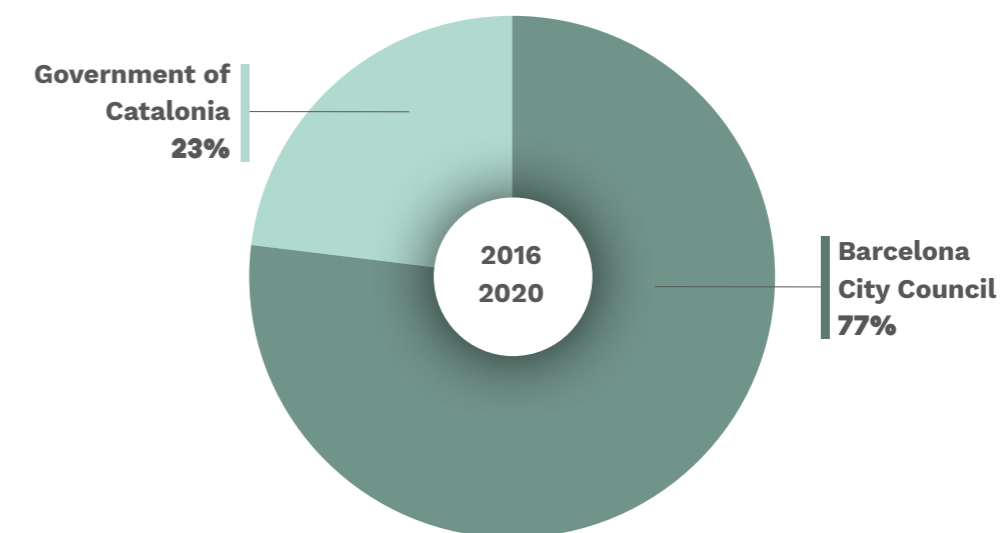


There is a big difference in the contributions made by each of the Emergency Board's two member administrations, Barcelona City Council and the Government of Catalonia. Barcelona City Council should have provided 40% of homes, but it provided 77% of the total (849 homes) between 2016 and 2020. The Government of Catalonia, on the other hand, provided 23% of the total (255 homes), which is well below the 60% it should have provided.

Based on the 849 homes provided by Barcelona City Council, the Government of Catalonia should have provided 2,122 homes to the Emergency Board between 2016 and 2020. The **Government of Catalonia should therefore provide a further 1,867 homes, which would resolve the Emergency Board's current delay issues.**

This situation should be fixed by the AHC's **Reallotgem** programme through the allocation of €4.48 million to attract housing for the city's Emergency Board.

Contributions to the Emergency Board per administration, 2016-2020



Barcelona City Council provided 77% of the total number of homes provided to the Emergency Board between 2016 and 2020.

ASSISTANCE FOR REFUGEES

The year 2016 saw the creation of the Nausica programme, **a municipal service that provides accommodation and covers the basic needs of asylum seekers who are not eligible for help from the central government.** The programme also serves as a platform for the improvement of social and employment integration and autonomy processes. The service aims to cover the failings of the Ministry of Employment and Social Security's assistance programme.

In 2020, the Nausica programme resulted in the provision of accommodation for 147 refugees, asylum seekers and other people not eligible for help from the central government.

TRANSPARENCY AND ACCESSIBILITY

The Barcelona Right to Housing Plan established a number of challenges relating to the transparency of, and access to, municipal services. This resulted in the creation of the new municipal website habitatge.barcelona and in the start of electronic processing.

At the same time, the health and social crisis resulting from Covid-19 has made it necessary to expand and modify the mechanisms under which the public can access information and made it necessary to update the website (which is currently in progress).

2016

- » Creation of the habitatge.barcelona website.
- » Bringing housing office staff in-house.
- » Addition of a management expert in each office and four new legal experts.
- » Campaigns:
 - “L’habitatge, un dret com una casa” [Housing, a huge right]
 - “Tu tens la clau” [The key is in your hands]

2017

- » Increasing the number of staff at housing offices.
- » 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 supplies from being cut off]
 - “Quan rehabilites l’habitatge, millores la teva vida” [Renovating your home improves your life]

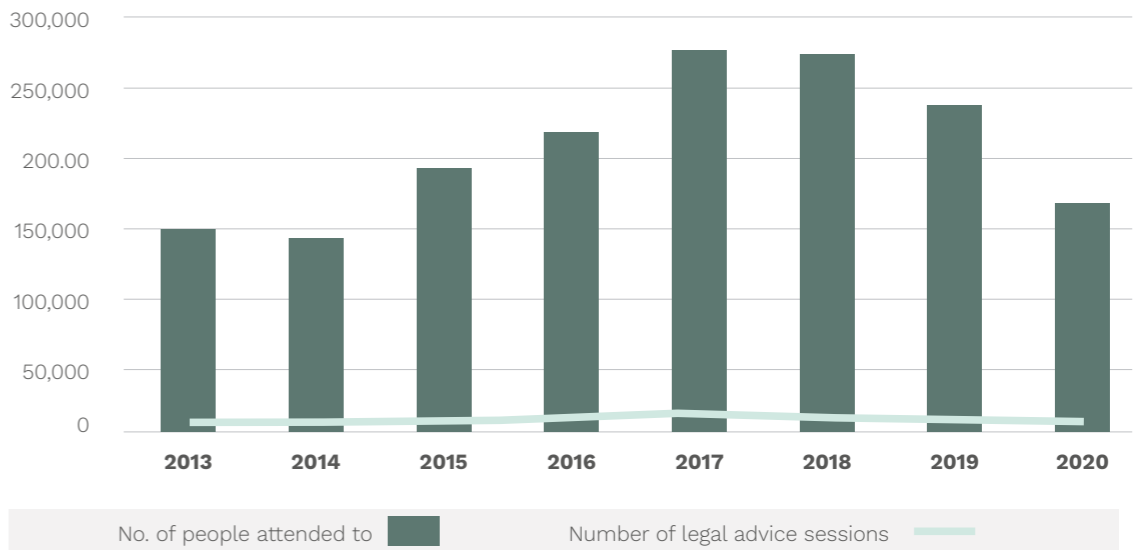
2018

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

2020

- » Improvements made to the habitatge.barcelona website to adapt to the restrictions put in place due to Covid-19.
- » Creation of the “Housing calls you” service.

Legal advice and assistance provided by housing offices



A total of 1.17 million people received assistance from housing offices between 2016 and 2020.

CHANGES TO THE ASSISTANCE SERVICE

The housing offices underwent significant changes between 2016 and 2020 in terms of staff and the services and assistance provided, not just in person but also online and on the phone.

The changes made between 2016 and 2019 mainly involved:

- » Recruiting more housing office staff members and bringing them in-house.
- » Improving the Ciutat Vella and Sant Andreu offices, and creating the Zona Nord (Ciutat Meridiana) satellite office.
- » Extending the energy advice points to the entire city.

Most of the activities carried out **in 2020** were in response to the economic and social crisis caused by the Covid-19 pandemic. The transformation of the information systems, the establishment of specific grants and the actions relating to helping with rent payments in public housing, among others, have therefore been key.

The most notable aspect of the changes made to the assistance service is the need to adapt and diversify it, initially due to the lockdown situation, and later in order to reduce social interaction. This has required a move away from face-to-face assistance (mostly on a walk-in basis) to online assistance and, once offices were allowed to reopen, to a strict appointment-only system. Various services were put in place, and the existing telephone services increased, in order to make this possible.

- » **Improvement of the [habitatge.barcelona website](#).** The website has been updated to include information sheets and application forms for easier access to the specific grants available in response to the economic fallout of Covid-19 and to publicise the eviction moratorium legislation and other related measures.

- » **Creation of the “Housing calls you” service.** A personalised telephone and online service has been created to make it easier to contact the housing offices. Thanks to this system, people can not only make appointments for personalised assistance at the housing offices but also obtain general information or carry out procedures relating to services such as rent payment grants, home renovation, the rental housing pool, and legal queries and advice.

Due to the deluge of requests received immediately after the reshuffling of the service, an external service provider was hired to deal with grant and Rental Housing Pool enquiries. Thanks to this, there were no waiting lists by the end of the year.

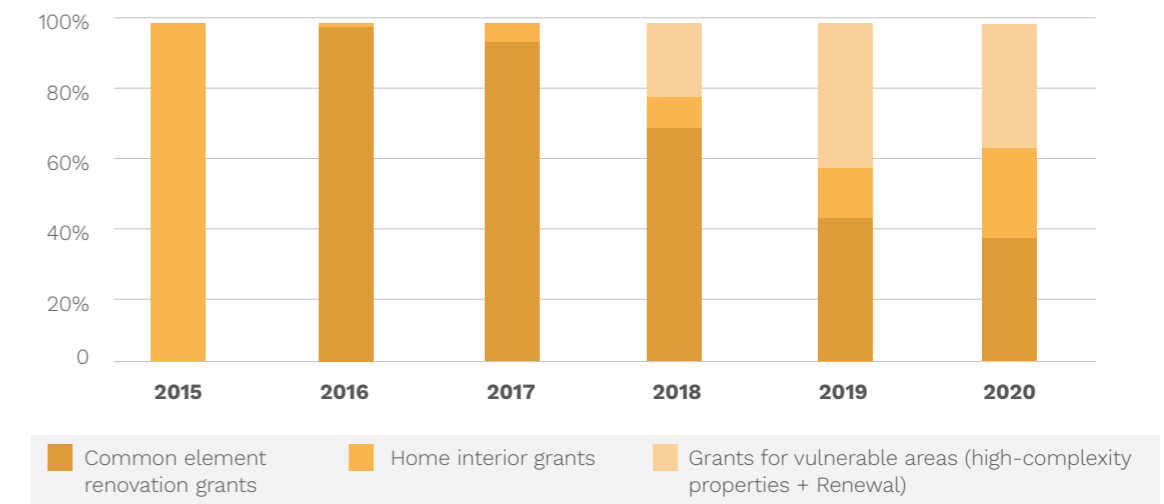
- » **Telephone and online advice at energy advice points.** As the housing offices' assistance service was undergoing its own changes, the telephone and online assistance service at energy advice points was also given priority.
- » **Public housing-related advice.** The telephone assistance service for the management of the public housing stock has also been boosted.



RENOVATION

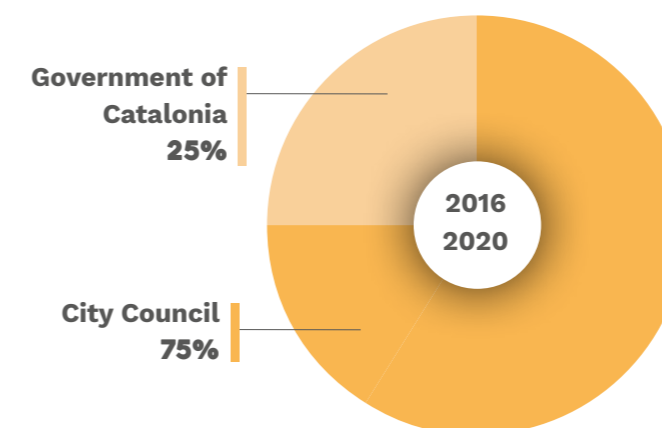
Home renovation is key to improving people's health and quality of life. Work on reformulating the city's renovation policy by proactively targeting the most vulnerable groups and areas thus started in 2015.

Evolution of the use of renovation grants by aim, 2015-2020



Renovation grants underwent significant changes between 2016 and 2020, with more grants for vulnerable people and buildings and for attracting housing

Renovation of the city's private residential housing stock by agent, 2016-2020



Barcelona City Council's contribution accounted for 75% of the funds provided for the renovation of the city's private housing stock.

URBAN RENEWAL AND RENOVATION GRANTS

- » **The Barcelona Right to Housing Plan 2016-2025 provided for a significant increase in grants aimed at improving the private housing stock, as well as significant changes to the groups and areas helped by these grants.**
- » **The way the grants are used was successfully transformed in the first five years of the Plan. As to the increase in the funds allocated to grants, in spite of an increase from €18.66 million per year in 2011-2015 to €25.34 million per year in 2016, the planned figure of €30 million per year was not reached in 2020, due to the increased difficulty in driving and managing the renovation of vulnerable homes and properties.**
- » **The Barcelona Right to Housing Plan 2016-2025 also established the creation and promotion of the Neighbourhood Plan in the city's most vulnerable areas. This was to include a significant public investment for the improvement of housing in these areas. Furthermore, it provided for radical changes to renovation grants, going from a model based on direct applications by communities to a model of renovation agreements with specific areas or properties to promote their renovation.**
- » **These two lines of work have come together with the establishment of a set of renovation programmes involving, in addition to grants, the provision by Barcelona City Council of support for the relevant communities, signing partnership agreements with them to make it possible to carry out the action and break with the contradictory situation caused by the Administration providing more funds to the renovation of areas in better condition than to those with a greater need for improvement and to people on lower incomes.**

2015

- » Re-launch of renovations, with a 543.4% rise in allocated funds.
- » Launch of the Neighbourhood Plan, providing for action in the city's ten most vulnerable areas.

2016

- » Deployment of home interior renovation grants.
- » Drawing up of the document "Study and Detection of Areas of Residential Vulnerability in the City of Barcelona".

2017

- » Creation of the action programme for high-complexity properties (which is linked to the Neighbourhood Plan).

2018

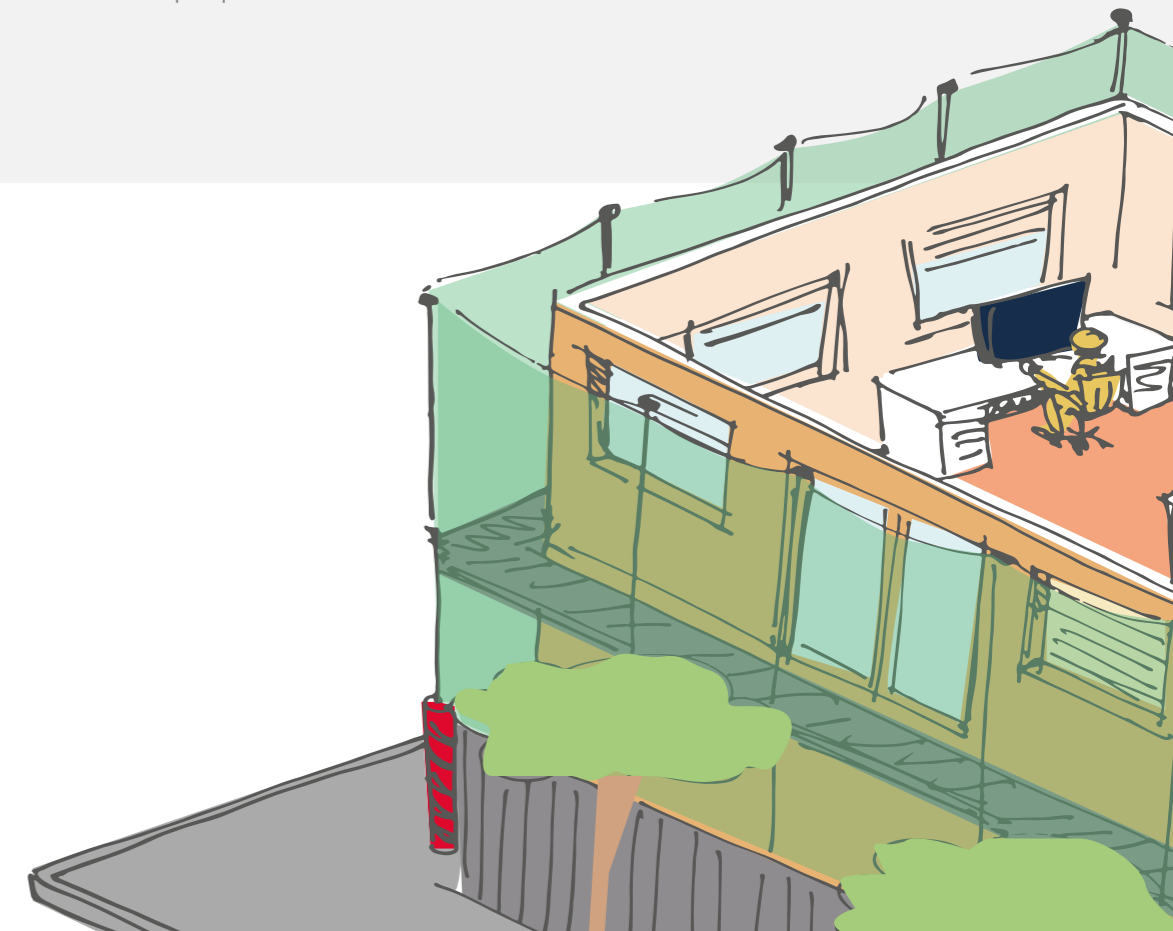
- » Drawing up of the city's urban renewal implementation strategy.

2019

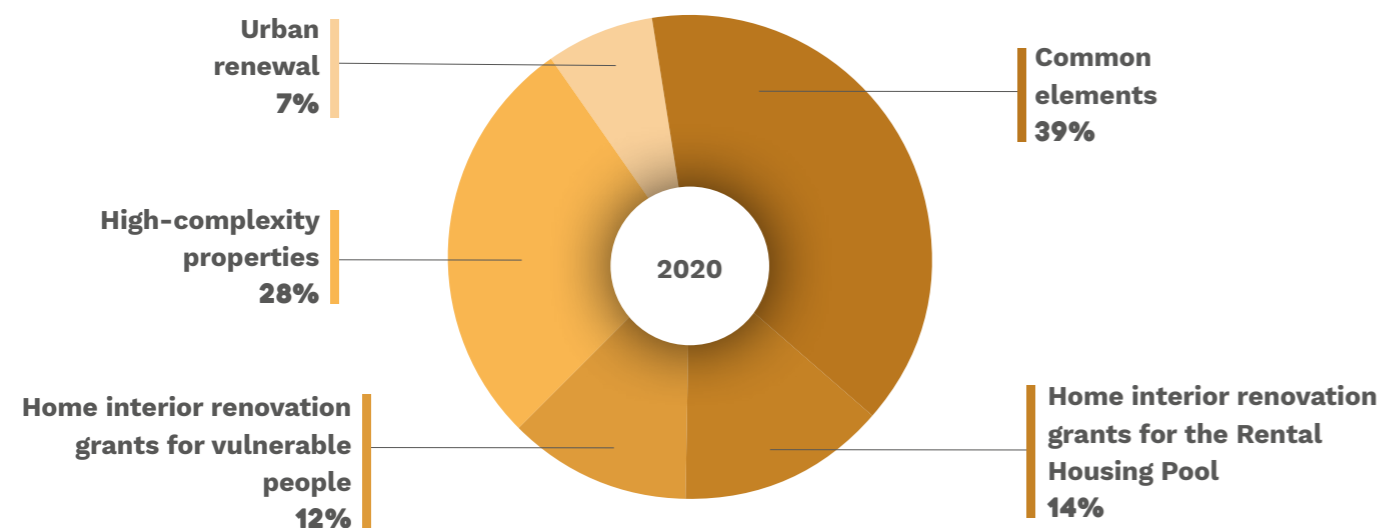
- » Start of the deployment of renovation grants linked to neighbourhood renewal projects, under which improvements can be made to homes in vulnerable areas based on actions on residential complexes (not buildings).

2020

- » Start of the deployment of home interior renovation grants for vulnerable people.

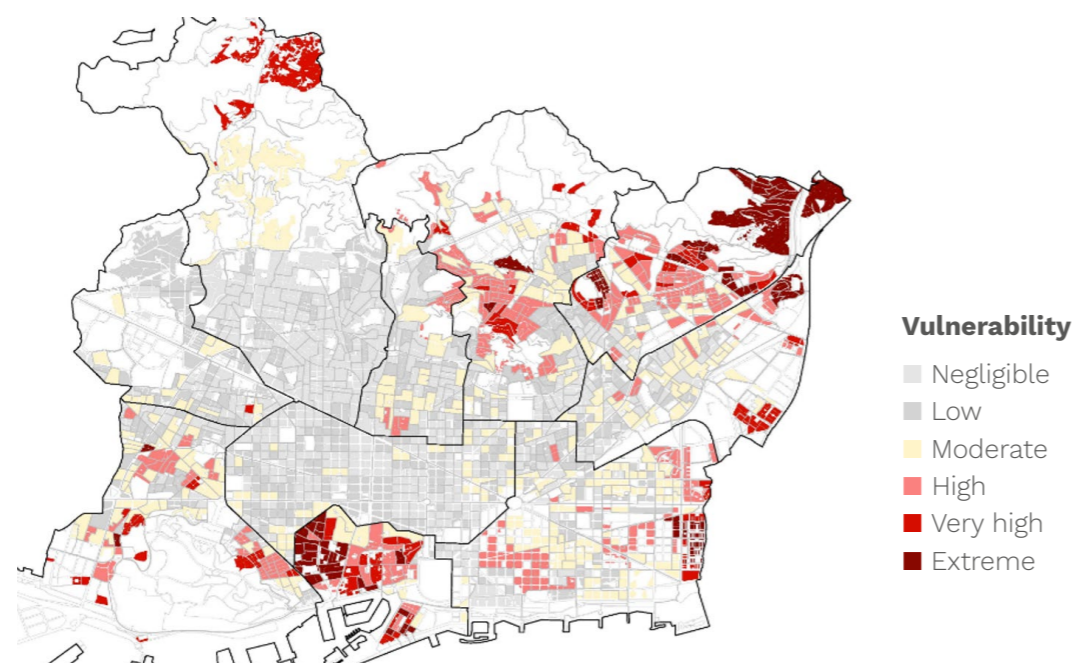


Distribution of the budget by type of private housing renovation grant awarded in 2020



Between 2016 and 2020, the administrations granted renovation grants worth €126.69 million, leading to improvements to the buildings or homes of around 144,700 people.

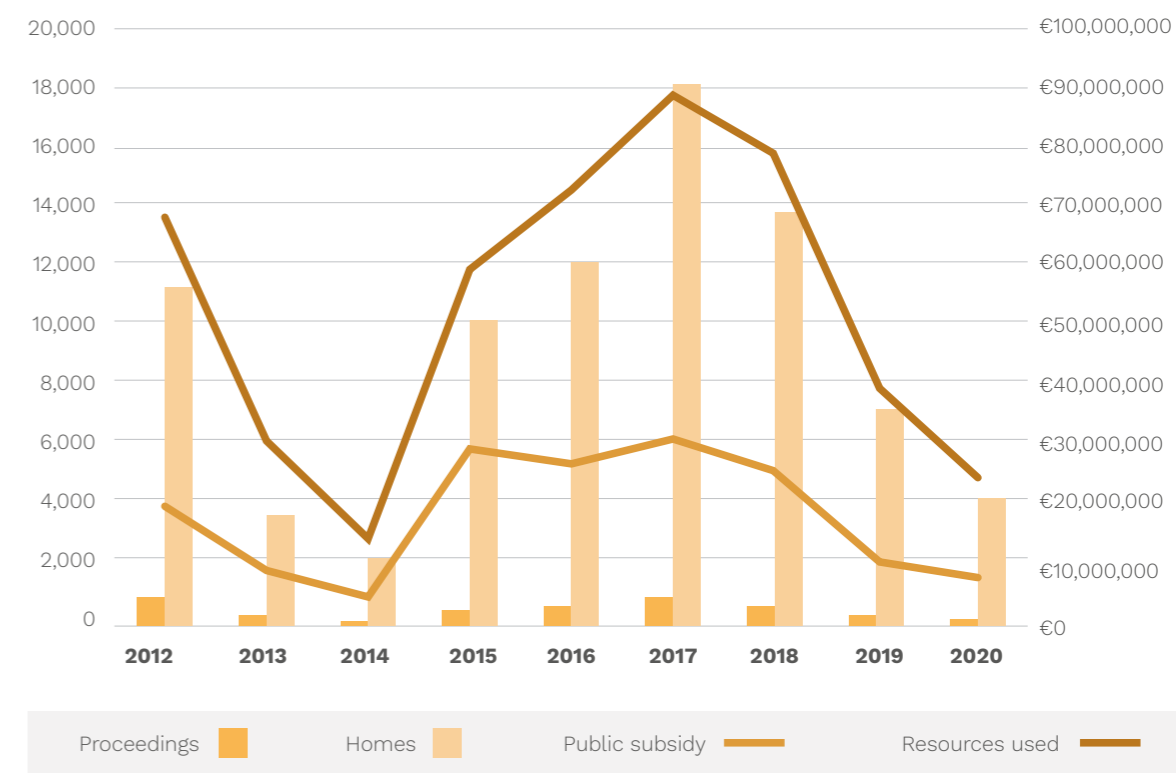
Areas identified in the document “Study and Detection of Areas of Residential Vulnerability in the city of Barcelona”



CHANGES IN ASSISTANCE, ASSISTANCE PROVIDED TO REFUGEES

- » **Common element renovation grants.** Measures to prevent these improvements from resulting in the eviction of local residents were put in place.
 - » If the owner rents out the home, the rent charged must be linked to the rental price index established by the Government of Catalonia.
 - » In the case of vacant homes and vertical properties, the grant will be conditional on the home being put on the Rental Housing Pool for five years.
 - » If the property includes tourist lets, these will not be covered by the grants.

Evolution of common element renovation grants, 2012-2020



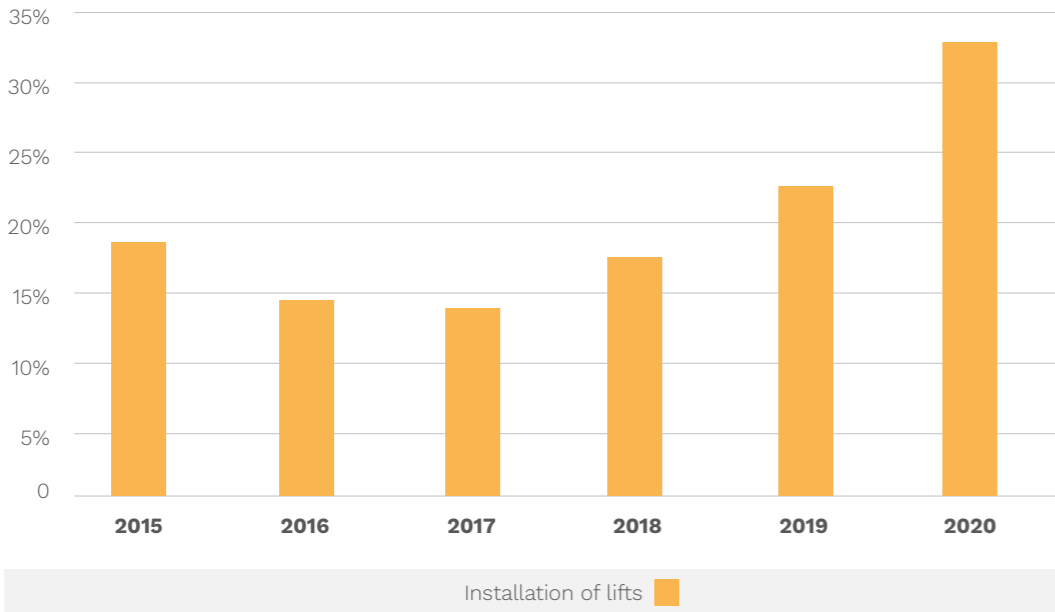
A total of €94.25 million was allocated to the renovation of common elements in private housing between 2016 and 2020.

IMPROVEMENTS TO ACCESSIBILITY

The grants for common elements include grants to improve properties’ accessibility (lift installation and improvements to entrance halls).

- » A total of 1,159 actions were carried out, at a cost of €30 million, between 2016 and 2020.
- » This has led to the installation of 759 lifts, benefiting 9,705 households.

Percentage of homes that have benefited from the installation of lifts as a proportion of the total, 2015-2020



The grants allocated for general improvements to housing (common elements) fell between 2016 and 2020, but the proportion used to improve accessibility rose (49.2% of the amount granted in 2020).

CREATION OF HOME INTERIOR RENOVATION GRANTS FOR VULNERABLE PEOPLE

These grants enable people without the financial resources to ensure their home is in good condition to improve its accessibility and living conditions.

They have been implemented based on a turnkey model for tax purposes and for easier management by residents. This has made them harder to manage and, in spite of being planned as far back as 2016, the first actions were not completed until 2020.

Home interior improvement actions for vulnerable people, 2020

» Homes benefiting from the grants	227 homes
» Grant awarded (equivalent to the resources used)	€1.94 million

The home improvement grants for vulnerable people established in 2020 led to improvements to 227 homes.

CREATION OF GRANTS FOR HIGH-COMPLEXITY PROPERTIES

These are awarded in areas covered by the Neighbourhood Plan (2016-2020): Nou Barris (Trinitat Nova, Ciutat Meridiana, Les Roquetes), 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).

Actions on high-complexity properties, 2018-2020

» Buildings with renovation agreements	81 cases
» Homes benefiting from the grants	1,649 homes
» Public subsidy	€18,915,418
» Resources used	€24,768,773

CREATION OF THE NEIGHBOURHOOD RENEWAL PROGRAMME

Under this programme, global improvements can be made in the most vulnerable areas, as it goes beyond building-based actions and works on urban complexes as a whole. The first actions under this programme were carried out in the south-west of the Besòs.

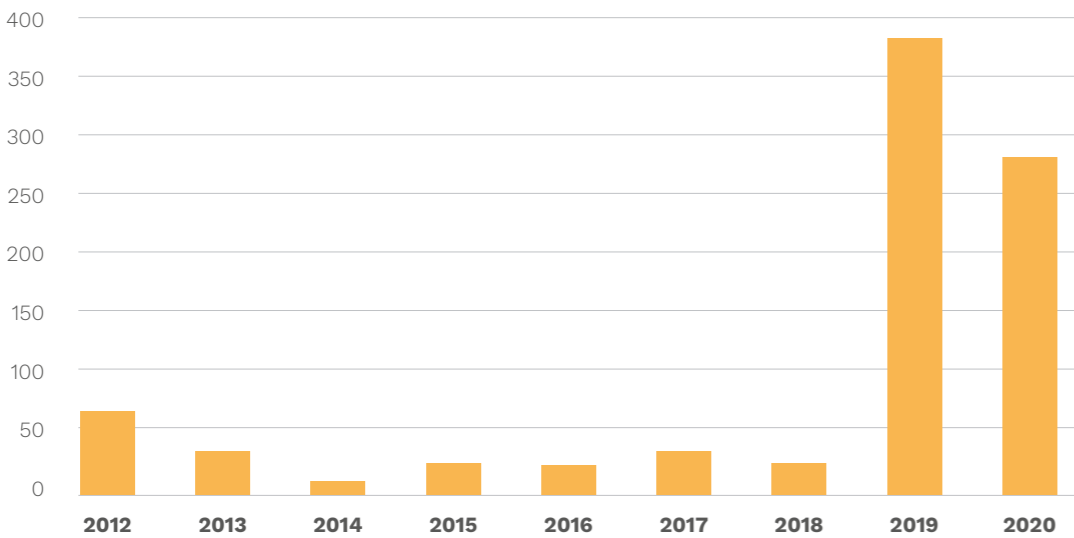
Actions in urban renewal areas, 2019-2020

» Buildings with renovation agreements	5 cases
» Homes benefiting from the grants	96 homes
» Public subsidy	€1,484,436
» Resources used	€1,666,694

INCREASED COHESION GRANTS

These are awarded to people who cannot afford the actions being carried out in their communities. They are given a higher grant by the Administration to make them possible. These grants can amount to 100% of the cost of the action.

Cohesion grants, 2012-2020



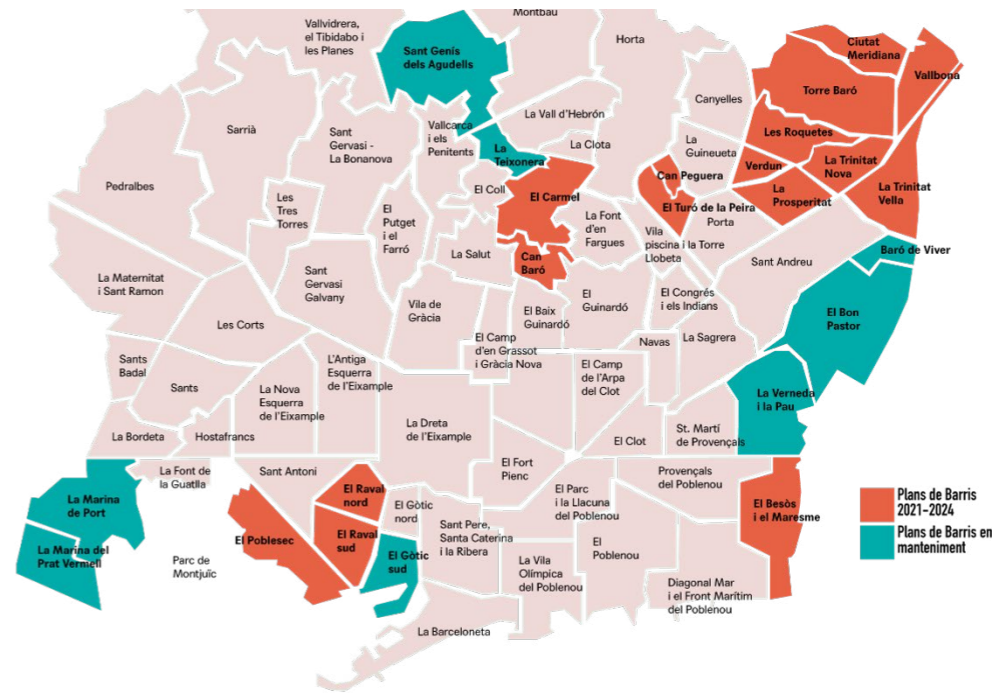
The changes made to the renovation policy have resulted in cohesion grants being awarded to over 800 people a year, with grants worth €4 million between 2016 and 2020.

PROMOTION OF THE NEIGHBOURHOOD PLAN

In addition to the grants for high-complexity properties described above, other actions to improve the residential conditions of the residents of neighbourhoods covered by the Neighbourhood Plan include, among others:

- » Providing support to people being relocated from the Bon Pastor neighbourhood’s “Cases Barates” homes (currently in progress).
- » Creation of a network of people with responsibility for remodelling in the Trinitat Nova neighbourhood.
- » Habitability improvement studies in the Raval and El Gòtic neighbourhoods: changes of use of municipal offices to residential use, the Tactical Inclusive Repopulation Accommodation (ATRI) study and the study on boarding houses housing vulnerable people.
- » “Baixem al carrer” [Come Outside] programme for the elderly in the Besòs i el Maresme and Trinitat Vella neighbourhoods.
- » Psychological support service for residentially vulnerable people (currently in progress) in Zona Nord (Ciutat Meridiana, Vallbona and Torre Baró).
- » Creation of the Can Peguera Social Observatory.

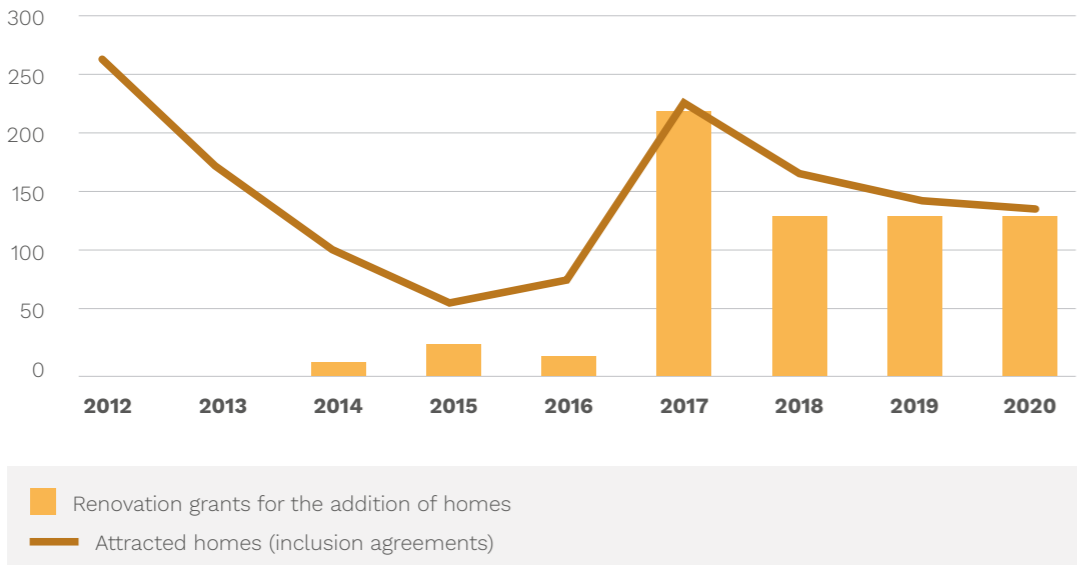
Geographic areas included in the Neighbourhood Plan



BOOST TO THE RENOVATION GRANTS TO ATTRACT MORE AFFORDABLE HOUSING

The renovation grants aimed at adding homes to the Rental Housing Pool have been increased to €20,000. This has been key to enabling the affordable Rental Housing Pool to keep growing over these last few years in spite of the pressure of the housing market on rent. In 2020, 98% of the homes attracted involved renovation grants, compared to only 15% in 2016.

Rental Housing Pool. No. of homes attracted, and relationship with renovation grants, 2012-2020



Between 2016 and 2020, 85% of homes attracted by the Rental Housing Pool were attracted thanks to renovation grants.

NEW PROJECTS IN PROGRESS

SUSTAINABLE ENERGY MECHANISM (MES BARCELONA)

No specific energy efficiency improvement or renewable energy installation goals were set in the Barcelona Right to Housing Plan 2016-2025. However, due to the climate crisis, we must drive projects to facilitate the installation of solar panels and energy rehabilitation in the city. The Sustainable Energy Mechanism project (MES Barcelona) has been created to support and speed up the city's energy transition in partnership with private investors.

2020

» Resolution by Barcelona City Council to create the Sustainable Energy Mechanism (MES Barcelona).

2021

» Approval of the first companies and corporate groups eligible to become officially approved investors. The official approval process remains open to new applicants.

MES Barcelona aims to attract private funds for the joint allocation of over €166 million to energy rehabilitation projects and the installation of solar panels.

“BARCELONA, FEM PLANS DE FUTUR” [BARCELONA, MAKING PLANS FOR THE FUTURE] PLAN

The Barcelona Right to Housing Plan 2016-2025 did not envisage any changes as significant as those made in response to the Covid-19 crisis, or any increase in available EU resources. Barcelona has designed a specific strategy based on its own actions as well as actions by public-social-cooperative-private partnerships in response to the new challenges resulting from the pandemic and those set by the Barcelona Right to Housing Plan itself.

2020

- » 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.

2021

- » Development of a Recovery, Transformation and Resilience Plan by the Spanish Government that includes a housing renovation and urban renewal investment of €6,820 million, €1,000 million of which will be allocated to a social rental housing construction programme and the remainder to various renovation programmes (70% for homes and 30% for public buildings).

The **Barcelona Renewable 2030** [Renewable Barcelona 2030] project has the following aims:

- » Help make the city carbon-neutral by means of an **energy rehabilitation, urban renewal and renewable energy production plan**.
- » Shift the focus of the construction industry as a driver of the economy and turn it into a producer of affordable and sustainable housing.
- » Consolidate a business network based on the production and consumption of sustainable energy.
- » To improve people’s living conditions and reduce urban inequality.

PROPER USE OF HOUSING

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, fulfil the social function of property and citizens' right to housing can be guaranteed.

» Legislative review in favour of the right to housing.

Many legislative changes to support the right to housing have taken place in the last few years, and they have all involved proposals driven by Barcelona City Council to guarantee the right to housing. The following laws have thus been developed and promoted:

- » Act 17/2019 on urgent measures for the improvement of access to housing. **This law extends the application of measures to vulnerable households in cases of loss of housing** by extending both the groups assisted and the guarantees provided, as well as increasing the responsibilities of large owners.
- » Act 11/2020 on urgent rent restriction measures in residential leases. **This is Spain's first rent regulation law.**
- » Work is under way to **enact a Spanish housing law that can make rent regulation ironclad and establish a set of regulations by the central government under which matters that cannot be guaranteed under Catalan legislation can be changed.** Work is also being carried out to include aspects that are already part of Catalan legislation, such as reservations for social rental housing.
- » Recovery of the laws suspended by the Spanish Constitutional Court, such as Act 24/2015 on urgent measures to address the housing and energy poverty emergency, and Act 4/2016 on measures for the protection of the right to housing of people at risk of residential exclusion. Thanks to these laws, **people in foreclosure proceedings and suffering from energy poverty now have legal guarantees** and tools for action and to put pressure on the administrations.

» Housing discipline and anti-harassment policy

The launch of a housing discipline system has become a new cornerstone of the city's housing policy. It is a public service whose aim is 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 housing and homes in a poor state of repair.

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

The Anti-Harassment Unit seeks to eradicate infringements 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 of the Housing Discipline Anti-Harassment Unit, July 2020.](#)

HOUSING DISCIPLINE AND ANTI-HARASSMENT ACTIONS

The Barcelona Right to Housing Plan provided for a variety of housing discipline actions, such as those relating to vacant homes, homes in a state of disrepair and sub-standard housing, harassment, illegal tourist lets or failure to provide social rental housing. A housing discipline unit was established to take these actions, and it has been gradually increasing its field of work since 2016. The Barcelona Right to Housing Plan envisaged 25,000 inspection and sanctioning actions between 2016 and 2020.

At the same time as the disciplinary tools already envisaged, the discipline actions relating to the misuse of social housing were developed. These have resulted in the inspection of 3,901 homes and the identification of a variety of irregularities, such as homes that were being rented above market prices, homes housing people other than their owners without the necessary authorisation, vacant homes, properties being used as second homes, subletting and homes being put to non-residential uses.

To enable us to develop this discipline system, we liaised with the social movements and entities that made it possible to identify and follow up cases.

2015

- » Creation of the Housing Discipline Anti-Harassment Unit (December 2015).

2016

- » Implementation of the housing discipline system to tackle empty housing.
- » Approval of the Special Tourist Accommodation Plan (PEUAT).
- » Launch of the Plan for Inspecting and Penalising Illegal Tourist Dwellings.

2017

- » Amendment to the Regulatory Byelaw on Municipal Intervention Procedures in Public Works (ORPIMO) to guarantee residents’ rights in building and home refurbishments.

2018

- » Systematic plan to ensure the proper use of social housing.
- » Creation of discipline coordination boards in every district.
- » Agreement with the Barcelona Bar Association (ICAB) to increase the legal advice provided at the Ciutat Vella Housing Office.
- » First municipal claims for property mobbing filed with social entities for administrative remedies, with possible fines of up to €900,000.

2019-2020

- » Systematic work for the establishment of agreements turning housing discipline into a cornerstone to ensure the proper use of housing.

- » **Development of the housing discipline system to restore the social function of housing as soon as possible. Mediation and agreement between the parties is thus given priority, with fines being issued only as a last resort.**

- » It is a tool available to local residents whose right to decent housing is being infringed, enabling them to report and resolve their situation and therefore improve their quality of life.

- » Many of the disciplinary proceedings instituted have been against large owners.

Inspections carried out to ensure the proper use of housing

Systematic inspections relating to vacant homes, illegal tourist lets and social housing have been carried out to ensure that the social function of property is being fulfilled.

Types of action	Inspections
Making vacant homes available for use	
Linked to disciplinary proceedings	1,571
Vacant dwelling census	103,864
Ensuring the proper use of social housing	4,925
Identifying illegal tourist lets	11,097
TOTAL (excluding the vacant dwelling census)	17,593
Total including the vacant dwelling census	121,457

* Data from the 2019 vacant dwelling census and in relation to tourist lets at the end of 2020. All other data: as of June 2021

Over 17,500 inspections to ensure the proper use of housing (over 121,000 including the vacant dwelling census) had been carried out by the end of 2020, leading to 17,095 proceedings affecting 17,245 homes.

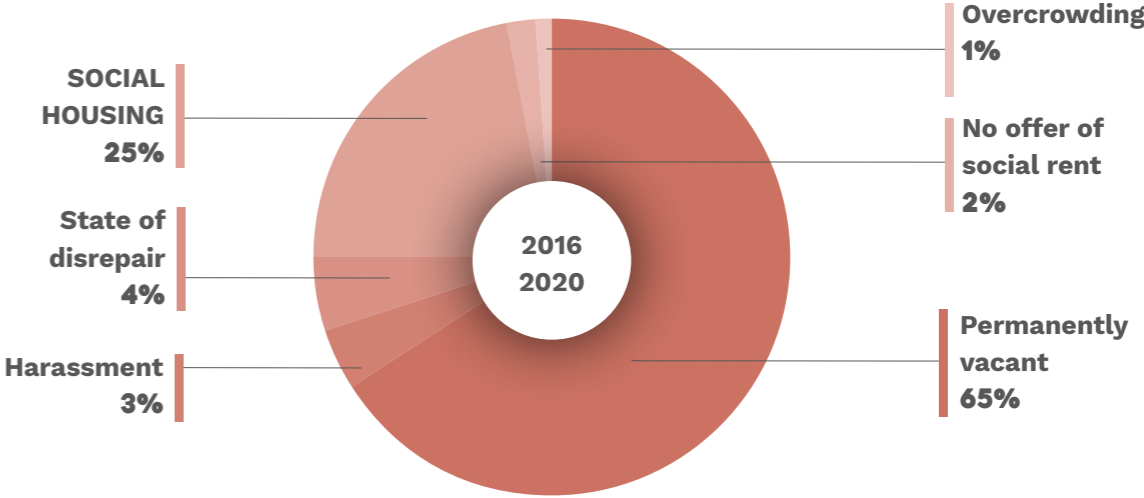
Disciplinary proceedings started between 2016 and 2020*

Types of initiatives	Proceedings	Homes
Making vacant homes available for use	661	773
Irregular declaration proceedings (this practice is now obsolete)	524	524
Disciplinary proceedings for permanently vacant homes	112	224
Disciplinary proceedings for failure to register with the Register of Vacant and Occupied Homes	7	7
Compulsory acquisition proceedings for vacant homes (Act 5/2016)	18	18
Stopping property mobbing	35	44
Ensuring the proper use of social housing	253	253
Improving home maintenance	41	57
Conservation orders	22	22
Sanctions for substandard housing	19	35
Offering social rent	21	26
Actions against overcrowding	13	14
Avoiding the use of housing as illegal tourist lets	16,065	16,065
Cessations of activities	7,241	7,241
Disciplinary proceedings	8,824	8,824
TOTAL 17,089	17,232	

* Includes proceedings at all stages: pending, shelved and concluded. Proceedings at the preliminary stage have not been included.

Most of the fines handed out were for permanently vacant homes (65%), were given to large owners or were related to the misuse of social housing (25%).

Types of disciplinary proceedings initiated, 2016-2020



Note: Proceedings for illegal tourist lets have not been included due to the large number of such proceedings in proportion to all other types, which would make the distribution of other proceedings impossible to identify.

Results

Fines and penalties imposed	87 sanctions €2.53 million
Homes inspected	121,457 homes
Preliminary housing reports drawn up to guarantee residents' right to be rehoused	630 reports (451 positive and 121 negative reports)
Regularisation of social housing rental	27 social housing regularisations

At the end of 2020, 53 fines (for a total of €1.04 million) had already been paid, and 34 fines (for a total of €1.49 million) were still pending.

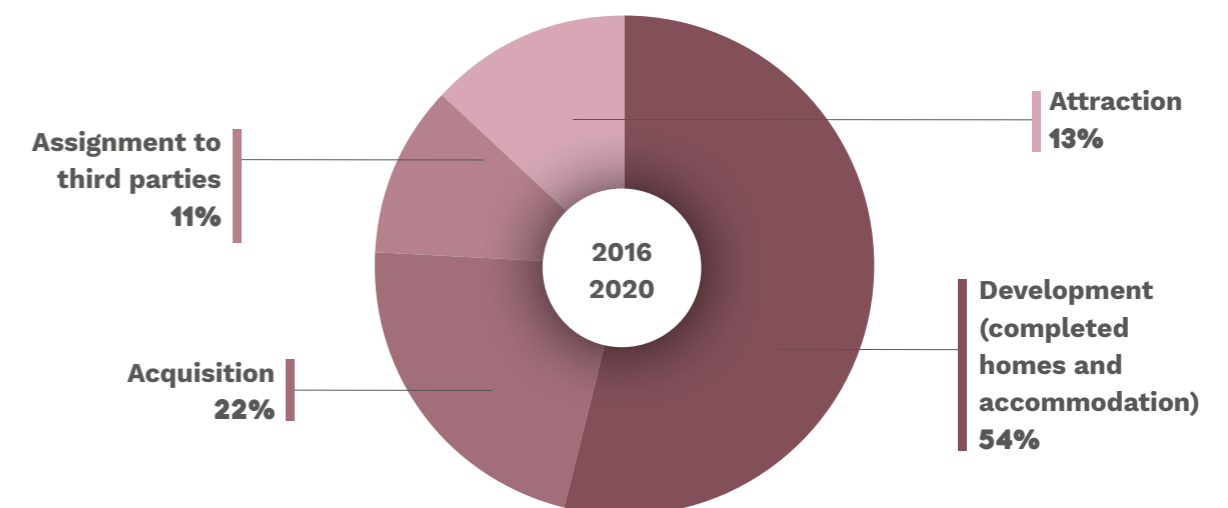
EXPANSION OF THE AFFORDABLE HOUSING STOCK

EXPANSION OF THE AFFORDABLE HOUSING STOCK

Increasing the city's affordable housing stock is key if we want to meet the needs of the population. In order to achieve this, we are using all available tools – development, acquisition, attraction of private housing for use as affordable rental housing, and offering rent payment grants to give people access to a home and its maintenance. The work involved in increasing the housing stock is carried out by both Barcelona City Council and other public bodies, such as the Government of Catalonia, and by social entities and private developers.

In 2015, the IMHAB managed an affordable housing stock of 7,642 homes (public housing and housing from attraction programmes). In view of the shortage of publicly owned or managed affordable housing in the city, the **Barcelona Right to Housing Plan 2016-2025 (PDHB)** set some ambitious goals: **To increase the number of affordable homes by 18,989. The following goals were set for the first five years of the Plan: to develop affordable housing (5,696 homes), to acquire housing (900 homes), and to attract private housing (2,050 managed homes).**

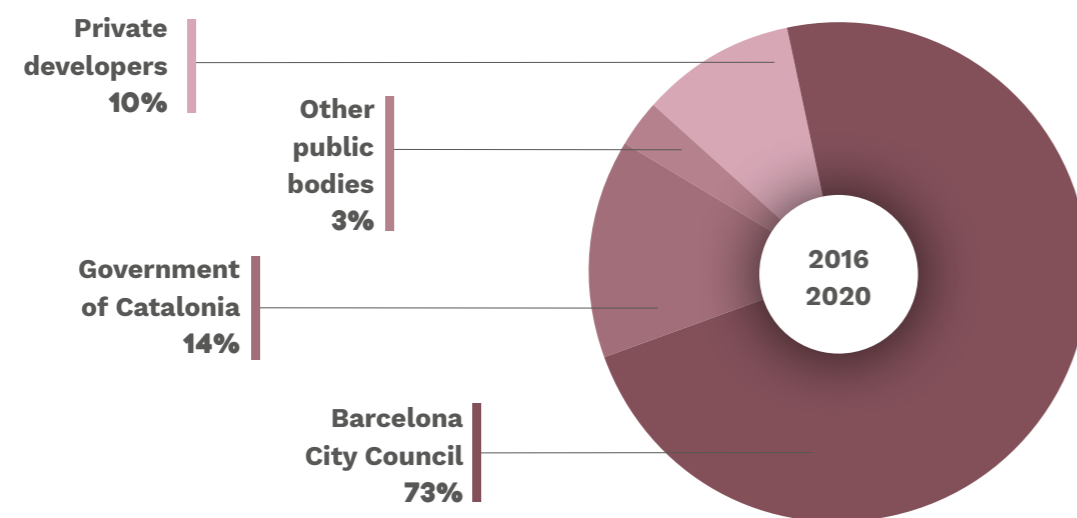
Mechanisms for expanding the affordable housing stock, 2016-2020



The city's affordable housing stock grew by 3,452 homes between 2016 and 2020, resulting in housing for around 9,100 people.

Half of these homes were new developments, and the other half were acquisitions and homes attracted from the private housing stock.

Growth of the city's affordable housing stock by agent, 2016-2020



Between 2016 and 2020, 73% of the affordable housing stock growth was generated by Barcelona City Council through direct and delegated developments.

AFFORDABLE HOUSING DEVELOPMENTS

For the five years between 2016 and 2020, the Barcelona Right to Housing Plan envisaged an increase of 5,696 public social homes. Based on the experience seen in other European countries, various direct and delegated development mechanisms were put in place in coordination with social, cooperative and private entities. These have led to 82 developments currently in progress (plus 19 completed ones, with 901 homes), meaning that 6,100 homes will have been created between 2016 and 2025, at a cost of €838 million (€500 million for those developed directly by the IMHAB).

During this time, the AHC has completed 114 homes and has four developments in progress and under consideration, with 104 homes in total, which will add up to a total of 221 new homes generated under the Barcelona Right to Housing Plan as a whole. However, due to slow development times, which should gradually improve thanks to the innovative mechanisms currently in place, these results mean that the planned figure will not be reached.

2016

- » Tender for the award of 7 plots of land for co-housing.

2017

- » Obtaining funding from the EIB and the ECB to finance over 95% of affordable housing developments with municipal resources.
- » Tenders for the award of 4 plots of land to cooperatives and foundations.

2018

- » First tender for the joint award of a design and construction contract.

2019

- » Completion of the first temporary local accommodation developments (APROP).
- » Tenders for the award of 3 plots of land for co-housing and 3 to non-profit organisations.

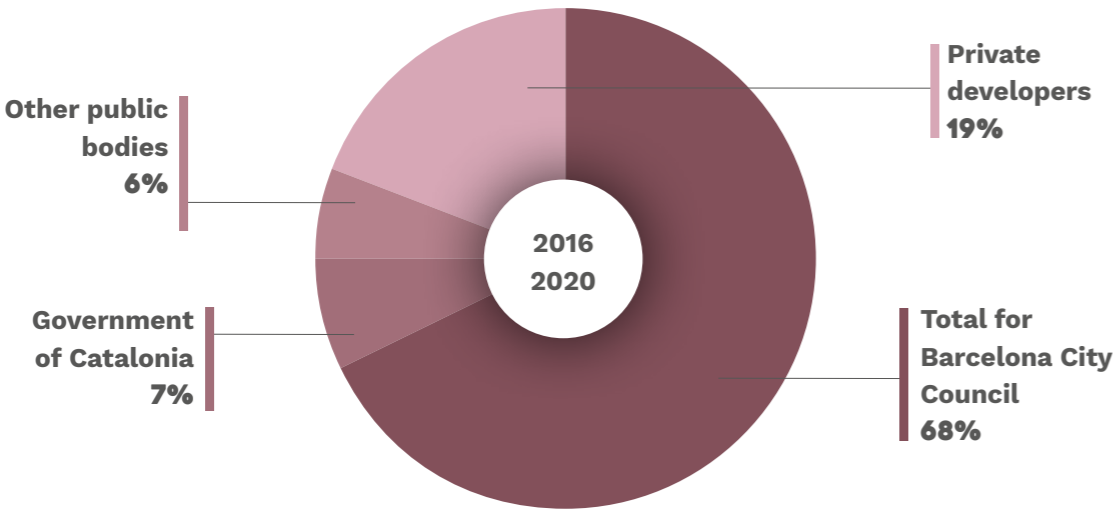
2020

- » Agreement with entities representing the affordable housing development sector for the assignment to third parties of 17 plots of land for the development of properties for rent and co-housing.
- » Tender for the award of 4 plots of land for use as industrialised housing in order to reduce construction times and environmental impact.

2021

- » Start of activities for Habitatge Metròpoli Barcelona, with the addition of the private partner.

Homes completed in the city by agent, 2016-2020

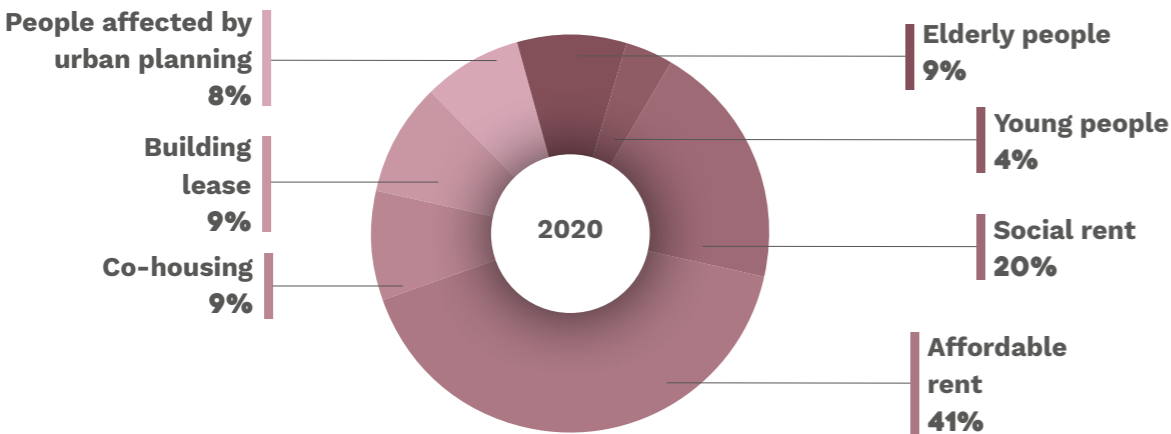


Social housing developers:

- » **Barcelona City Council (68%)**, through the IMHAB and delegated developments providing land to cooperatives and social and commercial entities.
- » **Government of Catalonia (7%).**
- » **Other public bodies (6%).**
- » **Private developers (19%),** on their own land.

Between 2016 and 2020, 68% of the new social housing in the city was developed by the City Council, at a cost of €116.6 million.

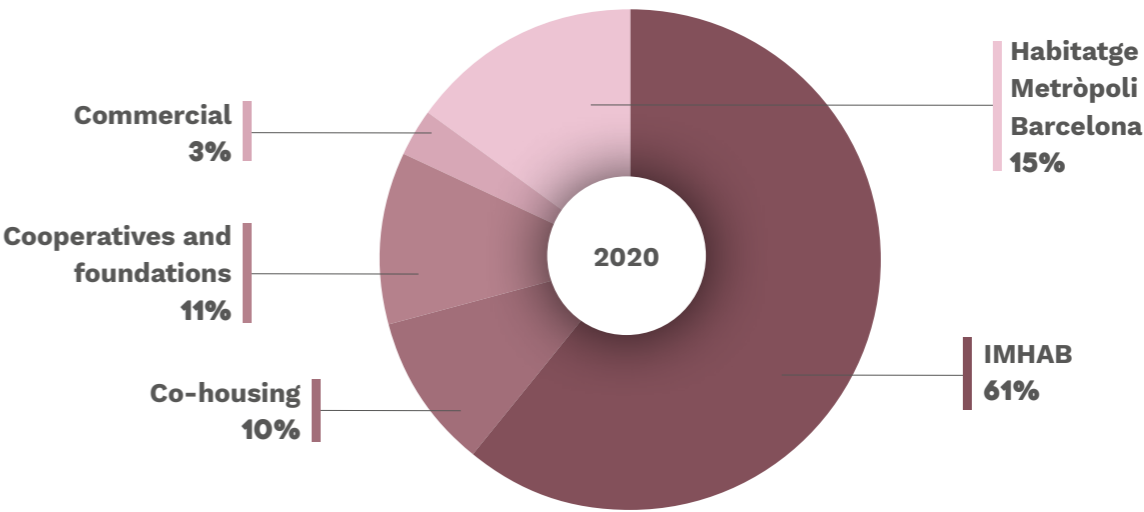
Housing in progress and under consideration on municipal land by type, 2020



80% of the new affordable homes on municipal land are rental homes (**most homes for people affected by urban developments are rental homes**).
In particular:

- » **Homes with services for the elderly.**
702 homes, of which 227 have been delivered.
- » **Homes for young people.**
256 homes, of which 46 have been delivered.

Housing in progress and under consideration on municipal land by type of operator, 2020



The increase in housing on municipal land is being carried out through a wide range of operators, with the IMHAB in charge of the majority, and with cooperatives, foundations and Habitatge Metròpoli Barcelona also playing a significant role.

The development plan currently in progress has a cost of €840 million, €500 million of which is for direct developments by the IMHAB.

Development of new construction on municipal land 2016-2025 (completed homes)



LAND POLICY

The Barcelona Right to Housing Plan envisaged the planning of land (planning approvals) for the construction of 6,000 new social homes for the five-year period 2016-2020.

Various approaches to provide 4,683 social homes and accommodation were approved in the first five years of the Plan.

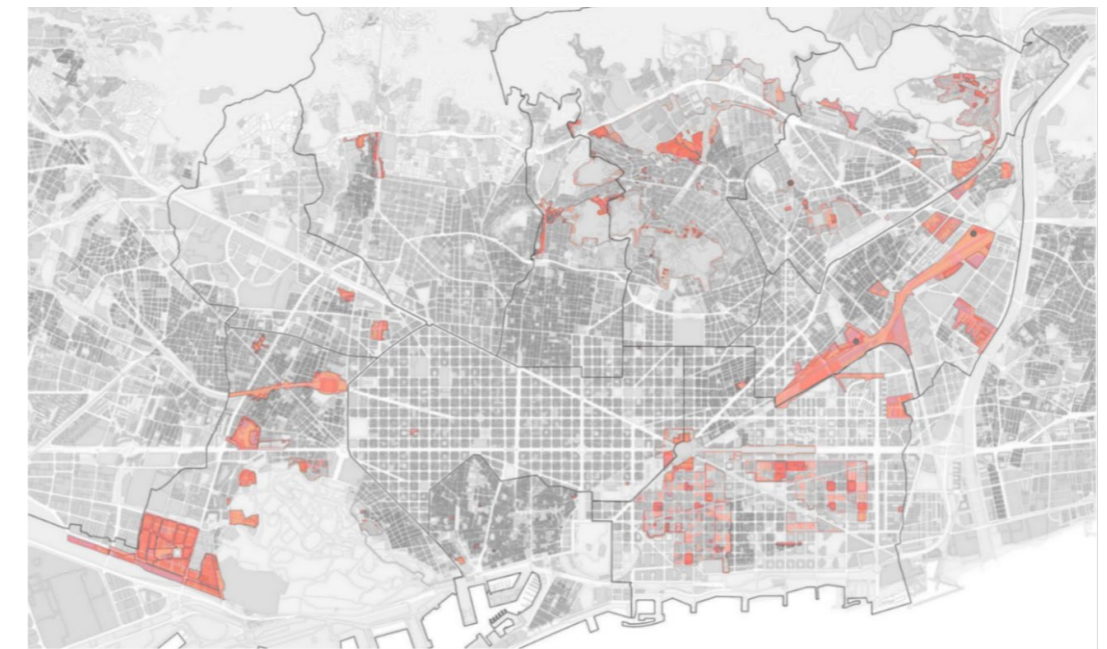
2018

- » Amendments to the Urban Development Plan (PGM) to allocate 30% of new or significantly renovated residential land to social housing.
- » Amendments to the Urban Development Plan to set construction deadlines.

2016-2020

- » Definitive approval of urban planning approaches for the provision of 4,683 new affordable homes (social housing and accommodation).

Main urban planning transformations in the city



HOUSING ACQUISITIONS

The Barcelona Right to Housing Plan 2016-2025 provided for a significant boost to the acquisition of housing, with 900 homes in the first five years and a further 500 in the next five.

A municipal purchasing programme has been put in place to make this possible. This, together with the promotion of purchases and assignments to third parties by the AHC, has led to the acquisition of 1,037 homes, exceeding the goals set.

2015

- » Agreements with various financial institutions for the assignment of housing held in usufruct.

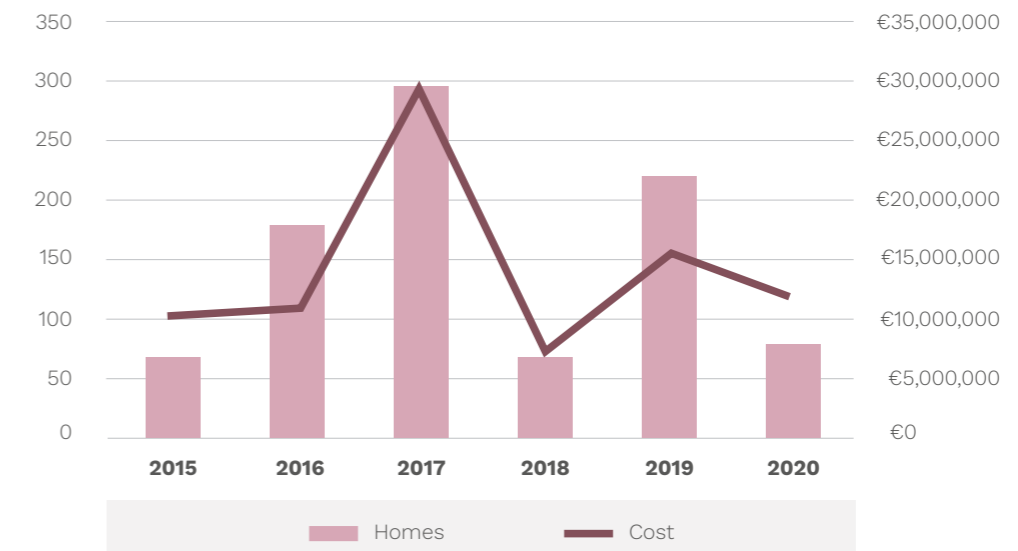
2016

- » Promotion of the municipal purchasing programme aimed at financial institutions.
- » Establishment of purchasing guidelines to set an indicative price for the acquisition of buildings and housing.

2018

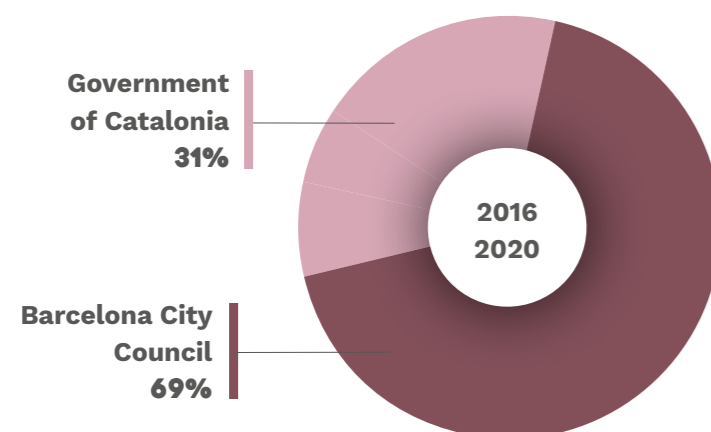
- » Amendments to the Urban Development Plan to designate the whole of Barcelona city as a right-of-first-refusal area.
- » Promotion of the regularisation and renovation programme for the housing and buildings acquired by the IMHAB.

Housing acquired in the city by agent, 2016-2020



Between 2016 and 2020, Barcelona City Council acquired 833 homes, with the capacity to house around 2,100 people, for €68.5 million (€82,285 per home).

Housing acquired in the city by agent, 2016-2020



Barcelona City Council acquired 69% of homes between 2016 and 2020.

ATTRACTING AFFORDABLE RENTAL HOUSING

The Barcelona Right to Housing Plan 2015-2025 envisaged a sharp increase in the number of homes managed by the assignment programmes, which rose from 777 in 2015 to 2,050 in 2020. In spite of the reinforcement given to existing programmes and the creation of the new tourist let attraction programme, the strong pressure exerted by the market has resulted in 1,243 managed homes at the end of 2020.

2015

- » Agreement with the Habitat3 Foundation to attract and manage 250 homes.

2016 and 2017

- » Launch of the “The key is in your hands” programme to attract housing for the Rental Housing Pool.

2018

- » Agreements with the Association of Property Administrators and the Barcelona Association of Property Agents to attract 200 homes to the Rental Housing Pool.

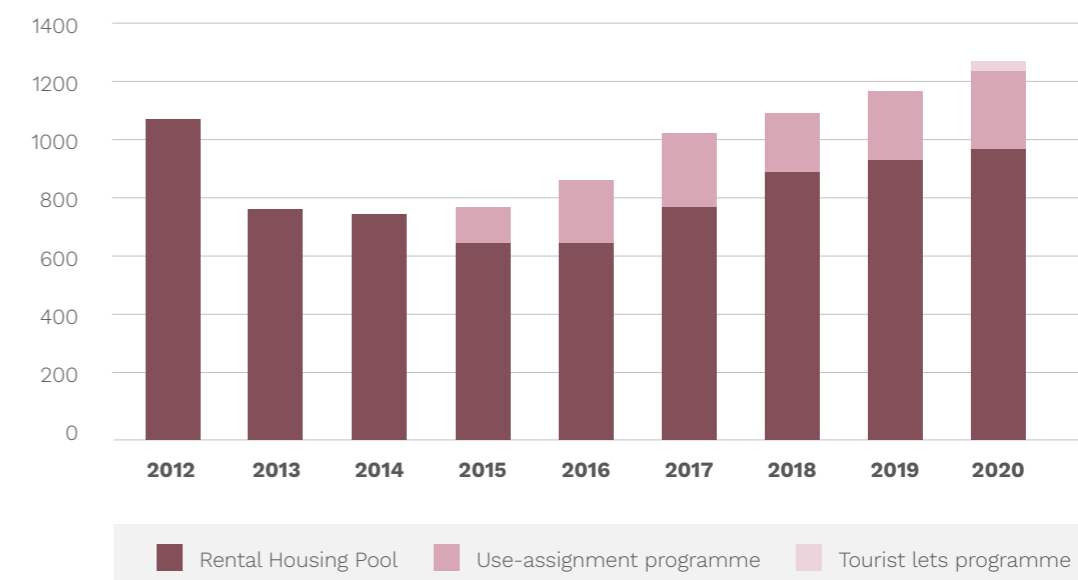
2019

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

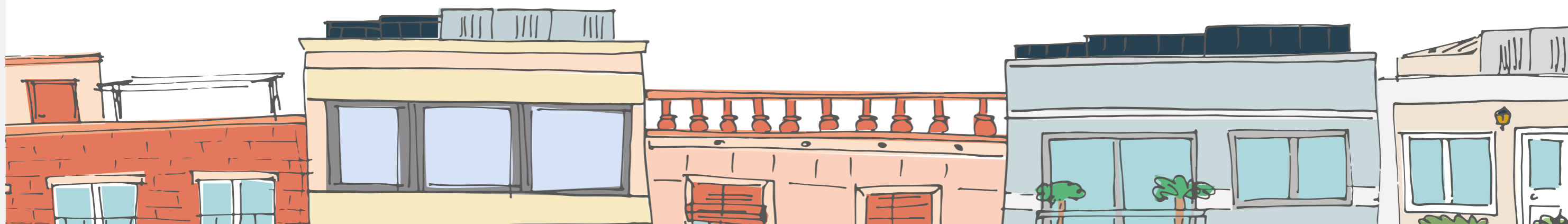
2020

- » Programme for the attraction of tourist lets for use as affordable rental homes.

Affordable housing managed under the private housing attraction programmes



At the end of 2020, 1,243 homes were being managed by private housing attraction programmes, providing around 3,100 people with affordable homes.



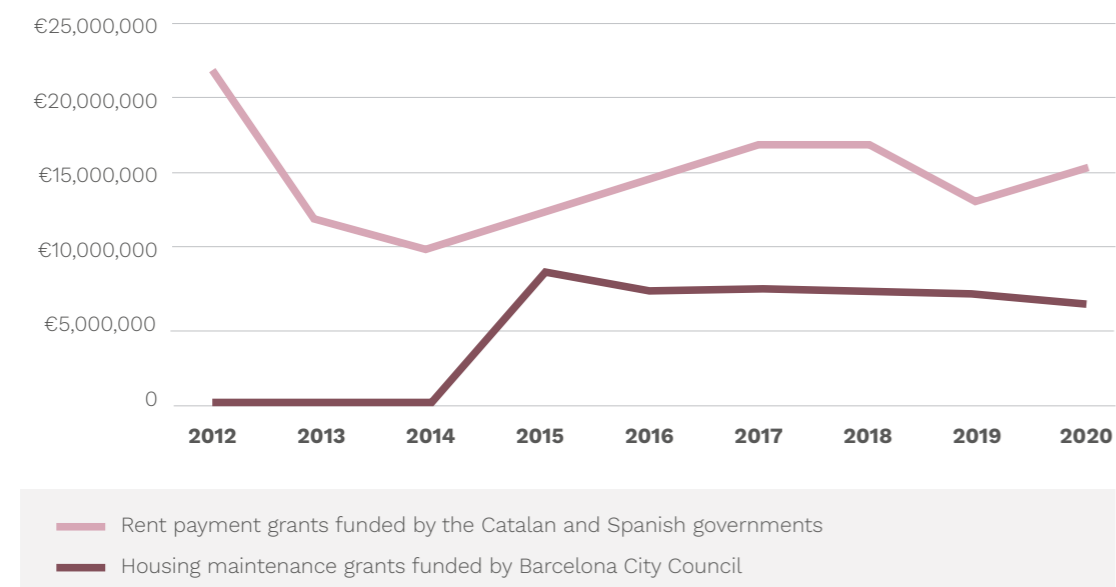
RENT PAYMENT GRANTS

The Barcelona Right to Housing Plan envisaged significant boosts to rent payment grants, particularly in the first five years of the Plan, in order to meet the needs of the time. These grants were intended to help people living in both public and private housing.

The targets for households living in public housing (excluding homes with services for the elderly) were €2.42 million per year. The figure of €1.88 million per year (out of a total of €9.39 million) was achieved in the first five years of the Plan. Although this is only 77% of the planned amount, it is more than the €1.63 million achieved in 2015.

The grants envisaged for private housing, on the other hand, were 13,500 per year, but only 67% of this was achieved, with a total of 9,140 grants per year, a very similar figure to the 9,117 grants awarded in 2015. This is because, in spite of adding municipal rent payment grants in 2015, the grants provided by the Catalan and Spanish Governments have failed to achieve the €21.36 million attained in 2012.

Affordable housing managed under the private housing attraction programmes



2016-2020

- » Barcelona City Council increased the amount of rent payment grants from €31 million in 2016 to €53 million in 2020.

2020

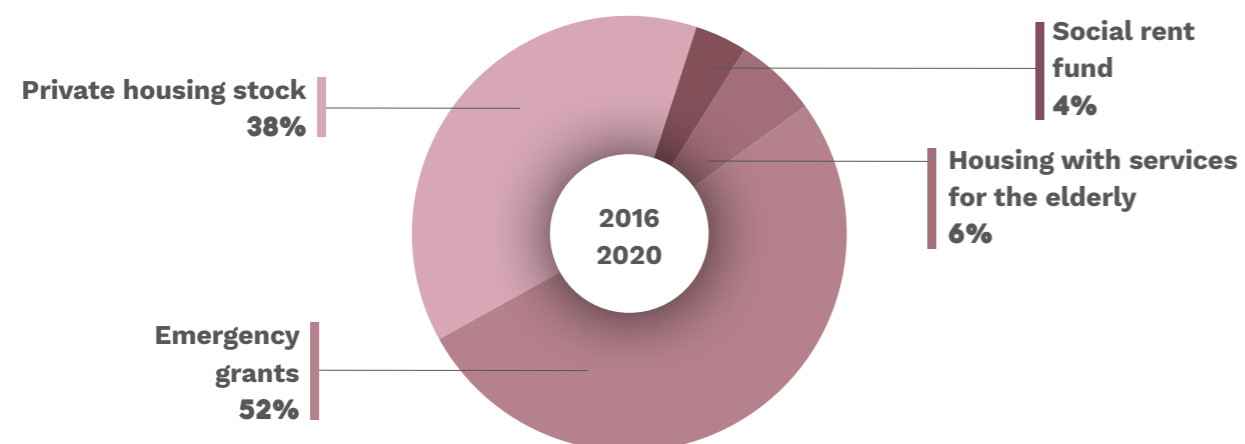
Covid-19 measures

- » Automatic moratorium on rent payments for housing in the public stock.
- » Rent reviews for residents of public housing and homes assigned under the Habitat3 programme.
- » Launch of the new specific rent payment grant by the AHC.

Existing housing maintenance grants:

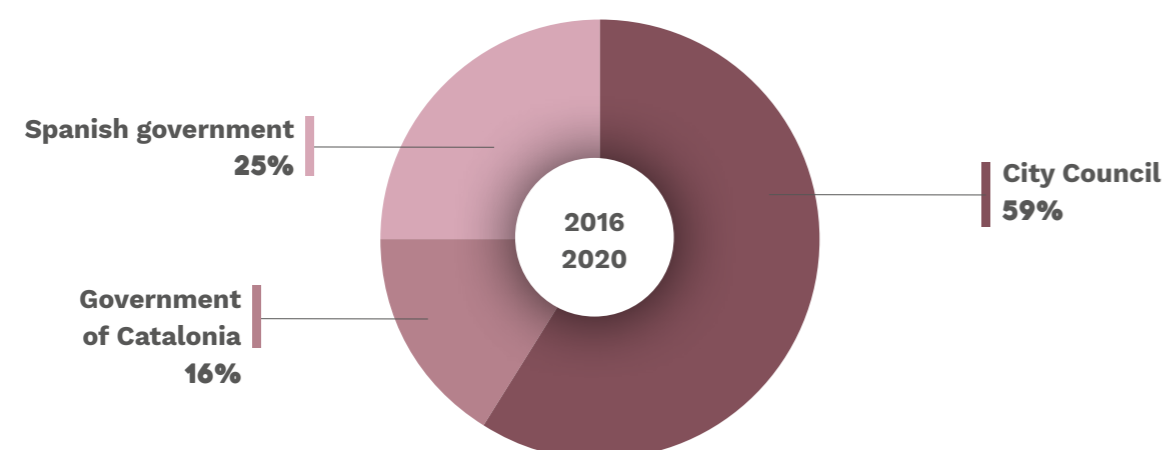
- » **Payment grants for private housing (38%).** These are provided by the City Council and the Catalan and Spanish governments and are processed by housing offices. A total of 45,698 grants, adding up to €113.72 million, were awarded between 2016 and 2020.
- » **Emergency accommodation grants (52%).** These are provided by the municipal services. A total of 61,755 grants, adding up to €54.60 million, were awarded between 2016 and 2020. Accommodation grants soared to €24.73 million due to Covid-19 in 2020.
- » **Grants for public housing (4%).** These are linked to the social rental fund, which helps lower-income households pay for public housing.
They are provided by Barcelona City Council and the Government of Catalonia. A total of 5,414 grants, adding up to €9.39 million, were awarded between 2016 and 2020.
- » **Grants for homes with services for the elderly (6%).** These provide help paying for homes with services for the elderly. They are provided by Barcelona City Council.
A total of 6,625 grants, adding up to €17.29 million, were awarded between 2016 and 2020.

Types of rent payment grants, 2016-2020



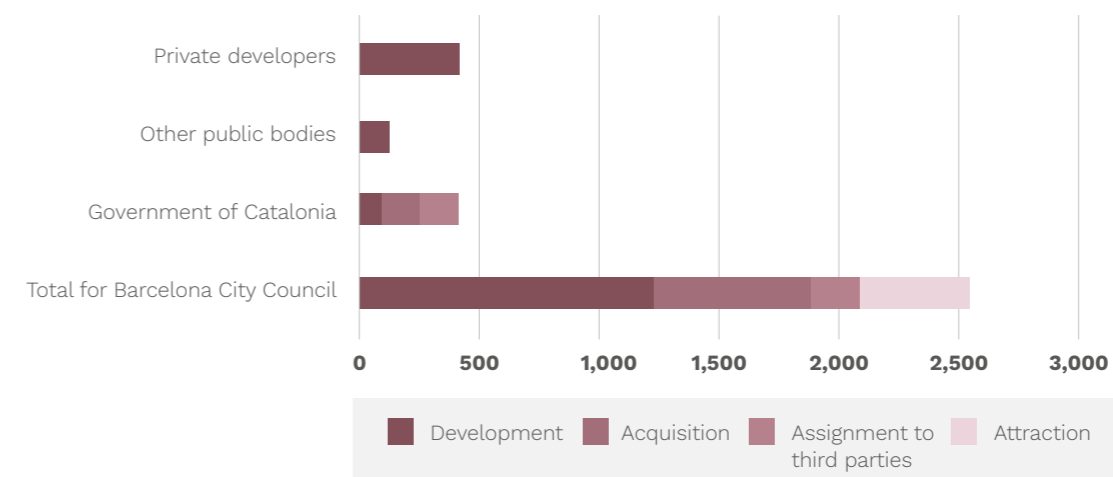
A total of 119,492 housing grants worth €195 million were granted between 2016 and 2020. Around 55,800 people received assistance in 2020.

Distribution between administrations, 2016-2020



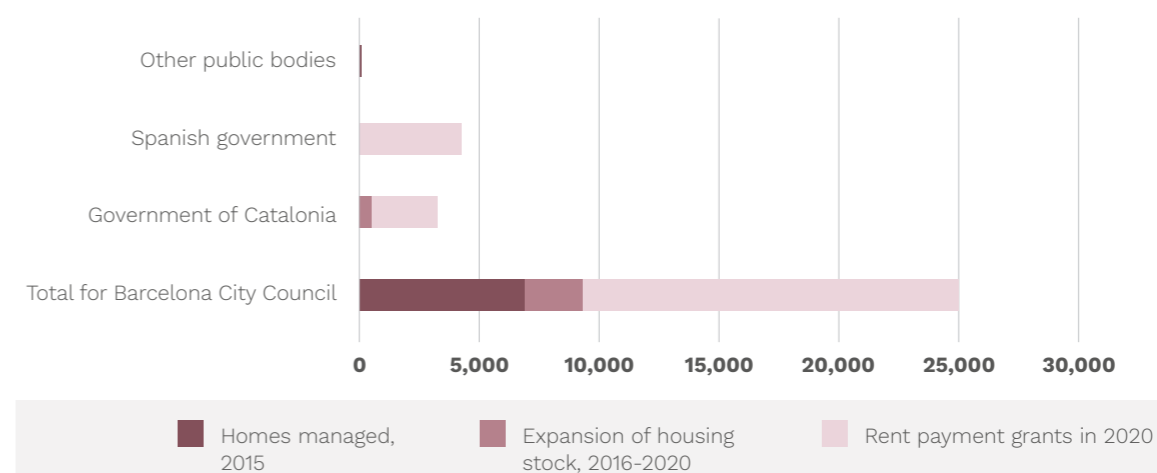
Between 2016 and 2020, Barcelona City Council provided 59% of the rent payment grants for both the public and private housing stocks.

Expansion of the affordable housing stock in the city, 2016-2020 (homes)



The city's affordable housing stock grew by 3,452 homes between 2016 and 2020, housing around 9,100 people.

People attended to under housing policies (households)



By the end of 2020, the public administrations were providing 32,000 households with home access and maintenance support.

MANAGEMENT OF THE PUBLIC HOUSING STOCK

As a result of the Barcelona Right to Housing Plan's promotion of the creation of affordable housing in the city, the capacity to manage this housing has had to be increased, and mechanisms to add acquired and assigned homes to the public housing stock have had to be put in place, often requiring regularisation processes for their residents and improvements to both the homes themselves and the properties they are part of.

One of the great challenges facing the Plan in its next five years will be to continue to strengthen the Municipal Institute of Housing and Renovation so it can manage a housing stock that is increasingly diverse and spread out.

2016

- » Start of the Plan for Revising and Updating the Public Rental Housing Stock.
- » 30% of affordable rental homes with a building lease will be aimed at young people, and 10% at women and single-parent families.

2017

- » Creation of the Barcelona Municipal Institute of Housing and Renovation (IMHAB).

2018

- » Establishment of a regularisation and renovation programme for acquired properties.

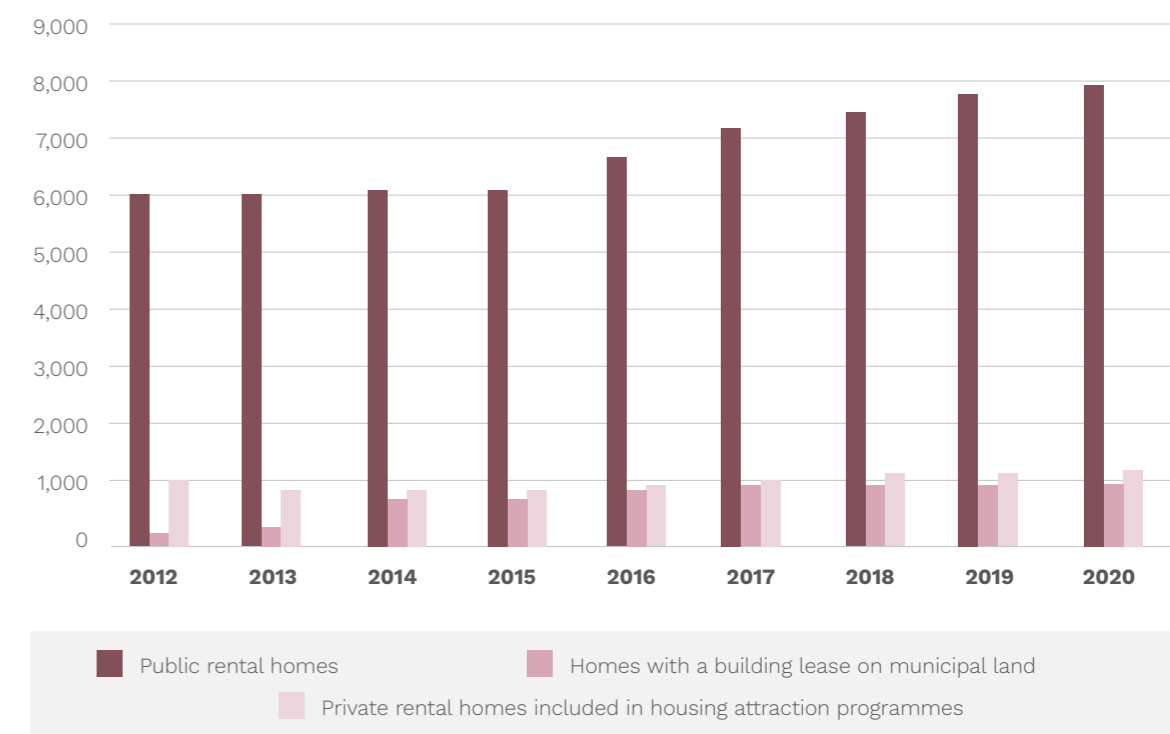
2020 (Covid-19 measures)

- » Automatic moratorium on rent payment for public housing.
- » Rent reviews for public housing and homes assigned under the Habitat3 programme.

HOUSING MANAGED BY THE IMHAB

» Public rental homes	7,817 res. (78.7%)
» Homes with a building lease on municipal land	872 res. (8.8%)
» Private rental homes included in housing attraction programmes	1,243 res. (12.5%)

Homes managed by the IMHAB, 2012-2020



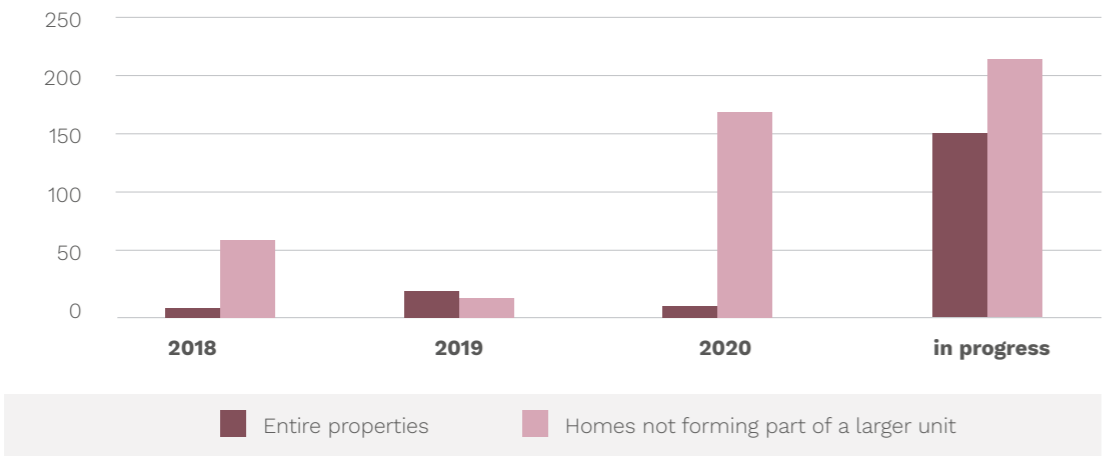
By the end of 2020, the IMHAB was managing 9,932 homes, providing homes for over 25,000 people.

RENOVATION OF PUBLIC HOUSING

Acquired homes must undergo a process before residents can move in. Four preliminary tasks are carried out by the municipal services:

- » Identification of residents (if there are any) and of their right to use the home.
- » Renovation of the property.
- » Work on the home itself.
- » Allocation of the home to a new household (or keeping the existing household under legal conditions). **By the end of 2020, the residents of 266 acquired homes, around 665 people, had been regularised or become parties to contracts.**

Renovated acquired homes with regularised residents



Repair, renovation and improvement works worth €28 million were carried out in public homes and buildings between 2017 and 2020.

SUPPORT FOR ENTITIES

At the end of 2019 (the time of the last census), Barcelona had 809 social inclusion homes, which were managed by 45 socio-educational support entities. Of these, 36% (i.e. 291 homes) were public homes (belonging, among others, to Barcelona City Council, the Government of Catalonia and Barcelona Provincial Council). In 2019, 109 of these belonged to the IMHAB.

- » The number of homes managed by entities that assist households in need of social support rose by 132 between 2016 and 2019.
- » The social housing eligibility criteria were amended to give priority to households in social inclusion housing in order to help them become fully integrated and to provide housing for people in need of socio-educational support.

In 2019, inclusion housing provided suitable living accommodation with socio-educational support to 4,009 people (almost 10% more than in 2016).



Municipal Institute of Housing and Renovation (IMHAB)
Barcelona City Council

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For more information:
www.habitatge.barcelona



**Ajuntament
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