

**REPORT
2021**

Barcelona Municipal Institute of Housing and Renovation



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Services for city residents



1.1. NETWORK OF HOUSING OFFICES

Barcelona's housing offices (HO)] are a meeting space for citizens concerning housing-related issues. They have technical teams who specialise in offering personalised assistance. The network of offices is promoted by the Barcelona Housing Consortium, formed by the Government of Catalonia and Barcelona City Council, although it is the Barcelona Municipal Institute of Housing and Renovation that carries out these services.

Every district has a housing office that offers a variety of services, including information on available subsidies and advice on legal matters.

The number of proceedings attended to in the Housing Offices Network in 2021 was similar to that for 2020. The most frequent type of services were the ones relating to housing payment grants and to procedures in the Applicants Register for Official Social Housing.

	2017	2018	2019	2020	2021	2017–2021
Attention provided by the Housing Offices Network	272,117	272,386	236,752	170,045	174,325	1,125,625

Details of the Housing Offices Network's proceedings of assistance in 2021							
	Register and allocations	Grants for housing payments	Housing pool	Decent use of housing	Renovation	Habitability certificates	TOTAL
Ciutat Vella	24,246	7,580	699	2,727	193	3	14,323
Eixample	3,299	5,977	752	1,625	15	5	10,531
Sants-Montjuïc	2,134	7,145	435	1,482	38	6	11,207
Les Corts	2,092	5,865	723	1,306	47	12	10,522
Sarrià - Sant Gervasi	2,608	178	47	212	8	1	640
Gràcia	1,227	3,436	523	1,407	9	1	7,139
Horta-Guinardó	1,762	5,891	717	2,228	10	5	10,673
Nou Barris	306	611	57	23	6	0	1,003
Sant Andreu	3,374	5,700	657	957	13	3	10,704
Sant Martí	5,459	8,176	729	1,987	16	5	16,372
TOTAL	24,264	54,002	5,556	14,845	193	46	98,906

2021	All HOs
Total face-to-face management of proceedings	98,906
Management of HO emails	35,120

2021	All HOs
Management of rent emails	36,355
HAB-ET calls from HOs	3,944

Total	174,325
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1.2. SERVICES AND HOUSING GRANTS

The IMHAB manages most of the resources for protecting the right to housing of Barcelona's citizens. There are grants to cover housing costs, advice and mediation services, emergency response programmes, renovation grants and housing discipline-related services, among others.

• Grants for housing payments

Through the Barcelona Housing Consortium, which is managed by the IMHAB, financial aid is available to city residents when they have difficulty meeting their housing costs. For the purposes of helping the most vulnerable groups and protecting them from losing their homes, there are several programmes consisting of non-repayable funds for the payment of rent or mortgage instalments. These grants are funded by the City Council, the Catalan government and the Spanish State.



Evolution of the subsidy award figures

	2017	2018	2019	2020	2021	2017–2021
Fair-rent proceedings approved per year	1,949	1,767	1,496	462	421	6,095
Subsidies for elderly people's rent payments				1,127	1,218	2,345
Grants for minimising the impact of COVID-19				590		590
Special-emergency proceedings approved per year	519	300	225	360	1,184	2,588
Rent-payment aid	4,935	5,338	4,399	4,120	5,360	24,152
BHC rent-payment aid	2,283	2,169	2,137	2,165	2,403	11,157
TOTAL aid allocated	9,686	9,574	8,257	8,824	10,586	46,927
Budget	€24,140,294.72	€23,878,495.39	€21,283,022.32	€23,068,445.79	€27,312,968.44	€119,683,226.66

• Other subsidies

There are other subsidy programmes, such as subsidies for the inclusion of housing in Barcelona's Rental Housing Pool (213 proceedings approved).

• Advice and mediation

Renting and mortgage-advice mediation services for people with economic difficulties at risk of losing their home are offered through specialist lawyers, from the Housing Office Network.

Subject of the advice	2017	2018	2019	2020	2021	2017–2021
Renting	11,375	11,315	10,222	7,230	7,471	47,613
Community of property owners	1,707	1,099	1,079	501	130	4,516
Purchases	215	98	99	82	3	497
Mobbing	51	35	41	19	n/d	146
Ofideute (1)	272	153	120	38	53	636
Rent mediation (2)	1556 (3)	1520 (4)	1273 (5)	825 (6)	1,245 (7)	6,419
TOTAL	15,176	14,220	12,834	8,695	8,902	59,827

(1) In operation since July 2012; the figure corresponds to the proceedings initiated per year.

(2) In operation since October 2012.

(3) includes 319 situations analysed.

(4) includes 331 situations analysed.

(5) includes 334 situations analysed.

(6) includes 143 situations analysed.

(7) includes 243 situations analysed.

• Unit against Residential Exclusion

The IMHAB has a Unit against Residential Exclusion (UCER) whose basic function is to react proactively to prevent, and attend to, evictions. To this end, it centralises information about eviction processes in the city, activates mediation processes to prevent evictions, assists affected people through the Service for Intervention

in Housing Loss and Squatting (SIPHO) and carries out mediations in proceedings where people are at risk of losing their home due to economic vulnerability.

In 2021 SIPHO supported a total of 5937 people, of whom 1981 were minors.

Evaluation of actions and comparison

	2017	2018	2019	2020	2021	2017-2021
New proceedings attended to by the SIPHO	2,351	2,270	2,288	1,668	2,267	10,844

Total nº. of people affected	Adults	Minors	Total (*)
Ciutat Vella	688	282	970
Eixample	429	133	562
Sants-Montjuïc	537	248	785
Les Corts	50	26	76
Sarrià - Sant Gervasi	101	38	139
Gràcia	190	87	277
Horta-Guinardó	502	302	804
Nou Barris	541	339	880
Sant Andreu	395	234	629
Sant Martí	523	292	815
TOTAL	3,956	1,981	5,937

(*) Corresponding to proceedings from January to December 2021

Total solutions proceedings	Emergency or contingency committee	Grants mediation	Social rent	Housing resource	Mediation pool	Reallocation pool	Own solution	Total (*)
TOTAL	177	83	97	201	19	26	1,761	2,364

(*) Analysis of the definitive solutions reported in 2021

• **Housing discipline**

The Housing Discipline Anti-Mobbing Unit enables the application of the penalty proceedings provided for by current legislation. To do this, disciplinary boards have been set up in all the city districts to coordinate action by the districts and the Discipline Anti-Mobbing Unit. The penalty proceedings currently open are tackling:

- property mobbing, by prosecuting processes that contravene the right to housing which are linked to gentrification processes;
- improper use of officially protected housing;
- housing kept vacant by financial entities;
- dwellings and buildings in a poor state of repair, and
- overcrowding.

Disciplinary proceedings relating to permanently vacant dwellings			
Inspections made by the DSI and sent to the Disciplinary Unit up to 31/12/21	1,606	Result of the property inspection, vacant	535
		Result of the property inspection, occupied	1,046
		Cannot be located	25



Total number of housing-discipline-related proceedings in progress and closed up to 2021

		Proceedings in progress		Proceedings closed (2)	
Type of housing-discipline proceeding (1)		Disciplinary proceedings	Dwellings	Disciplinary proceedings	Dwellings
Actions relating to vacant dwellings	Disciplinary proceedings relating to permanently vacant buildings and dwellings	9	83	92	130
	Proceedings relating to temporary confiscations of vacant dwellings on the grounds of social interest, under Act 4/2016	8	8	14	14
	Disciplinary proceedings for failure to register with the RHBO (3)	1	1	6	6
	Measures for promoting occupancy of vacant dwellings	85	131	1	1
Actions relating to poor state of repair the dwellings	Conservation orders, Art. 4 Executive Decree 1/2015	2	2	9	9
	Disciplinary proceedings, Art. 3 Executive Decree 1/2015	4	4	7	7
	Disciplinary proceedings for substandard housing	8	23	9	12
Other relevant actions in the defence of rights and other anomalous uses of housing	Disciplinary proceedings for property mobbing	8	14	31	35
	Disciplinary proceedings for overcrowding	2	2	11	11
	Disciplinary proceedings for failure to offer social rent	33	38	34	34
Disciplinary proceedings for improper use of HPO [officially protected housing]		45	45	103	103
Disciplinary proceedings for failure to comply with the rent system		8	8	-	-
Disciplinary proceedings for failure to show price-reference index		15	15	21	21
Total number of proceedings and dwellings		228	374	338	383

Note: (1) Data on 15/01/2022; (2) Closed proceedings include those concluded and closed following payment of a fine, where there is one. (3) RHBO: Catalan government's Register of vacant and squatted dwellings.

Disciplinary proceedings relating to officially protected housing (HPO)]

Disciplinary proceedings relating to HPO commenced by the Inspection Services Department up to 31/12/2021	4,625	Anomalies	861	Rented dwelling	512
				Dwelling occupied by persons other than owner	219
				Vacant dwelling	74
				Partially rented dwelling	17
				Dwelling not used as primary residence	37
				Use incompatible with dwelling	2
		No anomalies	2,518		
		Void	3		
		Not checked	1,162		
		Disqualified / legal ownership	81		

Disciplinary proceedings in progress relating to vacant dwellings, up to 2021

	Actions relating to vacant dwellings							
	Permanently vacant buildings and dwellings		Temporary confiscation of vacant dwellings on the grounds of social interest, Act 4/2016		No registration with the RHBO		Promoting occupancy of vacant dwellings	
	Proced.	Dwell.	Proced.	Dwell.	Proced.	Dwell.	Proced.	Dwell.
Ciutat Vella	1	10	1	1			6	12
Eixample	6	71					5	12
Sants-Montjuïc							13	20
Les Corts							1	1
Sarrià - Sant Gervasi							1	1
Gràcia			4	4			4	13
Horta-Guinardó							10	10
Nou Barris	1	1	3	3			19	20
Sant Andreu							12	28
Sant Martí	1	1			1	1	14	14
TOTAL	9	83	8	8	1	1	85	131
TOTAL CITY	103 files and 223 dwellings							

Disciplinary proceedings in progress relating to poor states of repair, up to 2021

	Actions relating to poor state of repair the dwellings					
	Conservation orders, Art. 4 Executive Decree 1/2015		Disciplinary proceedings, Art. 3 Executive Decree 1/2015		Disciplinary proceedings for substandard housing	
	Proceedings	Dwellings	Proceedings	Dwellings	Proceedings	Dwellings
Ciutat Vella			1	1	4	15
Eixample					1	1
Sants-Montjuïc					1	1
Les Corts						
Sarrià - Sant Gervasi						
Gràcia						
Horta-Guinardó			2	2		
Nou Barris						
Sant Andreu	2	2	1	1	1	6
Sant Martí						
TOTAL	2	2	4	4	7	23
TOTAL CITY	13 files and 29 dwellings					

**Disciplinary proceedings in progress relating to the defence of rights
and other anomalous uses of housing, up to 2021**

	Other relevant initiatives in defence of rights and other anomalous uses of housing					
	Property mobbing		Overcrowding		No offer of social rent	
	Proceedings	Dwellings	Proceedings	Dwellings	Proceedings	Dwellings
Ciutat Vella	3	4	2	2	7	7
Eixample	3	8			2	2
Sants-Montjuïc	2	2			6	11
Les Corts					1	1
Sarrià - Sant Gervasi						
Gràcia						
Horta-Guinardó					13	13
Nou Barris					4	4
Sant Andreu						
Sant Martí						
TOTAL	8	14	2	2	33	38
TOTAL CITY	43 proceedings and 54 dwellings					

• Renovation grants

Barcelona City Council believes that boosting renovation actions should be one of the pillars of housing policies, as these actions serve to guarantee the right to decent housing, the improvement of people's quality of life and well-being, and help fight energy vulnerability.

For the purposes of achieving these goals, the city's refurbishing policy had to be reformulated over the last few years, to proactively address the most vulnerable groups and areas. This process included drawing up the Neighbourhood Plan and defining the highly complex properties programme, that proactively assists and accompanies communities in improving their buildings.

The annual call for applications has also been reinforced with the creation of grants for the improvement of the interior of dwellings, aimed at vulnerable groups, and conditioning grants to compliance with rental terms set out in the Urban Leases Act and with rental price-index prices.

Effects of the pandemic

The effects of the pandemic were noticed in this aid, not only in terms of the effects of the lockdown, but also the associated restrictions, which affected face-to-face assistance and the possibilities for households to carry out renovation processes.

• New features of the call

The main new feature of this call is its incorporation of specific grants for more vulnerable families and communities, with programmes such as the Properties High Complexity one under the Neighbourhood Plan, designed for renovating properties that do not benefit from grants from ordinary calls, because of their socio-economic situation, and urban-regeneration programmes in Besòs and Canyelles.

In the Proceedings of vacant dwellings and vertical properties, the grants are conditional on the flat's incorporation into the city's Affordable Rental Housing Pool. What's more, the budgetary item has been increased for improving habitability conditions of the dwellings that are incorporated into Barcelona's Rental Housing Pool, with grants of up to twenty thousand euros.

Data

	2017	2018	2019	2020	2021	2017–2021
Total amount subsidised for renovations	€31,425,039	€32,338,957	€21,047,048	€16,448,678	€18,988,039	€120,247,760

Call for applications for 2021. Total number of proceedings approved for renovation grants

District	Disciplinary proceedings	Social cohesion	Dwellings	Subsidy	Budget
Ciutat Vella	54	18	387	€3,338,474.44	€6,750,685.20
Eixample	61	2	727	€1,408,702.00	€4,060,714.55
Sants-Montjuïc	56	3	532	€1,204,365.31	€3,670,662.37
Les Corts	14	0	242	€318,927.26	€1,789,563.30
Sarrià - Sant Gervasi	26	0	260	€494,705.77	€1,892,541.79
Gràcia	47	1	375	€870,129.79	€2,580,574.95
Horta-Guinardó	90	7	833	€2,095,139.43	€5,200,098.08
Nou Barris	79	12	874	€4,399,208.06	€7,528,542.66
Sant Andreu	47	42	404	€2,429,153.04	€4,217,234.90
Sant Martí	51	0	374	€2,429,233.80	€4,326,288.79
TOTAL	525	85	5,008	€18,988,038.90	€42,016,906.59

Call for applications for 2021 Communal elements. Total proceedings approved					
District	Disciplinary proceedings	Social cohesion	Dwellings	Subsidy	Budget
Ciutat Vella	32	2	338	€1,291,249.45	€3,831,624.50
Eixample	37	2	703	€1,003,872.30	€3,635,264.26
Sants-Montjuïc	33	3	509	€839,067.97	€3,291,073.65
Les Corts	12	0	240	€289,963.63	€1,760,530.91
Sarrià - Sant Gervasi	21	0	255	€439,202.51	€1,837,038.53
Gràcia	35	1	363	€686,656.46	€2,380,209.61
Horta-Guinardó	56	15	796	€1,404,170.09	€4,452,651.73
Nou Barris	38	5	649	€1,265,857.20	€3,940,358.46
Sant Andreu	21	2	343	€580,151.34	€2,175,551.94
Sant Martí	20	0	343	€545,818.61	€2,186,552.54
TOTAL	305	20	4,539	€8,346,009.56	€29,490,856.13

Call for applications for 2021: Housing Pool Home interiors Total proceedings approved			
District	Proceedings/ dwellings	Subsidy	Budget
Ciutat Vella	17	€287,576.04	€324,870.47
Eixample	19	€353,206.63	€373,827.22
Sants-Montjuïc	17	€310,303.82	€324,595.20
Les Corts	1	€20,000.00	€20,068.76
Sarrià - Sant Gervasi	1	€20,000.00	€20,000.00
Gràcia	7	€140,134.15	€157,026.16
Horta-Guinardó	19	€350,237.32	€353,656.07
Nou Barris	22	€344,441.28	€356,348.31
Sant Andreu	11	€209,912.07	€271,381.53
Sant Martí	21	€352,525.44	€388,478.35
TOTAL	135	€2,388,336.75	€2,590,252.07

Call for applications for 2021: Vulnerable housing interiors.* Total proceedings approved			
District	Disciplinary proceedings	Social cohesion	Dwellings
Ciutat Vella	3	€25,076.28	€25,076.28
Eixample	5	€51,623.07	€51,623.07
Sants-Montjuïc	6	€54,993.52	€54,993.52
Les Corts	1	€8,963.63	€8,963.63
Sarrià - Sant Gervasi	4	€35,503.26	€35,503.26
Gràcia	5	€43,339.18	€43,339.18
Horta-Guinardó	14	€131,653.80	€131,653.80
Nou Barris	13	€101,619.71	€101,619.71
Sant Andreu	10	€68,512.98	€68,512.98
Sant Martí	10	€94,133.82	€94,133.82
TOTAL	71	€615,419.25	€615,419.25

(*) proceedings resolved in 2021 corresponding to the 2018 call.

Call for applications for 2021: Highly complex properties.					
District	Disciplinary proceedings	Social cohesion	Dwellings	Subsidy	Budget
Ciutat Vella	0	14	0	€1,275,488.27	€2,012,853.64
Eixample	-	-	-	-	-
Sants-Montjuïc	-	-	-	-	-
Les Corts	-	-	-	-	-
Sarrià - Sant Gervasi	-	-	-	-	-
Gràcia	-	-	-	-	-
Horta-Guinardó	-	-	-	-	-
Nou Barris	1	7	4	€113,730.00	€102,498.68
Sant Andreu	3	27	25	€1,211,710.47	€1,342,922.23
Sant Martí	-	-	-	-	-
TOTAL	4	48	29	€2,844,908.60	€3,458,274.55

Call for applications for 2021: Highly complex properties. New proceedings					
District	Disciplinary proceedings	Social cohesion	Dwellings	Subsidy	Budget
Ciutat Vella	2	2	29	€215,104.54	€556,260.31
Eixample	-	-	-	-	-
Sants-Montjuïc	-	-	-	-	-
Les Corts	-	-	-	-	-
Sarrià - Sant Gervasi	-	-	-	-	-
Gràcia	-	-	-	-	-
Horta-Guinardó	1	2	4	€209,078.22	€262,136.48
Nou Barris	-	-	-	-	-
Sant Andreu	2	13	15	€358,866.18	€358,866.22
Sant Martí	-	-	-	-	-
TOTAL	5	17	48	€783,048.94	€1,177,263.01

2021 call, Besòs and Canyelles regeneration areas					
District	Disciplinary proceedings	Dwellings	Subsidy	Budget	Budget
Ciutat Vella	-	-	-	-	€0.00
Eixample	-	-	-	-	€0.00
Sants-Montjuïc	-	-	-	-	€0.00
Les Corts	-	-	-	-	€0.00
Sarrià - Sant Gervasi	-	-	-	-	€0.00
Gràcia	-	-	-	-	€0.00
Horta-Guinardó	-	-	-	-	€0.00
Nou Barris	5	186	€2,573,559.87	€3,027,715.50	€0.00
Sant Andreu	-	-	-	-	€0.00
Sant Martí	0	0	€1,436,755.93	€1,657,124.08	€1,343,248.91
TOTAL	5	186	€4,010,315.80	€4,684,839.58	€1,343,248.91

• Rental Housing Pool

The Barcelona Rental Housing Pool offers mediation services between the owners of vacant flats and possible tenants with the aim of increasing the number of flats available at affordable rents and facilitating access to them for households who meet the access requirements.

On the one hand, the owners of vacant dwellings who transfer them to the Pool will have the security that the contract's terms and conditions will be met, as well as various incentives and subsidies for including their flat in the Pool. On the other hand, individuals in search of housing will be guaranteed access to a dwelling from the rental housing pool at an affordable price.



1.2.6.1. Evaluation of the data

	2017	2018	2019	2020	2021	2017–2021
Total BHLLB contracts in effect	767	867	920	956	1,085	41.46%

Rental Housing Pool	2017	2018	2019	2020	2021
Inclusive agreements	226	165	152	140	167
New rental contracts	184	191	155	115	235
Average rental income (€/month)	€560	€576	€602	€659	€634
IBI subsidy	556	471	654	287	262

The number of dwelling leases entered into in 2018, 2019 and 2021 exceeded the number of dwellings captures in the same years, as leases were entered into for dwellings captured in previous years

• Programme for assigning private dwellings

It is a public-social collaboration program managed by the Hàbitat3 Foundation to get housing assigned to social rentals. To achieve this, Barcelona City Council guarantees that the rent will be covered (at a price that is 20-30% below the market price) and that the flat will be returned to the owner in good condition, while offering renovation grants of up to 20% of the cost of the intervention and carrying out and funding the work. For their part, the tenants pay according to their income thanks to a municipal subsidy.

Evolution of the figures

Putting private dwellings on the social housing market	2017	2018	2019	2020	2021
Signed contracts for putting dwellings on the social housing market	250	250	262	314	403(*)
Average fee for owners (€/month)	€565	€571	€780	€671	€734
Rental contracts					
Dwellings with leases signed as at 31/12	249	244	235	266	328
Average rent for tenants (€/month)	€145	€145	€156	€131	€126
“Primer la Llar” [Homes First] lease programme				2020	2021
Dwellings with leases signed as at 31/12				21	37
Average rent for tenants (€/month)				€48	€53
HUT programme rental contracts				2020	2021
Temporary accommodation as at 31/12				85	130
Temporary accommodation under a rental lease signed as at 31/12				21	117

(*) 358 Emergency Committee, and 45 Primer la Llar

1.3. PROJECTS

• Metropolitan Housing Observatory

Structure and presentation

The Barcelona Metropolitan Housing Observatory (O-HB) is a supra-municipal instrument headed by Barcelona City Council, the Barcelona Metropolitan Area (AMB), Barcelona Provincial Council and the Catalan government, with the support of the Association of Social Housing Policy Managers of Catalonia. It is able to provide a holistic view of housing, providing the necessary information and tools for evaluating and designing public policies to address this subject in the metropolitan area of Barcelona.

During 2021, the O-HB continued to fine-tune the housing indicators system. The system has therefore unified indicators based on previously available data and others generated by the O-HB. Statistical information on housing in the metropolitan area is offered by means of a display of available online data.

The indicators used are organised as follows: housing needs: individuals and households; the housing stock; construction and renovation; housing market; problems of permanence and access, and housing policies

2

Access to social housing and managing the public housing stock



2.1. THE APPLICANTS REGISTER

As established under Act 18/2007 on the Right to Housing, the Barcelona Register of Social Housing Applicants (RSHPOB) is the legal instrument for accessing HPO or housing with special services for groups with special needs in Barcelona. Any household looking for these types of housing must register with the RSHPOB.

• Data and evolution

A decrease in the volume of registrations recorded in the last year is observed. There are currently 30763 registered household units, representing a 27% decrease on the previous year.

The reduction is due to the change in the regulations regarding renewals of applications registered with RSHPO, which are no longer once every three years but now once a year.

	2017	2018	2019	2020	2021	📉 2017-2021
Current entries	36,577	40,896	44,598	42,114	30,763	-15.90%

Register of Social Housing Applicants 2021					
	Household units registered	Registered applicants	Total population according to the municipal register of residents as at 1 January	% of the district population	% on total applicants registered
Ciutat Vella	2,888	6,078	109,672	5.5%	9.9%
Eixample	3,659	6,085	269,349	2.3%	9.9%
Sants-Montjuïc	3,812	7,263	187,026	3.9%	11.8%
Les Corts	915	1,471	81,576	1.8%	2.4%
Sarrià - Sant Gervasi	1,016	1,546	149,201	1.0%	2.5%
Gràcia	1,778	3,036	123,276	2.5%	4.9%
Horta-Guinardó	3,317	6,357	173,944	3.7%	10.3%
Nou Barris	4,045	8,460	173,552	4.9%	13.8%
Sant Andreu	3,646	7,049	151,537	4.7%	11.5%
Sant Martí	5,687	10,812	241,181	4.5%	17.6%
* Unregistered persons	n/a	3,318	n/a	n/a	5.4%
TOTAL	30,763	61,475	1,666,314	3.7%	100.00%

• Awarding social housing

A total of 402 cases of officially protected housing were awarded by the RSHPOB in 2021, of which 173 were newly built and 229 were second-time awards.

	2017	2018	2019	2020	2021	2017–2021
Award of new-build housing processed	76	437	412	192	173	1,290
Second-time awarding in progress	153	213	188	148	229	931
TOTAL	229	650	600	340	402	2,221

HPO awarding, 2021											
Jan-Dec 21	Ciutat Vella	Eixample	Sants-Montjuïc	Les Corts	Sarrià - Sant Gervasi	Gràcia	Horta-Guinardó	Nou Barris	Sant Andreu	Sant Martí	TOTAL
Award of new-build housing processed	7 4.0%	69 39.9%	40 23.1%	0 0.0%	0 0.0%	0 0.0%	4 2.3%	0 0.0%	5 2.9%	48 27.7%	173
Second-time awarding in progress	28 12.2%	10 4.4%	33 14.4%	12 5.2%	9 3.9%	2 0.9%	37 16.2%	17 7.4%	35 15.3%	46 20.1%	229

• Emergency committee

The Emergency Committee is responsible for evaluating proceedings and awarding dwellings to people at risk of residential exclusion and who have been evicted from their home over issues relating to rent, mortgages or squatting.

In 2021 the Emergency Committee had fewer dwellings at its disposal to respond to the households that contacted it, and so was only able to award 228 homes. At the same time, the number of households that have accessed the service has increased to 450, and the number of proceedings approved has risen to 997 household units.

	2017	2018	2019	2020	2021	2017–2021
New applications submitted	551	614	486	210	450	2,311
Applications approved with housing allocated	213	201	202	153	228	997
Applications approved pending allocation of housing as at 31/12	232	443	599	567	610(*)	610
Alternative solutions	30	26	11	17	42	126

(*) In addition, 59 cases have found temporary shelter in tourist-use accommodation (HUT)

2.2. THE PUBLIC HOUSING STOCK MANAGED BY THE IMHAB - DWELLINGS

The housing stock managed by the IMHAB continued to grow considerably in 2021, and by 31 December 2021 the number had reached 9,072 public dwellings. Most of the dwellings (8,200) were rental, while the rest (872) were under a building-lease (DS) scheme.

69% (6273) of the dwellings managed by IMHAB are owned by them and the rest belong to other organisations such as Barcelona City Council, The Catalan Land Institute (INCASÒL) or to financial entities that have transferred the housing.

Affordable housing stock managed by the IMHAB	2017	2018	2019	2020	2021	2017–2021
Rented dwellings	7,267	7,450	7,695	7,817	8,200	12.84%
DS dwellings	721	762	796	872	872	20.94%
TOTAL	7,988	8,212	8,491	8,689	9,072	13.57%

Features of the housing stock managed as at 31/12/2021:

Distribution by district						
Housing stock managed by the IMHAB as at 31/12/2021	Rental housing stock	%	DS housing stock	%	TOTAL	%
Ciutat Vella	1,944	23.71%	142	16.28%	2,086	22.99%
Eixample	301	3.67%	0	0.0%	301	3.32%
Sants-Montjuïc	955	11.65%	49	5.62%	1,004	11.07%
Les Corts	79	0.96%	0	0.0%	79	0.87%
Sarrià - Sant Gervasi	70	0.85%	0	0.0%	70	0.77%
Gràcia	154	1.88%	48	5.50%	202	2.23%
Horta-Guinardó	480	5.85%	299	34.29%	779	8.59%
Nou Barris	1,727	21.06%	0	0.0%	1,727	19.04%
Sant Andreu	1,272	15.51%	1	0.11%	1,273	14.03%
Sant Martí	1,212	14.78%	333	38.19%	1,545	17.03%
* Outside BCN city	6	0.07%	0	0.0%	6	0.07%
TOTAL	8,200	100.0%	872	100.0%	9,072	100.0%

Analysis per owner:						
Housing stock managed by the IMHAB as at 31/12/2021	Rental housing stock	%	DS housing stock	%	TOTAL	%
IMHAB	5,401	65.87%	872	100.0%	6,273	69.15%
Barcelona City Council	1,958	23.88%	0	0.0%	1,958	21.58%
INCASÒL	658	8.02%	0	0.0%	658	7.25%
Financial Entities	183	2.23%	0	0.0%	183	2.02%
SAREB	144	1.76%	0	0.0%	144	1.59%
BuildingCenter	38	0.46%	0	0.0%	38	0.42%
BBVA	1	0.01%	0	0.0%	1	0.01%
TOTAL	8,200	100.0%	872	100.0%	9,072	100.0%

Other features of the rental housing stock managed by the IMHAB

Average rental cost 2021:		
Rent in €100 increments	Dwellings	%
From €0 to €99	1,088	15%
From €100 to €199	2,299	32%
From €200 to €299	2,033	28%
From €300 to €399	872	12%
From €400 to €499	584	8%
More than €500	344	5%
Average rent	€226 per month	

Housing stock managed by the IMHAB with subsidised rent	2017	2018	2019	2020	2021	2017–2021
Housing for senior citizens	1,311	1,340	1,384	1,384	1,433	9.31%
Housing with grants from the Social Rental Fund	1,138	1,129	1,014	974	961	-15.55%
TOTAL	2,449	2,469	2,398	2,358	2,394	-2.25%

• Assistance to users of the public housing stock

The Barcelona Municipal Institute of Housing and Renovation's office is a meeting place for recipients and users of the public housing stock to resolve issues relating to dwellings, premises and parking places, which the IMHAB current administers, distributed throughout the city.

For any issue about the public housing stock, the IMHAB has a specialised technical team that can provide general information or carry out related procedures.

The number of cases of assistance has increased considerably, with 2021 seeing a doubling in number compared to 2017. The number now is in excess of 50,000.



IMHAB Help and Information Office	2017	2018	2019	2020	2021	2017–2021
Face-to-face assistance	9,710	10,119	12,044	14,932	16,252	63,057
Telephone assistance	10,083	11,704	7,431	13,805	12,567	55,590
Online assistance	5,260	6,052	7,269	15,251	21,236	55,068
TOTAL	25,053	27,875	26,744	43,988	50,055	173,715

• Contracts

The task of managing public housing includes the allocation and delivery of the flats that are available to the household units that need them at any time and in accordance with the regulations, either at the proposal of the RSHPOB, the Emergency Committee, or others. On the one hand,

during 2021, the IMHAB allocated a total of 230 dwellings, 105 new-build and 125 second hand. On the other hand, 482 homes have been handed over: 145 new-build and 337 housing units in rotation.

Allocation and delivery of IMHAB dwellings

Allocation of IMHAB dwellings	2017	2018	2019	2020	2021	2017–2021
New-build	198	265	132	89	105	789
Properties in rotation	299	287	251	166	125	1,128
TOTAL	497	552	383	255	230	1,917

Delivery of IMHAB dwellings	2017	2018	2019	2020	2021	2017–2021
New-build	256	245	89	121	145	856
Properties in rotation	276	380	341	224	337	1,558
TOTAL	532	625	430	345	482	2,414

• Inspection and management of the stock

Inspections of various kinds have been carried out on the IMHAB's housing stock, to ensure the proper use of dwellings and keep them in a good state of repair. There 543 such inspections made in 2021, over half of which (333) involved flat-monitoring work.

Appointments have also been given, users have been accompanied on visits to the dwellings they have been allocated, there has been collaboration in the recovery of homes and attendance at administrative or legal procedures.

Inspections of the housing stock managed by IMHAB	2017	2018	2019	2020	2021
Citations	49	51	41	17	0
Inspections	370	392	353	231	333
Administrative procedures	50	40	50	16	12
Legal evictions	42	61	87	29	16
Recovery of dwellings by renunciation	40	45	76	45	46
Visits	n/d	n/d	79	127	136
TOTAL	551	589	686	465	543

• Protecting and safeguarding property

Legal proceedings are occasionally required for the purposes of protecting the housing stock managed by IMHAB. There were only 67 such proceedings commenced in 2021, representing a significant drop in number compared to previous years. Most of the proceedings had to do with tenancies at sufferance.

Protecting and safeguarding the housing stock managed by IMHAB	2017	2018	2019	2020	2021
Legal proceedings commenced	305	362	205	164	67
Dwellings	297	360	198	164	67
Premises	1	0	4	0	0
Car parks	7	2	3	0	0
Closed legal proceedings	236	283	243	109	73
Dwellings	225	279	233	106	70
Premises	2	1	2	1	2
Car parks	9	3	8	2	1
Cases with debt recovery in non-payment proceedings	195	205	148	53	21
Without legal action	71	78	75	30	10
With legal action	124	127	73	23	11
Total debt recovered through proceedings closed (in €)	€693,802.21	€702,000.28	€570,245.95	€237,926.00	€123,330.95
Evictions carried out	29	30	45	17	14
Occupied dwellings	9	16	25	9	6
Vacant dwellings	20	14	20	8	8
Recovered dwellings*	31	48	61	29	22

Legal proceedings opened and closed in 2021 by procedure

Legal proceedings	Open	%	Closed	%
Non-payment	5	7%	31	42%
Transfer without consent	2	3%	1	1%
Death	14	21%	8	11%
Non-use	1	1%	2	3%
Improper use	2	3%	4	5%
Sufferance	28	42%	15	21%
Summary guardianship	6	9%	1	1%
Cohousing	0	0%	0	0%
Term	3	4%	5	7%
Atypical	6	9%	6	8%
TOTAL	67		73	

• Public Housing Protection, Intervention and Mediation Service (SPIMH)

The Protection, Intervention and Mediation Service (SPIMHP) carries out protective, support, dialogue, mediation and guarantee work in the realm of public housing. It has several goals, such as preventing situations of special vulnerability from arising among families residing in

these types of dwellings; improving community life; reducing default rates; analysing the socio-economic circumstances of families in cases of evictions, occupancy and regularisation so as to propose appropriate solutions etc.

Type of SPIMH intervention	2017	2018 (*)	2019	2020	2021	2017–2021
Reception	144	169	143	72	79	607
Conflict	30	34	21	24	40	149
Payment arrears	256	275	230	67	597	1,425
Disputes and payment arrears	-	-	-	-	-	-
Evictions	53	34	14	7	8	116
Regularisation	123	532	287	173	256	1,371
Monitoring contractual obligations	77	212	15	21	5	330
Banks	-	-	-	-	-	-
Rent Grants and Housing Pool	54	25	-	195	0	274
TOTAL	737	1,281	710	559	985	4,272

(*) Out of the total number of interventions in 2018, 40 concerned requests to the Housing Pool.

• Maintenance and renovation

2021 saw continued maintenance and renovation work on the entire public housing stock, including regular repair and adaptation work and extra work of a wider scope.

In addition, in the wake of the building- and dwelling-acquisition policy launched by the IMHAB to expand the city's public housing stock, several projects were carried out involving comprehensive renovation on the purchased buildings that so required it.

Renovation, maintenance and adaptation of dwellings in the public rental stock 2021

Maintenance and adaptation of the rental stock managed by IMHAB	Dwellings	Amount
Adapting interiors	292	€4,643,351
Repairs and maintenance	6,647	
TOTAL	6,939	€4,643,351

Extraordinary improvement adaptations 2021

Completed actions

Type of intervention	Development	Dwellings	Amount
Chromatic renovation and improvement of energy efficiency	Pg Vall d'Hebron, 78 Av. Vallcarca, 262-266 C/ Coll i Alentorn, 11	99	€2,256,371.73
Fire damage repair	C/ Unió, 14	8	€141,933.69
Repairs to water pipes and collectors	C/ Templers, 16 Arc de Sant Cristòfol, 11-23	23	€54,934.86
Common repairs and installation	C/ Robador, 21 C/ Sant Isidre, 1-3	51	€165,294.56
Structural strengthening	C/ Isaac Albèniz, 12	9	€16,308.38
Façade repairs	Pg Salvat Papasseit	61	€32,834.87
TOTAL		251	€2,667,678.09

There were no neighbourhood-regeneration initiatives carried out in 2021.

Renovation of entire properties acquired, 2021

Renovation in progress of entire properties acquired, 2021			
Development	Dwellings	Amount	Spanish government
Robador, 25 and 27	13	€931,864.00	Completed
Robador, 33	20	-	In progress
Botella, 16-16B	11	€1,883,865.44	In progress

Planned renovation of entire properties acquired, 2021		
Development	Dwellings 1	Spanish government
Lancaster, 7, 9, 11	29	Building in process of being vacated so work can start.
Hospital, 116	17	Building in process of being vacated so work can start.
Rubén Darío, 73	7	Project drafting. Occupant-status regularisation completed. Rehousing of occupants to be established.
Aragó, 317	11	Building in process of regularising its current occupants' status. Building will have to be vacated before renovation can start.
Ptge Gaiolà, 15	8	Project drafting. Provision for rehousing of occupants outside property during the renovation work.
Reina Amàlia, 10	8	Project drafting. Vacated building.
Pg Joan de Borbó Comte de Barcelona, 44-45	18	Project drafting. Specifications are being prepared for putting out to tender the building-renovation and lease-management work to private operators.

' The final number of dwellings in all the properties in the invitation to tender could vary depending on the successful project. The dwellings provided for in the invitation to tender have been considered.

2.3. THE PUBLIC HOUSING STOCK MANAGED BY THE IMHAB – PREMISES AND PARKING PLACES

As well as housing, IMHAB is also responsible for the administration of premises and parking places that are usually part of the building housing the managed dwellings.

As for premises, the total number of units managed in 2021 came to 554.

	2017	2018	2019	2020	2021
Managed	484	503	511	517	554

In terms of parking, the total spaces managed in 2021 was 3,111. During this period, 5 sales were made and there were 1,949 spaces leased.

	2017	2018	2019	2020	2021
Managed	2,660	2,795	2,872	2,953	3,111
Sales	39	52	15	12	5
Leases	1,855	1,860	1,834	1,828	1,949

• Aparcaquí Programme

The Aparcaquí Programme for marketing rental parking spaces aims to mobilise parking spaces that are not linked to dwellings, that is, spaces that are not awarded together with flats. In 2021, 16 new parking spaces were incorporated into this programme.

	2017	2018	2019	2020	2021
New registrations with Aparcaquí	70	168	119	22	16

3

Promoting newly built housing properties and acquisitions



3.1. NEWLY BUILT PROPERTY DEVELOPMENTS

One of the cornerstones of the city's housing policy is the expansion of its public housing stock and one of the strategies for achieving that goal is the promotion of newly built properties, carried out by the IMHAB and other delegated operators.

The current plan for promotions has enabled increases in the production of affordable housing by all the city's operators, private and social alike, with one key difference: the strong increase in promotions intended for rental housing and other more stable models, such as cohousing, and with the City Council retaining the ownership of the land. This has represented a change of paradigm in the model for promoting affordable housing in the city.

Newly built housing developments on municipally owned land					
	2017	2018	2019	2020	2021
Newly built dwellings handed over	272	270	74	81	136
Newly built dwellings completed	135	28	68	84	166
Newly built dwellings under construction	326	502	602	830	1,187
Dwellings at the planning stage (competition + drafting + putting work out to tender)	2,800	2,376	2,522	3,086	3,315
TOTAL	3,533	3,176	3,266	4,081	4,804

The 2017-2021 period saw 833 dwellings handed over; a further 166 dwellings were completed by the end of 2021, but not yet handed over. Similarly, by the end of 2021 a total of 1,187 dwellings were under construction and a further 3,315 at the planning stage.

Summary of newly built housing developments, according to operator and status, 2021						
	IMHAB		DELEGATED OPERATORS		TOTAL	
Spanish government	Developpt	Dwell.	Developpt	Dwell.	Developpt	Dwell.
Handed over	2	84	2	52	4	136
Completed	3	134	1	32	4	166
Under construction	15	1,074	3	113	18	1,187
At the planning stage (competition + drafting + work put out to tender)	22	1,650	31	1,665	53	3,315
TOTAL	42	2,942	37	1,862	79	4,804

Handed over

Newly built housing developments handed over, 2021					
Development	Address	District	Operator	Destination	Dwellings
Germanetes LLS	C/ Comte Borrell, 159	Eixample	IMHAB	Social rent	35
Alí Bei	C/ Alí Bei, 102	Eixample	IMHAB	Elderly people	49
C/ Espronceda, 133	C/ Espronceda, 133	Sant Martí	COHOUSING	Cohousing	20
Marina Prat Vermell S10 P25	C/ Ulldecona, 26-28	Sants-Montjuïc	COHOUSING	Cohousing	32
TOTAL					136

Completed

Newly built housing developments handed over, 2021					
Development	Address	District	Operator	Destination	Dwellings
Bon Pastor H1 (4th stage)	C/ Novelles, 1-3	Sant Andreu	IMHAB	People affected by urban planning	42
Bon Pastor I1 (4th stage)	C/ Novelles, 2-10	Sant Andreu	IMHAB	Social and affordable rent	54
Bon Pastor G1 (4th stage)	C/ Salomó, 1-7	Sant Andreu	IMHAB	People affected by urban planning	38
PAU 1 Roquetes - FR 18.1a	C/ Pla dels Cirerers, 2-4	Nou Barris	COHOUSING	Cohousing	29
TOTAL					166



Under construction

New-build housing developments under construction, 2021					
Development	Address	District	Operator	Destination	Dwellings
Vallcarca AA3 (II stage)	Av Vallcarca, 95	Gràcia	IMHAB	Social rent	14
Torre Baró, Block F	Av Escolapi Càncer, 10-12	Nou Barris	IMHAB	Affordable rent	47
Puigcerdà/Maresme	C/ Puigcerdà, 100-104	Sant Martí	IMHAB	Elderly and Surface right	75
Casernes de Sant Andreu, Ed. C	Pg Torras i Bages, 143	Sant Andreu	IMHAB	Elderly people	152
Pg Joan de Borbó Comte de Barcelona, 11	Pg Joan de Borbó Comte de Barcelona, 11	Ciutat Vella	COHOUSING	Cohousing	8
La Clota LCR -FR 3.2	Av. Estatut de Catalunya, 15-17	Horta-Guinardó	COOPERATIVE	Affordable rent and surface right	105
Bon Pastor H3 (4th stage)	Pg Mollerussa, 58-62	Sant Andreu	IMHAB	Social and affordable rent	50
Bon Pastor G2 (4th stage)	C/ Biosca, 20-28	Sant Andreu	IMHAB	People affected by urban planning	60
Torre Baró, Block E	Av. Escolapi Càncer, 27-33	Nou Barris	IMHAB	Social rent	31
Trinitat Nova UA3 Block I	C/ Palamós, 88	Nou Barris	IMHAB	Building lease	67
Marina Prat Vermell S10 P22	C/ Ulldecona, 2-10	Sants-Montjuïc	IMHAB	Social rent	72
Porta Trinitat Vella	Ctra Ribes, 51-65	Sant Andreu	IMHAB	Elderly people and Social Rent	139
MPGM HD Ciutat de Granada	C/ Ciutat de Granada, 95-97	Sant Martí	IMHAB	Social rent	18
Lluís Borrassà	C/ Lluís Borrassà, 23-25	Sant Martí	IMHAB	Social rent	54
Marina Prat Vermell S10 P24	C/ Cal Cisó, 49-59	Sants-Montjuïc	IMHAB	Social and affordable rent	108
MPGM HD Veneçuela	C/ Veneçuela, 100	Sant Martí	IMHAB	Elderly people and social rent	140
Germanetes GG	C/ Viladomat, 142	Eixample	IMHAB	Elderly people	47
TOTAL					1,187

Planning stage

New-build housing developments under construction, 2021						
Development	Address	District	Operator	Destination	Spanish government	Dwellings
MPGM HD Antiga Quirón	Av Mare de Déu de Montserrat, 5-11	Gràcia	IMHAB	Elderly people	Construction tender	83
Trinitat Nova UA3 Block E	C/ Aiguablava, 68	Nou Barris	IMHAB	Social rent and affordable rent	Construction tender	95
Illa Glòries	Gran Via, 830-848	Eixample	IMHAB	Affordable rent and Surface rights	Construction tender	238
MPGM HD Penitents	Ctra Sant Cugat, 26	Gràcia	IMHAB	Social rent	Construction tender	34
Trinitat Nova Block H	C/ S'Agaró, 33-35	Nou Barris	IMHAB	Affordable rent and Surface rights	Construction tender	83
Marina Prat Vermell S8 D1+D2	C/ Acer, 10	Sants-Montjuïc	IMHAB	Affordable rent and Surface rights	Project	234
22@Morocco (industrialised promotion)	C/ Marroc, 180-182	Sant Martí	IMHAB	Affordable rent	Project	45
22@Pallars (industrialised development)	C/ Pallars, 477-493	Sant Martí	IMHAB	Affordable rent	Project	43
Cobega HD1 (industrialised development)	C/ Binèfar, 22	Sant Martí	IMHAB	Social rent	Project	24
Cobega HD2 (industrialised development)	Ptge Arriassa	Sant Martí	IMHAB	Social rent	Project	40
Casernes de Sant Andreu, Ed. J	C/ Fernando Pessoa, 53-57	Sant Andreu	IMHAB	Young people	Project	56
Casernes de Sant Andreu, Ed. A	C/ Víctor Colomer, 6-12	Sant Andreu	IMHAB	Social rent	Project	70
MPGM Carmel - Ai04 + OE.03	C/ Murtra, 12-16	Horta-Guinardó	IMHAB	Social rent	Project	20

New-build housing developments under construction, 2021						
Development	Address	District	Operator	Destination	Spanish government	Dwellings
MPGM Torrent Monges - NH	C/ General Vives, 4-6	Sarrià - Sant Gervasi	COHOUSING	Cohousing	Project	17
Casernes PAU2 R4-e	Pg Torras i Bages, 130-134	Sant Andreu	COHOUSING	Cohousing	Project	35
Illa Sibèria FR4	C/ Badajoz, 11-15	Sant Martí	COMMERCIAL	Affordable rent	Project	54
Can Batlló UP5b	C/ Constitució, 43	Sants-Montjuïc	COHOUSING	Cohousing	Project	45
Presó Trinitat Vella A18.03	C/ Pare Pérez del Pulgar, s/n	Sant Andreu	IMHAB	People affected by urban planning	Project	76
Presó Trinitat Vella A18.01	C/ Pare Pérez del Pulgar, s/n	Sant Andreu	IMHAB	People affected by urban planning	Project	53
Roquetes AA3	Via Favència, 271-275	Nou Barris	IMHAB	Affordable rent and surface right	Project	104
MPGM HD Vidal i Barraquer	Av Cardenal Vidal i Barraquer, 37-43	Horta-Guinardó	IMHAB	Social rent	Project competition	84
CAP Fort Pienc (Bingo Billares)	G. V. Corts Catalanes, 724-726	Eixample	IMHAB	Social rent	Project competition	80
MPGM Degà Bahí AA1 Edifici A2	Newly created location	Sant Martí	IMHAB	People affected by urban planning	Planned invitation to tender	30
Lisboa	C/ Lisboa, 63	Horta-Guinardó	IMHAB	People affected by urban planning	Planned invitation to tender	40
22@ Illa Nubiola FR7 i 7@	C/ Marroc, 134	Sant Martí	IMHAB	Social rent	Planned invitation to tender	118

New-build housing developments under construction, 2021						
Development	Address	District	Operator	Destination	Spanish government	Dwellings
Can Batlló UP5c	C/ Constitució, 49	Sants-Montjuïc	COOPERATIVE	Affordable rent and Surface rights	Land put out to tender	48
Trinitat Nova Block F	C/ Aiguablava, 74-76	Nou Barris	COHOUSING	Cohousing	Land put out to tender	27
22@ Sector Badius FR2	C/ Pere IV, 115	Sant Martí	ESAL AGREEMENT	Cohousing	Land put out to tender	23
Cobega UMP2 2.2	C/ Binèfar, 26	Sant Martí	ESAL AGREEMENT	Affordable rent	Land put out to tender	47
Joan de Borbó.	Pg Joan de Borbó Comte de Barcelona, 44-45	Ciutat Vella	ESAL AGREEMENT	Affordable rent	Land put out to tender	18
Can Batlló UP5a	C/ Mossèn Amadeu Oller, 17-21	Sants-Montjuïc	ESAL AGREEMENT	Cohousing	Land put out to tender	40
Rosend Arús	C/ Rosend Arús, 36 and 38	Sants-Montjuïc	ESAL AGREEMENT	Cohousing	Land put out to tender	7
MPGM Vallcarca Building B	Av Vallcarca, 110X	Gràcia	ESAL AGREEMENT	Affordable rent	Land put out to tender	37
MPGM Vallcarca Building A	C/ Gustavo Bécquer, 11X	Gràcia	ESAL AGREEMENT	Cohousing	Land put out to tender	25
MPERI Raval VP-119	C/ Sant Martí, 12-16	Ciutat Vella	ESAL AGREEMENT	Affordable rent	Land put out to tender	43
Marina Prat Vermell S10 P21 + S8 Eq2	C/ Ulldecona, 11X	Sants-Montjuïc	ESAL AGREEMENT	Social rent	Land put out to tender	84
Pavements Via Augusta FR18.4	Via Augusta, 389-393	Sarrià - Sant Gervasi	ESAL AGREEMENT	Cohousing	Land put out to tender	13
Pavements Via Augusta FR18.5 and 6	Via Augusta, 375-381 and 383-387	Sarrià - Sant Gervasi	ESAL AGREEMENT	Cohousing	Land put out to tender	26
Casernes PAU2 R4-a	Pg Torras i Bages, 126-128	Sant Andreu	ESAL AGREEMENT	Cohousing	Planned invitation to tender	80
UA1 MPGM Glòries-Meridiana FR14	C/ Bolívia, 25-29	Sant Martí	ESAL AGREEMENT	Affordable rent	Planned invitation to tender	85

New-build housing developments under construction, 2021						
Development	Address	District	Operator	Destination	Spanish government	Dwellings
Trinitat Nova, Block A	C/ Palamós, 55-63	Nou Barris	ESAL AGREEMENT	Cohousing	Planned invitation to tender	59
Font de la Guatlla - Turó	C/ Gessamí, 13	Sants-Montjuïc	ESAL AGREEMENT	Cohousing	Planned invitation to tender	8
Mont-ral/Letamendi	C/ Mont-ral, 37-39 C/ Dr Letamendi 99-103	Horta-Guinardó	ESAL AGREEMENT	Affordable rent	Planned invitation to tender	38
Renfe Colorantes PAU1 FR01	C/ Fernando Pessoa, 14-16	Sant Andreu	HMB	Affordable rent	Planned invitation to tender	124
22@ Marroc, 191	C/ Marroc, 191	Sant Martí	HMB	Affordable rent	Planned invitation to tender	96
22@ Zamora, 60	C/ Zamora, 60	Sant Martí	HMB	Affordable rent	Planned invitation to tender	75
22@ Àvila, 196	C/ Àvila, 96-100	Sant Martí	HMB	Affordable rent	Planned invitation to tender	34
Cobega UMP1 1.2	Ptge. Arriassa	Sant Martí	HMB	Affordable rent	Planned invitation to tender	134
Marina Prat Vermell S10 P15	C/ Cal Cisó, 44-48	Sants-Montjuïc	HMB	Affordable rent	Land put out to tender	60
Marina Prat Vermell S10 P23	C/ Ulldecona, 16-24	Sants-Montjuïc	HMB	Affordable rent	Land put out to tender	65
Sagrera surroundings PAU1 FR02 UP5	C/ Sagrera, 52-58	Sant Andreu	HMB	Affordable rent	Land put out to tender	106
Casernes PAU2 R5	Pg Torras i Bages, 136-138	Sant Andreu	HMB	Affordable rent	Land put out to tender	112
TOTAL						3,315

3.2. DEVELOPMENTS FROM OTHER OPERATORS

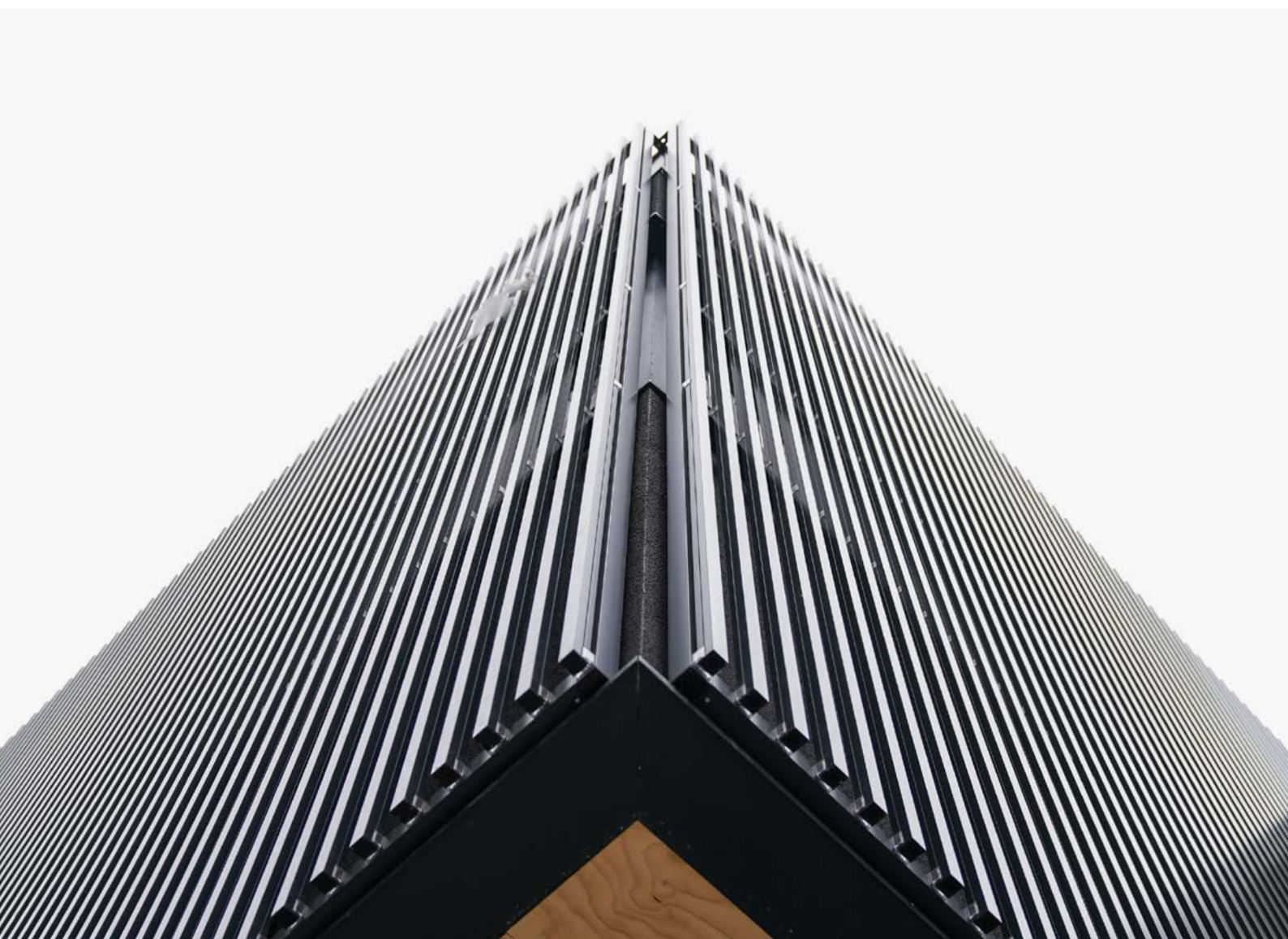
• Cohousing

The push for cohousing in Barcelona is part of a strategy for promoting new forms of access and relationships with housing. This model, constituted by the very people who, organised in a cooperative, want to have their own home, ensures access to long-term, affordable, decent housing, avoids speculation and fosters community management. At the same time, Barcelona City Council-driven projects include environmental and social return criteria.

• The ESAL agreement

This continues the impetus resulting from an alliance with the most representative organisations of cooperative housing to create a thousand flats over the coming years. This alliance speeds up work-performance deadlines to provide a fast response to the needs of affordable housing.

The agreement's signatories are the most representative organisations in the management of social and cooperative housing: the Association of Social Housing Managers (GHS), the Social and Solidarity Economy Network (XES), the Federation of Housing Cooperatives and the Coordinating Committee for Social Housing Foundations.



3.3. PURCHASING DWELLINGS AND ASSIGNING THEIR USE

2021 saw the continuation of the policy for acquiring private dwellings for allocation to the social and affordable rental housing stock. Those acquisitions were made out under three basic premises:

- **Opportunity:** arising from the possibility of acquiring buildings and dwellings at a suitable price.
- **Anti-gentrification effects:** based on prioritising acquisitions in areas with the most pressure to replace the local population.
- **Putting a halt to speculation:** based on acquiring buildings with acquisition operations in progress where it was detected that the aim of redeveloping the building was to raise existing rent prices and, accordingly, with the risk of the residents being replaced.

TOTAL dwellings acquired 2017-2021						
	2017	2018	2019	2020	2021	2017–2021
Dwellings for purchase or with pre-emptive rights	185	42	198	79	377	881
Dwellings with right of use	103	26	18	0	0	147
TOTAL	288	68	216	79	377	1,028

Detail of the acquisitions of 2021			
	Number of buildings	Number of dwellings	Total price of acquisition
Dwellings for purchase or with pre-emptive rights	12	377	€55,398,618
“Detached” dwellings		19	€1,376,112
Buildings	12	358	€54,022,505
Dwellings with right of use	0	0	-
SAREB		0	-
BuildingCenter		0	-
TOTAL	12	377	€55,398,618

• Entire properties

Twelve entire properties were acquired in 2021, totalling 358 dwellings:

List of entire properties acquired in 2021					
Address	District	Dwellings	Purchase price	Estimated renovation cost	Purchase route
Calàbria, 161	Eixample	14	€4,500,000	€291,500	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Diputació, 48	Eixample	32	€9,953,519	€979,500	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Balmes, 16	Eixample	23	€8,300,000	€679,500	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Comte Borrell, 55	Eixample	12	€1,900,000	€738,560	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Floridablanca, 106	Eixample	18	€5,000,000	€230,000	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Fonthonrada, 39	Sants-Montjuïc	17	€1,480,000	€697,500	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Camprodon, 12	Gràcia	6	€1,175,000	€169,450	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Mont-ral/Letamendi	Horta-Guinardó	38	€1,638,165	€4,386,000	General Metropolitan Plan Amendment (MPGM) exercise of pre-emptive right
Torre Baró Illa B	Nou Barris	53	€5,522,450	-	Direct purchase
Torre Baró Illa C	Nou Barris	69	€7,634,130	-	Direct purchase
Torre Baró Illa D	Nou Barris	52	€4,292,594	-	Direct purchase
Torre Baró Illa G	Nou Barris	24	€2,626,646	-	Direct purchase
TOTAL		358	€54,022,505	€8,172,010	

4

Procurement

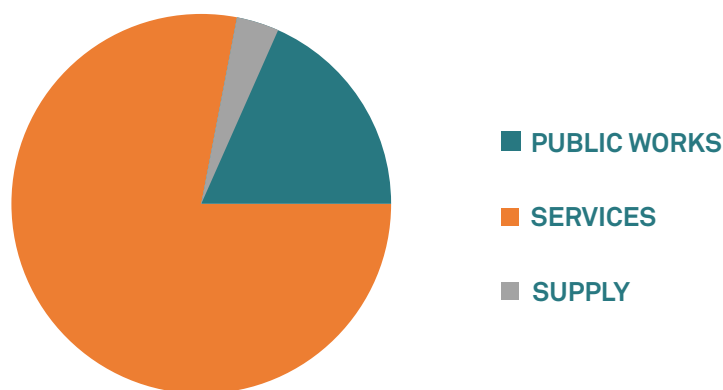


The procurement services worked across the board to promote the relevant procurement procedures set out in the legislation for performing the services provided for. Work was thereby carried out to provide maximum transparency, determination and speed in each

of the procurement procedures launched by the institution.

2021 saw the start of 207 procurement proceedings, which are broken down as follows according to contract type:

Type of procurement proceedings:	
PUBLIC WORKS	30
Services	171
Supply	6
	207



According to the invitation-to-tender procedure, the proceedings commenced in 2021 were divided up as follows:

PROCEDURE	EXPEDITED OPEN	4
PROCEDURE	SIMPLIFIED OPEN	9
PROCEDURE	HARMONISED OPEN	14
PROCEDURE	NON-HARMONISED OPEN	11
PROCEDURE	FRAMEWORK-AGREEMENT DERIVED	3
PROCEDURE	NEGOTIATED WITHOUT ADVERTISING	15
CONTRACT	EMERGENCY	7
CONTRACT	MINOR	144
		207

Of all the proceedings opened in 2021, 4 were divided into batches, adding a total of 20, hence the number of contracts to be awarded amounting to 223.

The proceedings for 223 contracts were as follows, as at 31 December:

CONTRACTS AWARDED AS AT 31/12/2021	182
CONTRACTS YET TO BE AWARDED	25
DISCONTINUED CONTRACTS	7
CANCELLED CONTRACTS	9
TOTAL	223

In addition to the 182 contracts initiated and awarded in 2021, 49 were also awarded corresponding to proceedings started in 2019 and 2020.

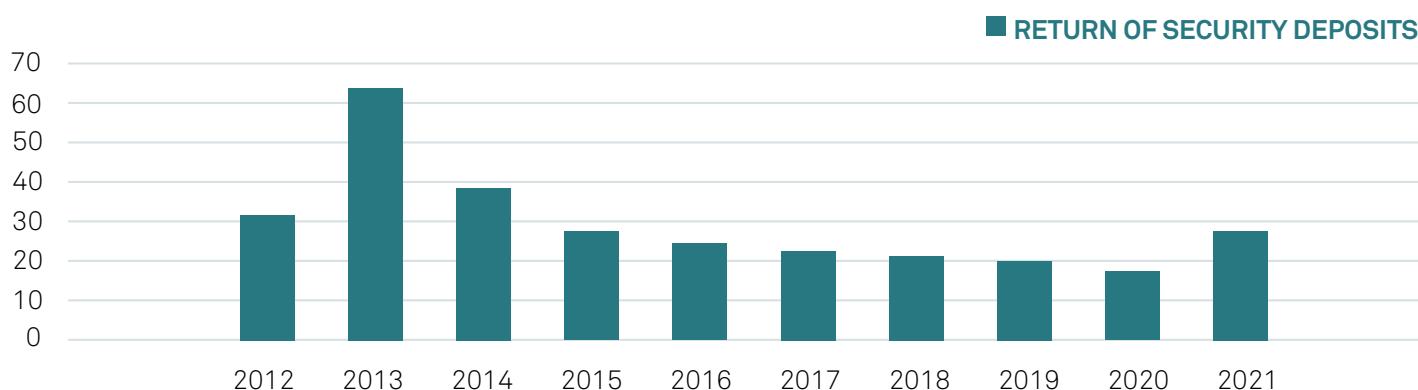
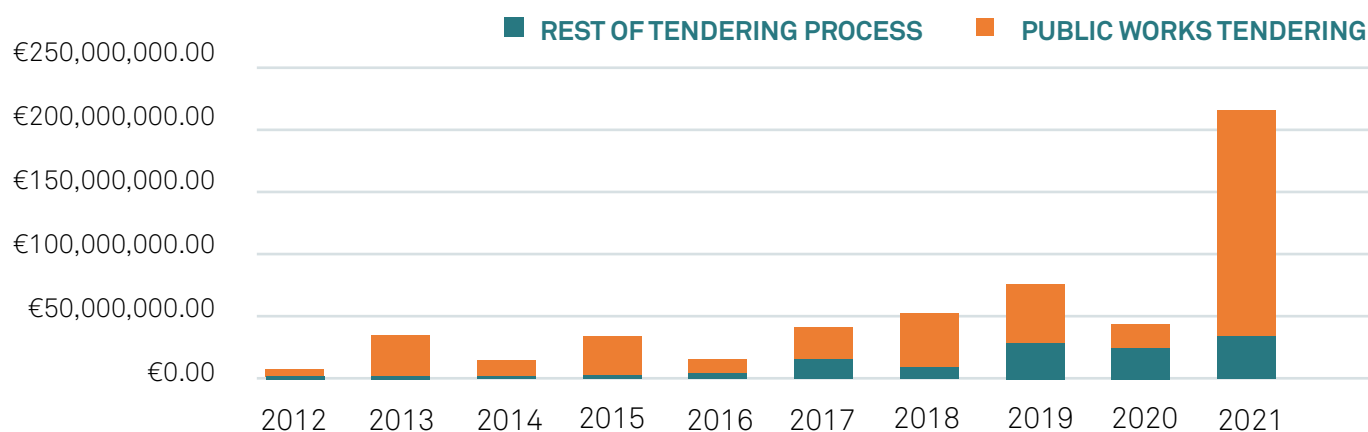
	Number of Contracts	Amount (without VAT)	Amount (with VAT)
Open	54	187,060,478.81	208,299,749.46
Simplified Open	4	1,064,739.02	1,288,334.22
Abridged simplified open	4	91,738.00	111,002.98
Negotiated without advertising	15	2,400,824.43	2,904,997.56
Based on framework agreement	3	6,834.82	8,270.13
Lesser	138	1,593,542.51	1,943,897.99
Invitation to tender for projects	2	223,894.51	270,912.36
Emergency processing	11	594,408.17	719,233.89
Total	231	193,036,460.27	215,546,398.58

The contracts awarded are divided up, economically, as follows:

	% total tendered	average lowering	Amount awarded
PUBLIC WORKS	83.89%	7.71%	180,821,873.77
SERVICES	16.04%	4.21%	34,573,642.33
SUPPLY	0.07%	4.71%	150,882.48
TOTAL	100.00%		215,546,398.58

The IMHAB's Procurement Department processed:

- **Returns of final security deposits** provided by contractors, once the corresponding guarantee period elapsed. In 2021, 30 requests for security-deposit returns were processed.
- **Amendments to contracts** awarded in 2021 (2) and in previous years (15). 2021 saw the processing of 3 public-works amendments for €776,151.01 (VAT included); 13 services amendments for €1,238,411.72 (VAT included) and an amendment to 1 service contract awarded by BAGURSA for €46,946.54 (VAT included). Total value of the amendments: €2,061,509.27 (VAT included).
- **Health and safety plans** 2021 saw the processing of approval for 37 health and safety plans drawn up by the public works' contractors.
- **Extensions** 2021 saw the processing of a total of 27 extensions, of which 19 corresponded to the IMHAB's services (11 planned extensions, 5 unplanned extensions and 3 emergency extensions due to Covid-19) and 8 compelled extensions of proceedings processed by BAGURSA. Total value of the extensions: €3,428,130.66 (VAT included).
- **Compensations** 23 cases of compensation arising from temporary suspensions of contract due to the Covid-19 pandemic, for the amount of €1,010,517.49, 3 cases of public works compensation for the amount of €258,616.15.
- **2 closures** of public works for a total amount of €270,444.68 (VAT included).



5

Financial management



5.1. BALANCE

Balance as at 31 December 2021 (in euros)

ASSETS	31/12/2021
NON-CURRENT ASSETS	506,693,670.84
Intangible fixed assets	2,053,337.99
IT applications	2,053,337.99
Tangible fixed assets	500,539,925.15
Dedicated housing in use	3,351,869.51
Social centre	5,837,661.71
Rental properties	343,554,167.47
Sites of developments destined for rental	13,859,512.02
Sites of developments for leasehold sale	45,863,304.39
Other assets	836,625.32
Fixed assets under construction	87,236,784.73
Long-term financial investments	4,100,407.70
Credits to third parties	3,977,012.53
Other financial assets	123,395.17
CURRENT ASSETS	168,405,842.11
Stock	74,608,045.28
Completed developments pending sale	14,580,197.06
Developments in progress	39,090,134.82
Sites for developments destined for sale	19,245,614.40
Dwellings under construction for exchange	1,692,099.00
Trade and other accounts receivable	39,656,781.45
Clients by sales and service supplies	9,887,635.78
Clients, group companies and associates	29,668,185.95
Personal	4,859.68
Assets for current tax	96,100.04

ASSETS	31/12/2021
CURRENT ASSETS	169,392,455.20
Short-term financial investments	1,117,991.18
Credits to third parties	1,117,991.18
Other financial assets	0.00
Short-term accruals	1,720,370.18
Cash and cash equivalent liquid assets	51,302,654.02
Treasury	51,302,654.02
TOTAL ASSETS	675,099,512.95

NET EQUITY AND LIABILITIES	31/12/2021
NET EQUITY	350,715,505.68
Own funds	52,645,320.01
Heritage	49,069,710.60
Contributions from Barcelona City Council	3,460,886.07
Profit (loss) for the year	114,723.34
Subsidies, donations and legacies received	298,070,185.67
NON-CURRENT LIABILITIES	217,032,080.20
Long-term provisions	0.00
Other provisions	0.00
Long-term payables	216,447,606.17
Payables to credit institutions	215,881,673.94
Other financial liabilities	565,932.23
Liabilities for deferred tax	584,474.03
CURRENT LIABILITIES	107,351,927.07
Short-term provisions	113,000.00
Short-term payables	10,691,583.71
Payables to credit institutions and others	10,097,475.93
Other financial liabilities	594,107.78

NET EQUITY AND LIABILITIES	31/12/2021
Commercial trade and other accounts payable	25,501,980.73
Suppliers	9,331,621.35
Suppliers, group companies and associates	4,126.43
Various creditors	13,100,859.30
Staff, remuneration pending payment	814,854.55
Other debts with public administrations	2,250,519.10
Short-term accruals	71,045,362.63
TOTAL NET EQUITY AND LIABILITIES	675,099,512.95

5.2. PROFIT AND LOSS ACCOUNTS

Profit and loss account for the year ended 31
December 2021
(in euros)

ONGOING OPERATIONS	31/12/2021
Net amount of business turnover	27,361,251.57
Sales	2,357,202.86
Provision of services	
Leases	25,004,048.71
Supplies	-1,983,382.56
Cost of sales	-1,983,382.56
Stock impairment variation	0.00
Other operating income	16,348,985.92
Accessory income and other current management revenue	3,136,035.91
Subsidies of use	13,212,950.01
Staff expenditure	-12,772,109.64
Wages, salaries and similar expenses	-9,903,929.34
Social security contributions	-2,868,180.30
Other operating expenditure	-18,511,409.72
External Services	-15,746,241.01
Taxes	-2,783,794.99
Losses, impairment and variation in supplies for commercial operations	18,626.28
Other current management expenses	0.00
Fixed-asset depreciation	-8,384,040.16
Other results	0.00
RESULT OF USE	2,059,295.41
Financial revenue	228,680.55
From negotiable securities and other financial instruments	228,680.55
From third parties	228,680.55

Financial expenditure	-2,173,252.62
For debts with third parties	-2,692,065.40
Incorporation of financial expenditure into asset	518,812.78
FINANCIAL RESULT	-1,944,572.07
PRE-TAX RESULTS	114,723.34
Tax on profits	0.00
RESULTS OF THE FINANCIAL YEAR FROM ONGOING OPERATIONS	114,723.34
INTERRUPTED TRANSACTIONS	31/12/2021
Results of the financial year from interrupted transactions, net of taxes	0.00
RESULT	114,723.34

6

Human Resources



The increased number of projects for guaranteeing access to decent housing in the city and the extension of municipal housing services also led to an increase in human resources in this area. The number of staff at the IMHAB accordingly rose by 32% between 2017 and 2021.

	2017	2018	2019	2020	2021	2017–2021
Total IMHAB employees as at 31/12	194	209	219	239	257	32.47%

In addition, 25 people from REGESA were replaced on 1/10/2029.

Distribution of people working at IMHAB as at 31/12/2021			
Managers	4	53.00	25.00%
Department heads	11	53.00	81.82%
Technicians	108	46.27	63.88%
Administrators and assistants	96	46.74	67.71%
Other	5	50.00	20.00%
REGESA	23	53.56	78.26%
Awaiting cover	10		
TOTAL	257	50.43(*)	

() The average age is above the places covered (247)*

7

Archive and documents

Habitatge



Ajuntament de Barcelona

l'Habitatge de Barcelona



The IMHAB archive maintains, classifies, stores and takes care of all administrative and graphic documentation generated as a result of the work of the different departments that make up the institution.

Its collection includes a historical archive with photographs, plans, projects and other documentation on the main actions that have transformed the city through the construction and renovation of various areas.

In 2021 we kept up part of the practices applied during the previous year's lockdown, as regards the internal communication between users, centralised in archive mail, and by responding, when dossier loans were not required, to the digitalisation of specific documents required by the services. External users, whenever possible, were assisted through online consultations.

While there was a drop in number of applications made by these users, the number of documents requested rose.

There were 1,236 document-related applications made in 2021 by external and internal users, involving consultations on or loans of 3,636 documents.

The documents copied for these consultations (photographs, plans and texts) amounted to 7,368 digitalisations sent to users, doing away with the need for paper copies.

As for transfers of documents sent by the departments to the archive for treatment and future conservation and, therefore, when the time came, transfers to the municipal archives or application of the rules for access and elimination, there were a total of 10 transfer, 362 boxes and 2,310 separate documents to be archived in their dossiers, representing a very significant increase.

The most important initiatives as regards treatment and final conservation with maximum guarantees and involving the preparation of a

transfer of several documentary series to the Contemporary Municipal Archives (AMCB), from 1949 to 2016 (387 boxes).

Added to the internally prepared transfer, which involved the sending of 336 boxes, this made a total of 723 boxes that we released from our historical archives. A considerable number of surplus documents was also eliminated, and 116 boxes which had been inventoried and dispatched for final elimination.

We at the Archives service have continued our cooperation in the investigation and research of the project embarked on by the City History Museum (MUHBA) for the future Cheap Houses (*Cases Barates*) Museum, in the Bon Pastor neighbourhood, in collaboration with the IMHAB, regarding the documentary information on the area of study.

There were a total of 4,419 kg of documents in 385 containers collected which were either surplus or certified as destroyed by the social integration company that was hired.

Applications

	APPLICATIONS	DOCUMENTS
External users		
External consultation	14	77
Remote Consultation	37	104
Subtotal	51	181
Internal users		
In person	45	326
Remote Consultation	400	1,183
Loan	740	1,946
Subtotal	1,185	3,455
TOTAL	1,236	3,638

Copies

COPIES REQUESTED BY USERS USUARIS	
Photographs	-
Maps	167
Text	7,201
TOTAL	7,368

Transfers to the Archives

No.	10
Boxes	362
Loose documents	2,310

Transfer to the Contemporary Municipal Archives	
Document series:	
Contract dossiers	336 boxes
Several documentary series: register books, rolls, decrees, audits etc.	387 boxes
TOTAL	723 boxes / 75 ml
Destruction communicated	116 boxes
Destruction of surplus documents, copies:	4,419kg

8

Communication



The communication strategy started in 2016 was consolidated throughout the year, involving the promotion a single issuer or voice for housing, independent of the bodies and structures that work in this field (Barcelona City Council, IMHAB, Barcelona Housing Consortium etc.) Work was accordingly carried out to offer a compact, clear and identifiable image aimed at Barcelona's residents for explaining housing policies and disseminating municipal programmes and services.

2021 saw a wide range of communication initiatives carried out for achieving the goal of explaining the new housing policies to city residents, publicising the programmes and financial aid for the purposes of promoting the right to decent housing, implementing cross-cutting participatory spaces with organisations and associations, positioning Barcelona within the international leadership trends of social housing policies and having a brand that covers everyone working in Housing and helping city residents to identify the policies in this field.

Some of the main projects are detailed below, organised by subject:



8.1. CORPORATE IDENTITY AND NARRATIVE

Core message and corporate housing identity are elements that are being worked on cross-cuttingly in every product and communication initiative. The main narrative, that is, promoting the right to decent and suitable housing, is being continuously worked on for adaptation to the constantly evolving context.

For the purposes of conveying this message to city residents in their various approaches, we have been using communication campaigns, digital channels, publications, public citizen ceremonies and with experts and other resources such as relations with the mass media (press service), media-sponsored

content, signposting in housing offices and public works where the housing is being built, among other things.

Work has also continued on strengthening and consolidating the corporate identity of the IMHAB, the new body managing housing in the city, formally created in 2018. It has involved ensuring the proper implementation of the new graphic identity, explaining the mission and values of the new body in various spaces and strengthening the brand through merchandising material.

8.2. COMMUNICATION CAMPAIGNS

Over the course of the year various communication campaigns have been launched to communicate specific messages to support the policies being carried out or to promote services and grants available to the public.

- **Housing capture campaign for the Rental Housing Pool:** Maintaining the motto "you have the key", on this occasion the emphasis has been placed on the facilities and the guarantees that it entails to rent a flat through this program and also on the social responsibility that it means to contribute to making Barcelona a fairer city
- **Dwelling purchase and acquisition campaign:** informative campaign about the policy of purchasing dwellings and entire buildings, both the effort and investment it represents for the City Council and the benefits it brings to the public.
- **Campaign for energy rights:** campaign for providing information on the energy-advice services offered by the City Council for taking on the problems of energy vulnerability and strengthening the message that access to electricity, water and gas is a basic right. The campaign is being launched twice a year, during the hot and cold seasons, given the energy needs that weather changes involve.

- **The housing campaign is the key:** promotion of an umbrella campaign for pooling and publicising every housing initiative linked to the provision of public housing in the city. The campaign is being used for illustrating the website's features, as well as first-key delivery and first-stone laying ceremonies.

In addition, the ongoing dissemination campaigns of all housing services have been continued, with messages that are present across all the usual channels.

8.3. DAY EVENTS AND NOTABLE CEREMONIES

- Barcelona Housing and Renovation Forum (FHAR):** The first edition of a conference that was used to reflect on the future of the right to housing and respond to the current situation. The Forum was held in the Sant Pau Modernista complex, on 23 and 24 November 2021. The Barcelona Housing and Renovation Forum (FHAR) is an initiative from the Municipal Institute for Housing and Renovation (IMHAB) at Barcelona City Council, whose goal is to bring together professionals from the sector, public and private alike, to discuss, work on and assess the future of the right to housing in the city, just when we have been pulling through a pandemic that has been raising new challenges. This edition saw the attendance of representatives from cities that included Paris, Berlin, Dublin, Vienna and Bologna. And it was followed by close to one thousand attendees.
- Welcoming ceremonies in acquired buildings:** This year saw welcoming ceremonies held in properties acquired by the City Council so that the building's tenants could receive information at first hand on their transfer as tenants of the public housing stock.
- Ceremonies for laying of the first stone:** Several ceremonies for celebrating the start of building work, held jointly with resident representatives, aiming to showcase the projects, while bringing city residents over to the technical teams.
- Handing over keys:** Ceremonial events to hand over keys are periodically organised among the successful tenderers of the new public housing developments built by the IMHAB. 2021 saw several keys handed over in various developments in the city. A new feature were pre-delivery open days for showing the dwellings to city residents.

8.4. PUBLICATIONS

- **Housing dialogue** The option for regulating rent prices in the face of a lack of affordable housing: The publication of the second issue of this collection analyses the situation of tenants in Barcelona in the Catalan and Spanish context, and shares the European and international references in price-regulation policies.
- **Reports and balances:** Several reports and assessments have been published featuring the management made by the municipal housing services.

8.5. DIGITAL CHANNELS

- **The Housing portal.** Constant-improvement processes have continued for the Housing portal, created in 2016 to establish a single website for providing city residents with local and understandable information on housing-related services, promoting new invitations to tender, offering information on new programmes, facilitating access to information and publishing news.

New spaces were created in 2021, in addition to updatings of the various sections already up and running, such as pages featuring detailed information on innovations in the public housing developments being carried out by the IMHAB, such as industrialised productions and collaboration with social and cooperative promoters.

- **Digital spaces at the Barcelona Housing Consortium.** The Barcelona Housing Consortium's website portal has been continuously updated and improved, ensuring coordination with Barcelona Housing's other digital products. Coherence of the digital management spaces of the BHC's various services is also being seen to, such as the Barcelona Applicants Register for Official Social Housing (RSHPOB).

Data

In 2021 the Housing Portal had 857,671 visits, representing an increase of close to 50% compared to 2019. This website, together with the CHB and RSHPOB website, is positioned as a digital reference space on the housing subjects.

Social media

Use of the municipal social networks to communicate policies, actions and public information relating to Housing, and to thus make digital content more visible and enable access to the information.

Visits to the website	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Accumulative
Housing website*	455,483	400,293	375,816	348,243	227,159	228,183	251,247	426,601	466,140	749,748	857,671	4,786,584
www.consorc habitatgebcn.cat	177,970	171,600	226,442	190,994	219,510	255,770	347,686	353,249	402,849	309,649	330,740	2,986,4599
www.registre habitatgebcn.cat	129,334	131,968	138,645	125,299	111,017	99,461	157,599	176,053	197,010	162,082	236,623	1,665,091
Total	762,787	703,861	740,903	664,536	557,686	583,414	756,532	955,903	1,065,999	1,221,479	1,425,034	9,438,134

1. The statistics system has changed since October 2013, eliminating visits that include internet bots. There has been a drop of about 20% in number of visits.

2. The Housing portal was on the Urban Habitat website from April to June 2015. The 'Housing' section was transferred to the Social Rights website in July. In both proceedings, the www.bcn.cat/habitatge address was re-directed to the URL of the new website organisation. This change of website address led to a brief drop in the number of visits to pages with housing information.

- A campaign entitled "L'habitatge és un dret com una casa" [Housing is a right like a house] was launched in September 2016 and continued until November, to activate the new Housing portal, this time with its own URL: habitatge.barcelona.cat and used as a gateway to all housing websites.

- In fact, the redistribution of website visits has led to a gradual rise in number of unique visitors since 2011, taking into account the total number of visits recorded

8.6. INTERNAL COMMUNICATION

After an internal reorganisation process of all the housing services, in which teams dependent on different bodies have become dependent on a single entity, the IMHAB, work has been done to unite the entire workforce.

Initiatives launched have included sending a newsletter for workers or monthly sessions for sharing among the various teams.

