

2016 - 2025 BARCELONA
RIGHT TO HOUSING PLAN
EXECUTIVE SUMMARY

BCN



Developed by the Councillorship of Housing and dependent bodies

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1. INTRODUCTION

The right to decent housing is recognised in various local, autonomous region, state and international instruments. This recognition implies specific obligations for public and private authorities. In particular, Article 26 of the 2006 Statute of Autonomy of Catalonia notes that *“individuals who lack sufficient resources have the right to a decent home, and public authorities shall, therefore, establish by law a system of measures to guarantee this right, within the terms determined by law”*.

This Plan takes that statutory mandate on board and, in contrast to the previous ones, **is conceived as a Right to Housing Plan for a period of ten years**. The first Housing Plan (2004-2008) marked the start of planning the housing policy in the city. The second (2008-2016), which saw the City Council and the Catalan Government (Generalitat) set up the Housing Consortium, produced a change in housing management that allowed the promotion of renovation grants and rent subsidies.

The aim behind the 2016-2025 Right to Housing Plan is to **ensure housing serves a social function and that the building of a public housing service goes ahead on a par with the best practices of other European cities**. More specifically, the Plan sets out seven major challenges. Some are linked to current problems, such as the difficulties people face in meeting their rent payments, the need to increase the public rental stock and the urgent need to prevent the anomalous use of housing.

Other challenges, however, are more to do with endemic problems, such as the difficulties that young people have in gaining access to housing, recent phenomena like replacing main residences with tourist apartments and an ageing population. At the same time, the Plan proposes new ways of working, such as interior renovation grants and building renovation agreements that are designed to ensure public grants and subsidies go where they are most needed.

The Plan has been drawn up with a **focus on rights**. Consequently, both the drafting process and the final version have included features that differentiate it from the previous plans. One difference is related to **citizen participation**. Drafting the Plan coincided with drawing up the 2016-2019 Municipal Action Plan. This facilitated the organisation of 21 meetings, two in each of the ten districts and one at city level, which gave the Council first-hand knowledge of the problems that residents have detected in their neighbourhoods.

Another difference is the **inclusion of a specific section for each district**. Barcelona is organised into ten districts with very different characteristics. So, in order to identify the main shortcomings and potential of each one, this Plan includes a specific document on each district with an analysis and a diagnosis, and the measures that are expected to have a major impact on the district in question.

This political will is backed by budgetary support. **It is forecast that the City Council's direct contributions will amount to €1,666.2 M, an annual average increase of 77% on the previous plan, with a total of €2,973.2 M if the expected contributions of other public and private players are added. In any event, with the Generalitat's contribution to the Barcelona Housing Consortium, spending will be in the region of €2,000 M.**

To speak of rights is to speak of duties and duty-bearers. The Plan therefore spells out **59 measures**. Each one includes a description of the context and defines which body is responsible for implementing it, the time scale and the applicable area. More specifically, the Plan revolves around four strategic axes: preventing and addressing the housing emergency, ensuring housing is used in the right way, increasing the number of affordable flats and renovating the existing stock. Each of these includes various lines of action which, in turn, are translated into 59 measures.

However, guaranteeing the right to housing in Barcelona demands measures outside municipal authority. Tackling phenomena such as gentrification, the rise in rents, replacing flats for regular use with flats for tourist and speculative investment in property requires legislation on a regional and state level. The Plan therefore includes an **annex which specifies which essential measures come under the jurisdiction of other public authorities.**

2. STRUCTURE

The 2016 - 2025 Barcelona Right to Housing Plan has five parts:

PART I STATE OF HOUSING IN BARCELONA: ANALYSIS AND DIAGNOSIS

PART II RIGHT TO HOUSING PLAN

PART III SITUATION IN THE DISTRICTS

PART IV SITUATION FACING SPECIFIC GROUPS

Annexos Participation report.

Questions for other public authorities.

Study of the legislative framework and diagnosis of key legal aspects relating to the 2016-2025 Barcelona right to housing plan.

Municipal housing policy models reference study of other cities in Europe and America.

Analysis and diagnosis of the housing situation in Barcelona.

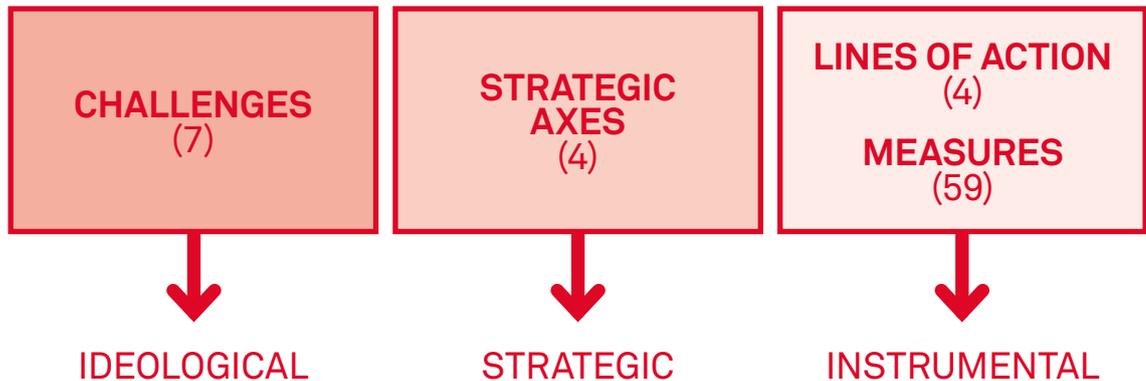
Legal report on the 2016-2025 Barcelona right to housing plan.

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The contents of the Right to Housing Plan, Part II, are divided into three large blocks:



Challenges, the main goals of the Plan, starting with the basic concept of housing as a right and asset of prime necessity.

Strategic axes, the broad lines of work developed in this Plan and which provide the structure for its contents and measures.

Lines of action and measures, the large blocks of municipal action and the specific measures that will be carried out to implement the Plan.

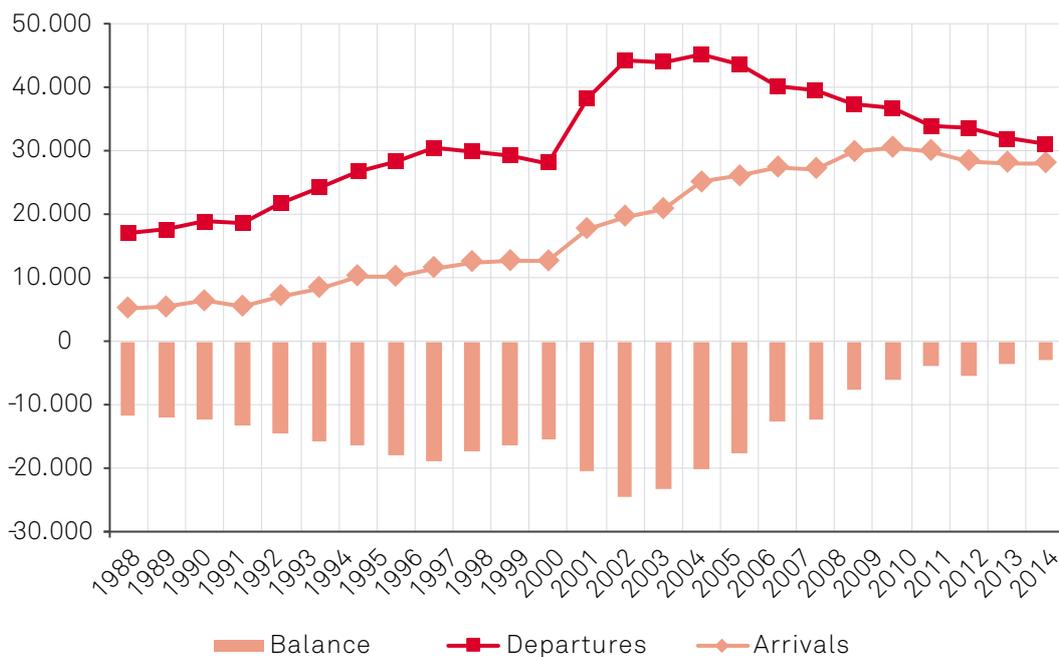
3. STATE OF HOUSING IN THE CITY

3.1 KEY ELEMENTS IN THE CITY AS A WHOLE

FALL IN THE POPULATION LOSS DUE TO PEOPLE MOVING TO THE METROPOLITAN AREA

After nearly four decades during which the dominant trend was one of people moving to neighbouring municipalities, mainly in search of better housing, since 2007 and the change in the economic cycle, the number of people leaving the city has decreased while the number of people coming here from the surrounding municipalities has increased. At the same time, the reasons for moving have changed. Looking for a cheaper flat or house closer to one's family (whether by choice or out of necessity) has become one of the main causes of this situation. But the increase in housing prices could discourage this change.

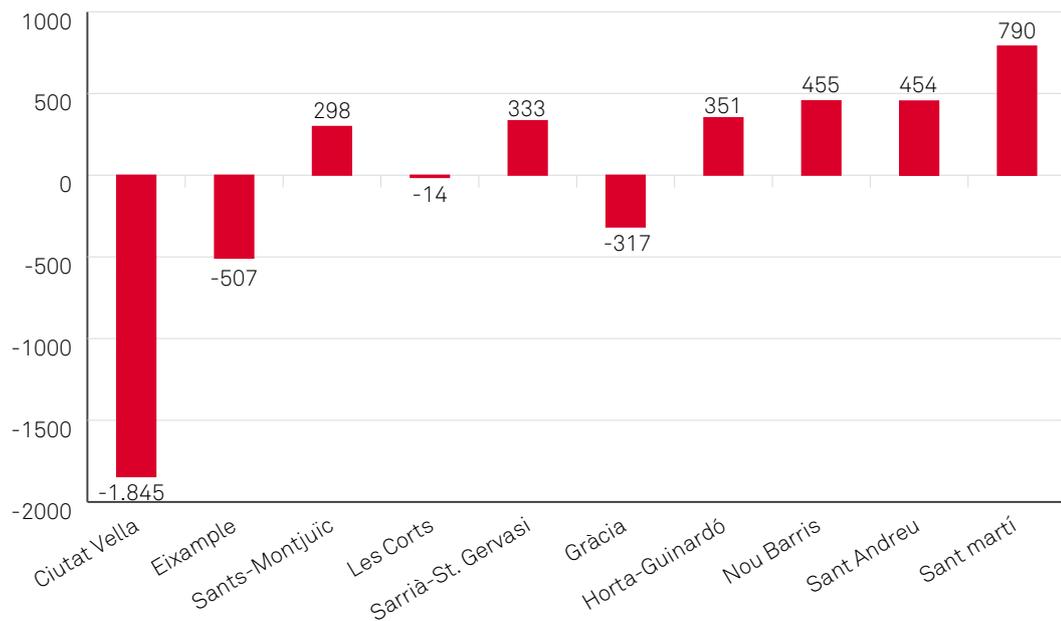
Metropolitan migrations to and from Barcelona. 1988-2014



SOURCE: INE, Residence Variation Statistics.

As regards internal movements within the city, since 2007 there has been an increase in the percentage of the population in all the districts that stay in the same district when they move house. Nou Barris, where 65% of the house moves in 2014 were within the district, stands out along with Gràcia, where the figure was only 41%. During this period, there was more stability in the districts with the lowest incomes (Nou Barris, Sant Martí, Sant Andreu and Sants-Montjuïc) and in Sarrià - Sant Gervasi. The balance between districts shows that those with the lowest incomes have gained population in relation to those with higher incomes, with the exception of Sarrià - Sant Gervasi. In the case of Ciutat Vella, there has been a very high level of movement with a significant negative balance, although a large percentage of the population remain in the district.

Average population balance with the rest of the districts between 2006-2014



SOURCE: Source: Demographic movements. Statistics department. Barcelona City Council.

A SLIGHT INCREASE IN HOUSEHOLDS IS ENVISAGED IN THE PLAN SCENARIO

The Plan scenario envisages an increase in the number of city households, in particular from 2019 to 2024, which could vary between 6,000 and 37,000, especially with young people leaving home and the arrival of migrants attracted by a situation of economic recovery. The challenge facing the city is how to accommodate this increase in population in a socially, economically and territorially balanced way.

AN AGEING POPULATION

The percentage of Barcelona's population aged over 50 years stood at 40% in 2014 but it is forecast that, in the coming years, the percentage in the age bands below the age of 50 will fall and it will rise in the over-50 bands, so 46.4% or 50% of the population (according to two scenarios) will be over 50 years of age in 2032. The main residential problems faced by elderly people can be described as accessibility and mobility problems, poor housing and renovation needs, and difficulties meeting housing costs.

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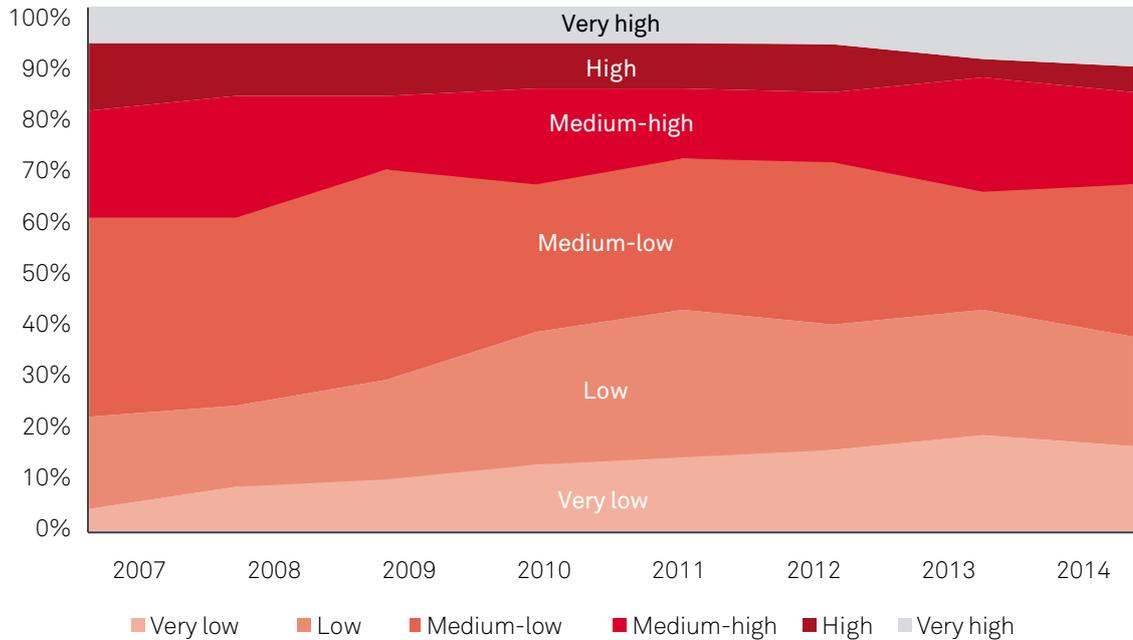
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RESIDENTIAL EXCLUSION AND THE RISK OF EXCLUSION ARE BASIC PROBLEMS

The increase in unemployment, job insecurity and the fall in household incomes since 2007 have resulted in a fall in average household income and an increase in the weight of the population with low or very low incomes. Consequently, it has become more difficult for people to gain access to housing and keep their homes. At the same time, there has been an increase in energy poverty due, basically, to four main factors: a housing stock that predates regulations that ensure flats have adequate thermal insulation; a fall in household monthly income; the high cost of housing, and basic electricity costs that are too high for many households.

Barcelona population by broad groups of DFI



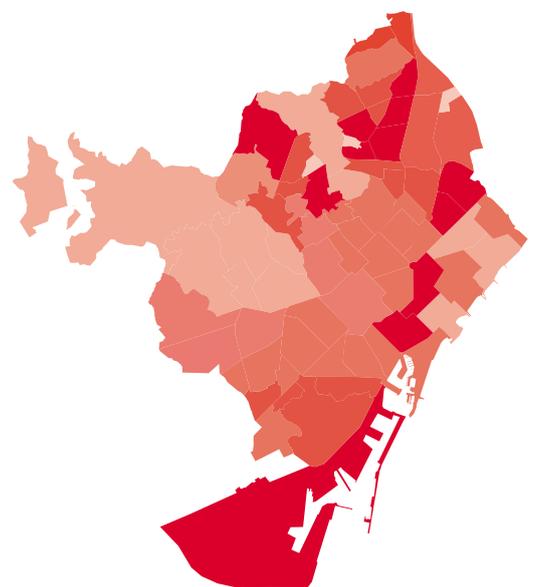
Income bands: Very high (over 159), High (126 to 159), Medium-high (100 to 126), Medium-low (79 to 100), Low (63 to 79), Very low (less than 63).

SOURCE: Technical Programming Office Barcelona City Council

THE BIGGEST EFFORT TO PAY FOR HOUSING IS MADE IN THE NEIGHBOURHOODS WITH THE LOWEST INCOMES

The difference in the price of housing between districts, especially with regard to rent, is not the decisive factor in the effort made by dwelling units trying to gain access to housing. Income is. The theoretical average effort dwelling units make to access housing at an average price is much higher in lower-income districts.

Cost of rent Household income (%)



INCREASE IN EVICTIONS

Figures provided by the General Council of the Judiciary show that there were 35,234 evictions in the whole of the Barcelona province between 2008 and 2015. There was a notable increase from 2,661 to 7,796 between 2008 and 2014.

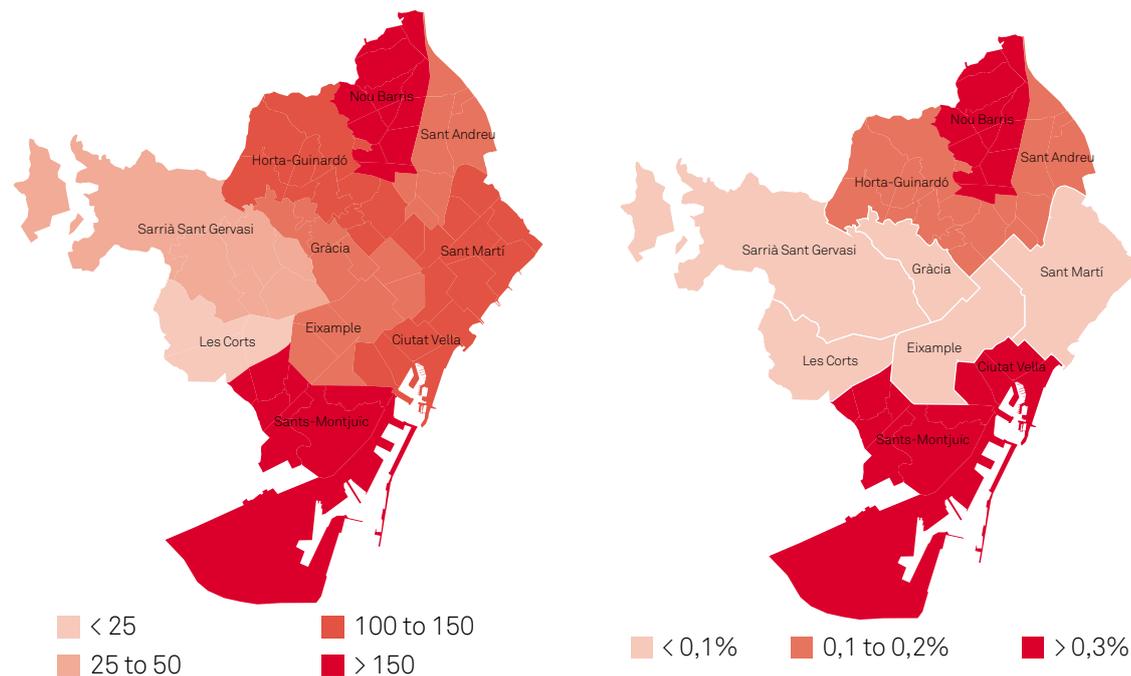
This year, 70% of the 1,093 cases dealt with by the Housing Offices were due to non-payment of rent, 23% to job insecurity and only 7% to non-payment of a mortgage. In Barcelona, this has led to a rapid rise in the number of dwelling units who have lost their home and had to be dealt with by the committee that assesses the award of housing for social emergencies and other residential resources for the loss of housing. The situation varies across the city, with Sants-Montjuïc and Nou Barris accounting for more than half these cases, and a high number in Ciutat Vella as well.

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Number of eviction orders counted by the Housing Offices in 2015

No. eviction orders

% evictions / No. households



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SOURCE: Barcelona City Council

SEVERE RESIDENTIAL EXCLUSION

The main situations of residential exclusion are:

- **Homeless persons**, of whom 693 were sleeping on the streets in 2015¹ ;
- **Persons living in settlements**, of which 56, with 463 people living there, were identified at the end of 2015, over half in the Sant Martí district;
- **Persons living in housing without legal permission**, dwelling units that have lost their home and found squatting is the only way to get somewhere to live. They represented 23% of city evictions in the final quarter of 2015 and were mainly concentrated in the Nou Barris, Sant Andreu and Sant Martí districts;
- **Persons living in sublet rooms or who have to sublet rooms in their home**. It is not known how many there are but they are a feature of every district and 9% of the people in the Barcelona Social Housing Applicants Register (RSHPOB) are in this situation (2,623 applicant units);
- **Persons living in substandard and overcrowded housing**. Their number is unknown and they are very difficult to identify but these are situations that must be eradicated according to Act 18/2007 on the Right to Housing in Catalonia.

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¹ Figures taken from the study on homelessness, *La situació del sensellarisme a Barcelona Evolució i polítiques d'intervenció*, published by the Homeless Persons Support Network (XAPSLL), in 2015.

THE PROPERTY MARKET AND ITS EFFECTS

An important change occurred in the city's housing market between 2008 and 2013.

- There was a sharp drop in the cost of housing, with average rents falling by 16% and sale prices by 35%.
- There was a drastic reduction in new-builds in the city.
- There was a change in the way people accessed housing with an 87% increase in rental contracts, which became the number one route to housing.

These trends began to change at the start of 2014, notably with regard to rents, which rose by 6.8% between 2014 and 2015².

Among the cities with the biggest populations in the Spanish State, Barcelona is the one with the highest rents and the highest average rent. It is also the one where residents allocate the highest proportion of their income towards paying rent.

At the same time, Barcelona is one of the Spanish cities with the most empty rental properties (30% of main residences in the city). Despite that, the property sector noted this rental stock was not enough to meet existing demand in 2015. That was due to a number of internal and external factors putting upward pressure on prices, resulting in tenants on average salaries being replaced by others on high salaries and registered city residents by outsiders.

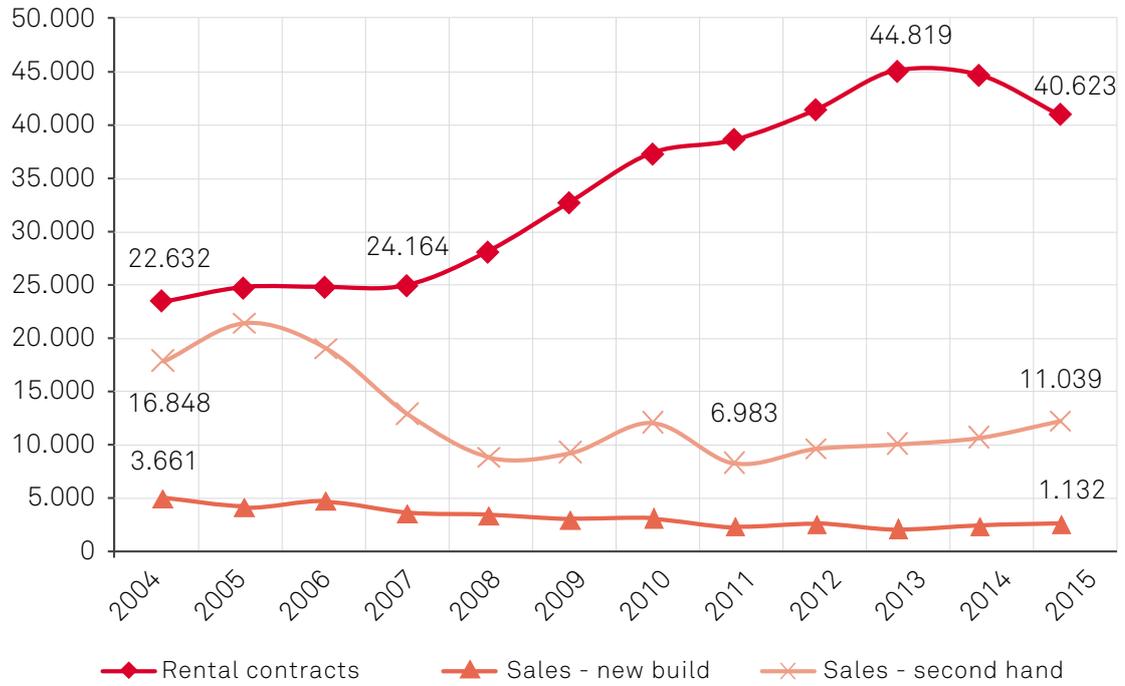
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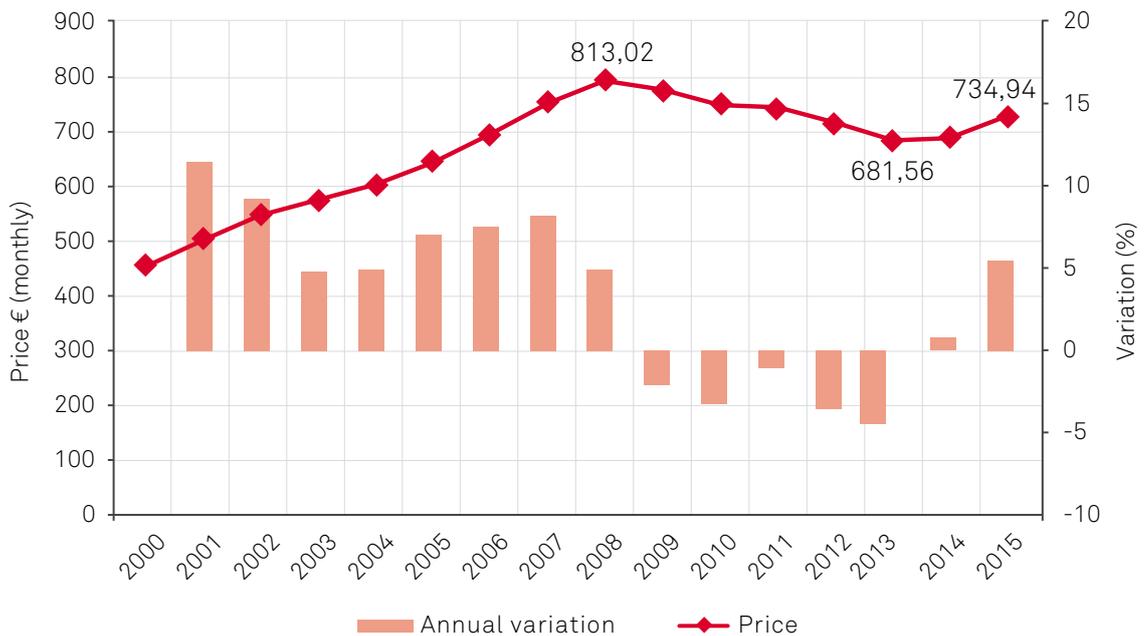
² Data from the office of the Catalan Secretary of Housing and Urban Improvement, based on the deposits paid to the Catalan Land Institute, Incasol.

Number of sales and rental contracts. Barcelona. 2004-2015



SOURCE: IERMB 2015, from data of the office of the Catalan Secretary of Housing and Urban Improvement, based on the deposits paid to the Catalan Land Institute, Incasol, and the Spanish Ministry of Public Works, based on data of the General Council of Notaries.

Average price of rental property. Barcelona. 2000-2015



SOURCE: Office of the Secretary of Housing and Urban Improvement, based on deposits paid to Incasol.

TOURIST PRESSURE ON FIRST HOMES

The property market is exerting strong pressure to bring in other, more lucrative uses, especially tourism, luxury flats and replacing city residents with outside higher earners.

Barcelona currently has 9,606 legal tourist apartments and it is estimated there are a further 6,275 illegal ones. This tourist use of flats, offering a return of between 2.35 and 4.07 times higher than normal rentals, creates strong competition and affects the availability of first homes or main residences in the city.

In neighbourhoods such as Dreta de l'Eixample and Vila Olímpica, they represent over 25% of all rental properties and they account for more than 14% in another six (Sagrada Família, Poble-sec, Diagonal Mar i el Front Marítim, Antiga Esquerra de l'Eixample, Poblenou and El Parc i la Llacuna del Poblenou). Consequently, they create strong competition, especially in relation to rental properties for use as first homes.

In order to keep this trend in check, the Special Urban Plan for Tourist Accommodation (PEUAT) delimits those areas where the pressure is highest, prohibits any establishment from replacing housing use and sets a target of zero growth in housing for tourist use across the entire city.

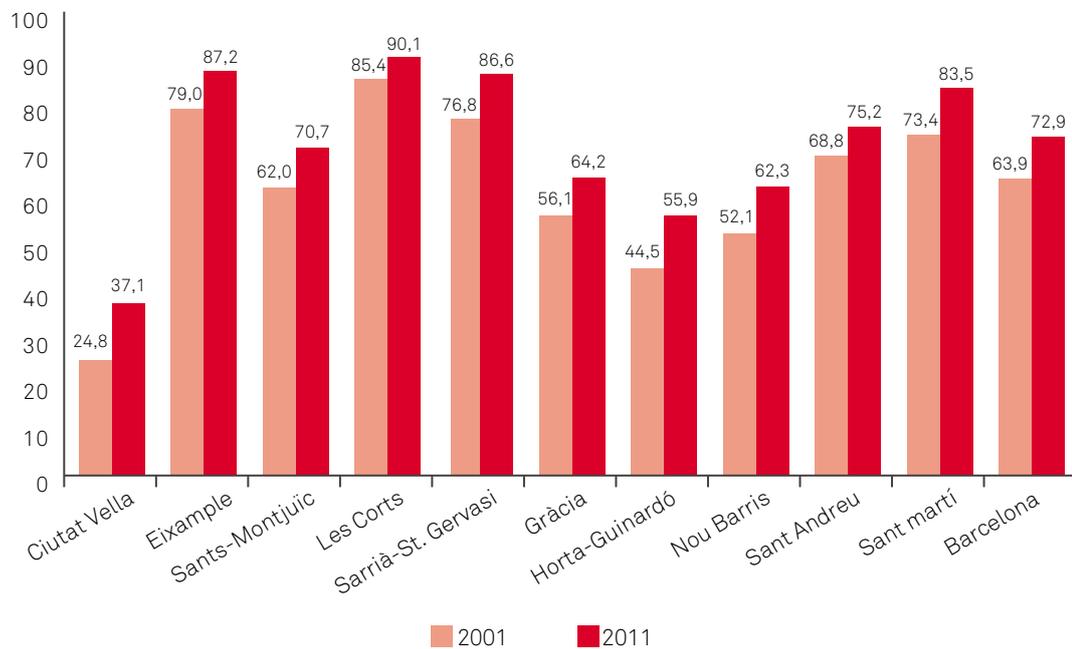
UPKEEP, ACCESSIBILITY AND ENERGY EFFICIENCY ARE THE MAIN CHALLENGES FACING THE BUILT HOUSING STOCK

Housing quality has increased in recent years, rising from 78.1% of the housing stock in good condition in 1991 to 90% in 2011. Despite this improvement, there are still problems which are mainly due to:

- the age of some housing. In Ciutat Vella, for example, 30.2% is in poor or bad condition. There are problems in Gràcia and Sants as well and some isolated cases in the Eixample district.
- poor building quality, which affects the housing estates in Ciutat Meridiana, Trinitat Vella, Bon Pastor, Canyelles and SW Besòs in particular. Apart from Canyelles, they all have a specific renovation agreement linked to the Neighbourhood Plan.
- the economic situation of the residents, which compounds the housing problem, especially in El Carmel, Trinitat Vella, Ciutat Vella and Besòs - Maresme.
- the effects of urban planning, which have resulted in a lack of conservation, especially in El Carmel, Trinitat Vella, Vallcarca, Can Peguera and the area around the Colònia Castells.

Accessibility has improved in recent years but half of all dwellings still do not meet accessibility requirements and a quarter lack a lift. There are three main reasons for not installing one: technically impossible, a lack of money and management difficulties in the property's community of neighbours.

Flats in buildings with a lift. Barcelona. 2001-2011. Percentage



SOURCE: IERMB 2015 based on INE, 2011 *Population and Housing Census*

The energy efficiency of city housing is very low as 95% of the stock was built before the 2006 Building Technical Code came into force and, therefore, with no need to ensure minimum energy conditions. This situation can lead to related problems such as energy poverty, due to the high cost of keeping a flat warm.

VACANT HOUSING

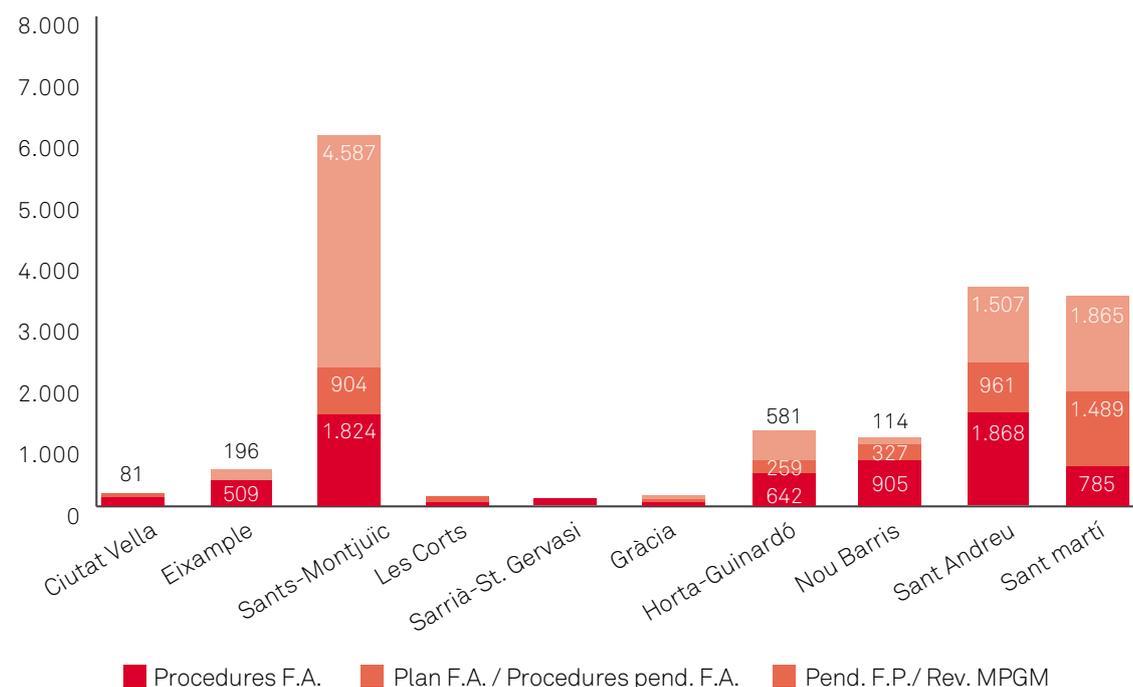
There are currently no accurate figures. According to the 2011 Population and Housing Census and the *Study of Housing Occupancy in Barcelona*, produced by Barcelona City Council in 2015, vacant housing stands between 4% and 11%, respectively. In other words, between 31,202 and 88,259 dwellings in the city are vacant and, therefore, not fulfilling their social function.

THE AFFORDABLE HOUSING PLANNED IS CONCENTRATED IN DISTRICTS WHERE THERE IS ALREADY A LARGE AFFORDABLE STOCK

In December 2015, Barcelona had a potential 20,049 social properties (protected and dotational) at various planning stages, of which 6,919 (35%) would be in areas where the urban planning procedures have been given final approval.

A total of 79% of this affordable social housing is concentrated in Sants-Montjuïc, Sant Andreu and Sant Martí, districts with a larger amount of affordable housing. Districts such as Gràcia, Les Corts, L'Eixample and Sarrià-Sant Gervasi, on the other hand, which have less affordable housing, have much less potential for this kind of housing.

Distribution of potential housing according to the degree of plan implementation by district



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SOURCE: based on Barcelona City Council data from December 2015

THE CITY'S RESIDENTIAL RESOURCES

At the end of 2015, Barcelona had a social (HPO) rental housing stock of 10,552 properties, 802 private properties assigned to the City Council through various programmes, 488 social inclusion properties run by various bodies, 10,318 properties in receipt of rent subsidies and 807 properties owned by banks that they have let on social rents to customers unable to keep up with their mortgages. It is also estimated there are about 19,000 HPO properties bought as subsidised housing that still retain this “official protection” and between 10,000 and 20,000 properties on old-rent contracts³. All that amounts to about 57,000 flats⁴ at below market prices, or 8.38% of the main housing stock.

Consequently, the urban solidarity target set by Act 18/2007 on the Right to Housing of allocating 15% of all main housing units to social policies is not being met, as that would mean approximately 100,000 in Barcelona.

This stock is clearly inadequate for addressing the housing needs of the city's population, that is, those in an emergency situation or those who face difficulties accessing and keeping a decent home. It needs to be stressed that the number of people now registered in the Barcelona Social Housing Applicants Register (RSH-POB) stands at 53,889, which is 28,238 households, of whom 89.3% have incomes less than 2.5 times the IPREM income index.

The main ways of accessing this housing currently in force are the Barcelona Social Housing Applicants Register, the Committee for Assessing the Award of Emergency Social Housing and Other Residential Resources for the Loss of Housing and the Committee for Social Entity Access to Public Inclusion Housing.

3 The 2006 Survey of the Population's Habits and Living Conditions identified 65,434 properties but there are no more up-to-date figures available, as the 2011 survey did not include this information.

4 It should be borne in mind that this stock will gradually be reduced as the HPO properties that were sold lose their official protection (after 30 years) and the old-style rental contracts come to an end.

3.2 SPECIFIC DISTRICT PROBLEMS

CIUTAT VELLA

- Need to improve habitability conditions. Some 30% of flats are in a poor or bad state of conservation.
- Big pressure from tourist uses, with more than 2,100 tourist apartments, three quarters of which are illegal. This leads to problems of mobbing, people leaving and being replaced by others.
- Big presence of rental property: 56.6% of flats, compared to the 38% that are owned.
- Opportunity to strengthen joint work through networks and various bodies.
- Has the highest social (HPO) rental stock in the city, 5.4% of main residences.



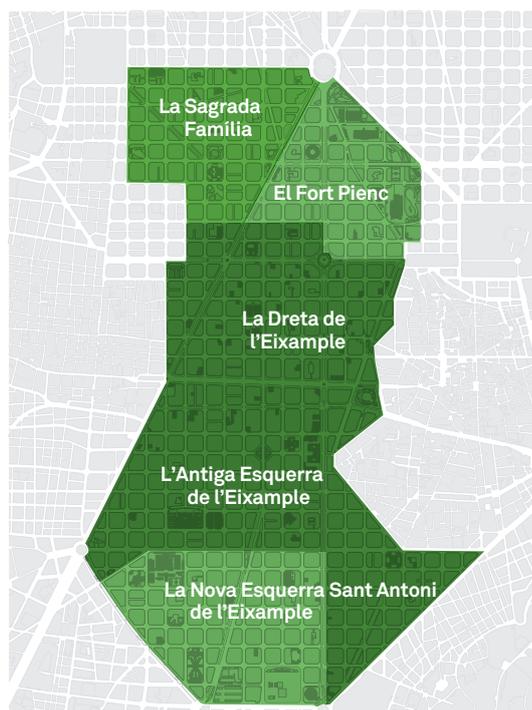
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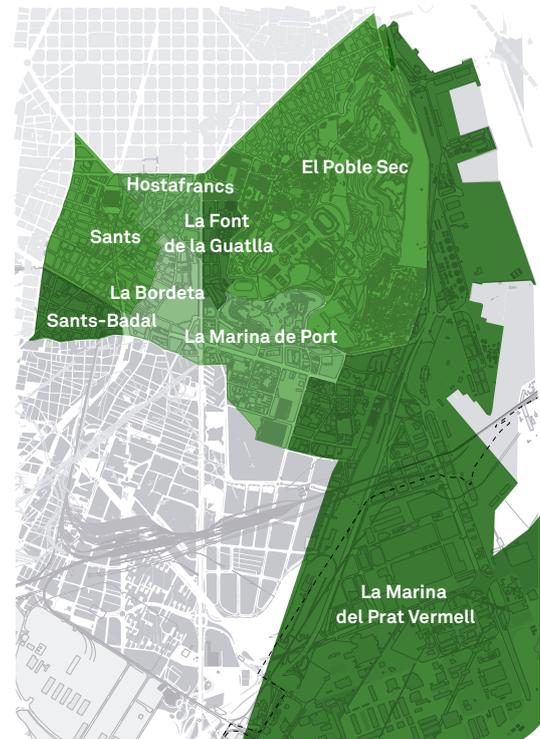
EIXAMPLE

- Hidden substandard housing (in the private sphere) that affects elderly women in particular.
- Need to find mechanisms that will generate affordable housing. Shortage of social (HPO) housing and reserves for building it.
- The loss of first homes, replaced by other activities. Big pressure from tourist and other uses, rather than housing, especially offices and services.



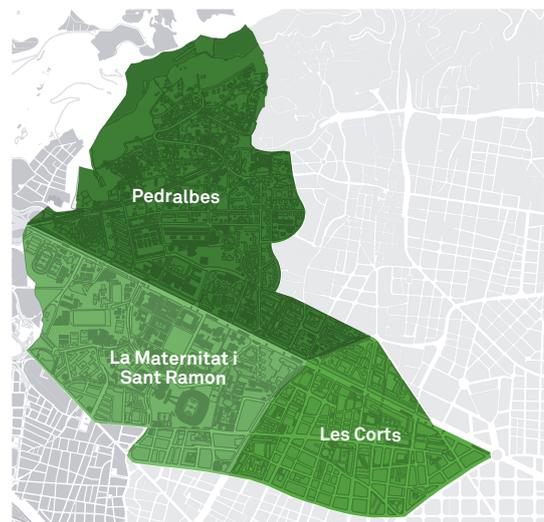
SANTS - MONTJUÏC

- High number of evictions, mainly in the Marina neighbourhoods and Poble-sec, 78% due to non-payment of rent.
- The average effort of dwelling units to pay their rent is one of the highest in the city.
- Big presence of shared flats.
- Urban developments that damage housing.
- On the plus side, it should be emphasised that this is the district with the biggest potential for social (HPO) housing in the city.



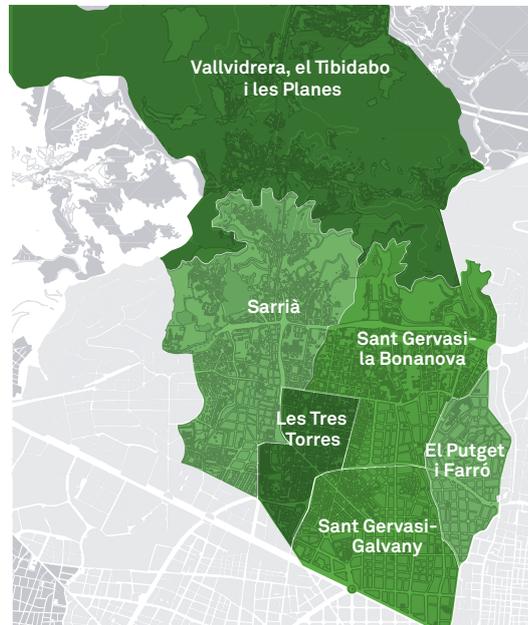
LES CORTS

- Lack of awareness of the municipal housing services makes it difficult to detect people at risk of residential exclusion.
- Need for elderly people to share housing.
- Need to find different mechanisms to promote in order to generate affordable housing. District with the least social (HPO) housing for rent.
- New plan for the area around the Colònia Castells: alterations and reserves for social (HPO) housing.



SARRIÀ - SANT GERVASI

- The only district with high incomes that has gained population from other districts. There has been a process of dividing large houses into 2 and even 4 flats.
- Lack of awareness of the municipal housing services makes it difficult to detect people at risk of residential exclusion.
- High prices make it difficult for young people to stay in the district. Need to find different mechanisms to promotions in order to generate affordable housing.



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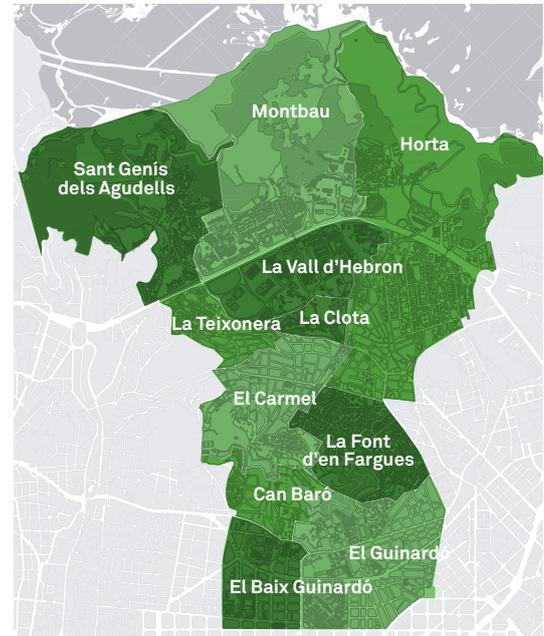
GRÀCIA

- Historic fabric of small plots of land complicates improvement processes as lots of small interventions are required. Specific problem with regard to lift installation.
- Pressure to replace homes with tourist apartments.
- One of the districts with the least social (HPO) housing and little potential for generating it. Possible emergence of alternative models such as urban masoverias and cooperatives where use of a building is assigned.
- Problem of urban development around Vallcarca.



HORTA - GUINARDÓ

- Presence of housing not in a fit condition as a result of the steep slopes and people building their own homes.
- Concentration of vacant housing owned by big landowners.
- Despite low rents (the second lowest in the city), dwelling units have to make a big effort to get access to decent housing, due to the low disposable family incomes.
- Problems linked to urban development.



NOU BARRIS

- The district with the lowest Disposable Family Income (DFI) Index in the city. It fell by 13.5 percentage points between 2008 and 2013.
- Large number of evictions resulting in squatting. In 2015, 57% were for non-payment of rent and 31% for squatting.
- Big change in tenure trends. This was the district with the most home ownership in 2011, but between 2006 and 2014 it has seen the biggest increase in rental contracts in the city.
- The availability of HPO housing has led to a concentration of vulnerable situations in already weak settings.

- Need to adjust renovation grants to the economic situation of residents.



SANT ANDREU

- The availability of HPO housing has led to a concentration of vulnerable situations in already weak settings.
- Problem of squatting in public and private housing. Linked to areas where urban development has led to a process of decline.
- Accessibility problems in various buildings inhabited by older people.
- With a large amount of land available for social housing, this district has the most reserves suitable for building on immediately.



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SANT MARTÍ

- This is undoubtedly the most diverse of all the city's districts as regards the income of its residents and the housing stock. Depending on the neighbourhood, it has all the main problems of districts with high and low incomes. Big social and spatial separation between the district's population.
- It has a considerable number of squats and the biggest number of people living in settlements.
- There is a significant number of tourist apartments in some neighbourhoods. In Vila Olímpica, they represent 25.8% of the rental housing stock (the second highest in the city).
- Public promotion and renovated housing in a bad state of repair.



3.3 GROUPS IN VULNERABLE SITUATIONS

SINGLE-PARENT HOUSEHOLDS

- Single-parent households, 7.6% of the total in 1981, represented 11.4% in 2011⁵.
- In general, they are more socially and economically vulnerable because the productive and reproductive tasks fall on the shoulders of one person. 16.6% said they were behind on their housing payments, compared to 9.1% for all households.
- Unusual tenure situation with a high percentage of inherited and granted ownership (25.1% compared to 3.8% for other households) as a result of legal separations; 20% rental (compared to 30% for the city as a whole); and 17.8% who live in housing leased for free or at a low cost.
- They live in poorer quality housing: more enclosure and structural pathologies, fewer lifts and a lack of natural light and space⁶.

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Housing problems. Barcelona. 2011. Percentage of households

	Single-parent households	Rest of households	All households
Leaks, damp in the walls, floors, ceilings and foundations, rotten floors, window frames and doors	18,9	16,7	16,9
No lift	18,6	15,5	15,9
Lack of space	17,7	12,0	12,6
Lack of natural light	15,4	12,4	12,7
Structural problems/ aluminosis	8,3	6,6	6,8

SOURCE: IERMB 2015 based on IDESCAT and IERMB, 2011 Survey of the Living Conditions and Habits of the Population of Catalonia

5 Figures from the 2011 Population and Housing Census.

6 Data from the 2011 Survey on Living Conditions and Habits of the Population (ECVHP).

RECENTLY ARRIVED POPULATION

- The foreign-born population, 22% of the total, is spread very unevenly round the city. It represents 49% of the population of Ciutat Vella, 25.3% in Sants-Montjuïc, 24% in the Eixample district and 15.8% in Sarrià-Sant Gervasi.
- This is one of the groups facing the most difficulties in gaining access to housing, due to their precarious economic situation, job insecurity, legal status and lack of awareness of the society they have arrived in.
- They live in lower quality housing: older, with fewer facilities and in a poorer state of conservation.
- Most, 68.6%, rent their home, compared to 21% of the population born in Spain, and, although they live in housing in worse conditions, they pay more (€716 a month, compared to €584.1 a month). As a result, dwelling units spend a very high proportion of their income on housing costs.

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Proportion of income represented by expenditure on housing by date of birth. Barcelona. 2011. Percentage of the population

	Born in Spain	Born in the rest of the world (except EU25)	Total population
20% or less	64,0	24,1	54,3
21% to 40%	20,3	41,1	25,6
Over 40%	15,7	34,8	20,0
Total	100,0	100,0	100,0

SOURCE: IERMB 2015 based on IDESCAT and IERMB, 2011 Survey of the Living Conditions and Habits of the Population of Catalonia

PEOPLE WITH DISABILITIES

- They represent 8.5% of the population and are spread unevenly between the districts, with 10.7% in Nou Barris and 5.9% in Sarrià - Sant Gervasi. More than half are over 65 and 35% are over 74, mainly women.
- The main housing difficulty they face is finding a flat adapted to their needs at an affordable price or meeting the costs of adapting them, especially with regard to installing a lift and reducing the interior architectural barriers.
- Finding a suitable place to live occasionally means moving away from their everyday support network.

ELDERLY PEOPLE

- Their numbers have grown sharply from 13.3% in 1981 to 20.8% in 2011. The ageing process of the population is forecast to continue during the 10 years of the Plan's implementation. At the same time, there are two markedly different age bands: the over-65s and those at a more advanced age – the over-80s – with more acute problems.

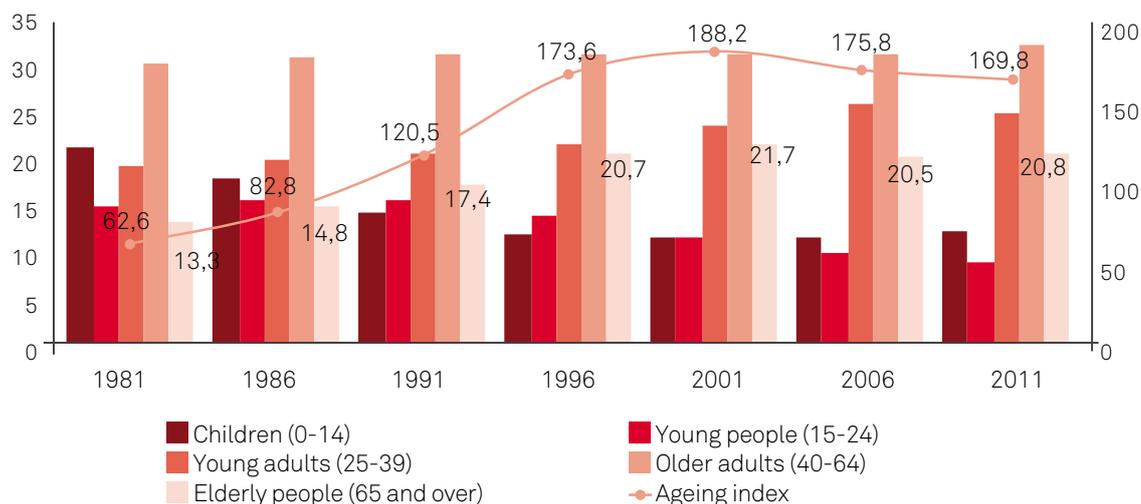
Les Corts is the district with most people over 65 (25%), followed closely by Horta-Guinardó and Nou Barris (24%), while Sants-Montjuïc (20%) and Ciutat Vella (14%) have fewer.

Figure D. 15. Population trend by age bands. Barcelona 1981-2012. %

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SOURCE: IERMB 2015, based on the Municipal Residents Register 1981, 1986, 1991 and 1996. 2001 Population and Housing Census National Statistical Institute (INE). Statistical Institute of Catalonia (IDESCAT). 2006 and 2011 reading of the Municipal Residents Register on 30 June every year, Barcelona City Council.

- A quarter of all people aged 65 or over live alone and three quarters of them are women.
- Their income is lower than that of the rest of the population, mainly due to their gradually leaving the job market.
- Paid-for property is their main form of housing tenure, 63.2% compared to 37.6% of all Barcelona households.
- Often nothing is known about the vulnerable social and residential situations they face because they occur in private:
 - People who stay at home because their mobility problems make it difficult to go out.

- People who live in poor housing conditions because they lack the money, capacity or personal means to carry out the necessary alterations. There are also cases of people paying the old rent where the owner does not take responsibility for the upkeep of the flat.
- Cases of property mobbing, involving the old rents and building renovation processes.
- Elderly people who sublet a room in their home or leave their home to go and live in a rented room for economic reasons.

YOUNG PEOPLE

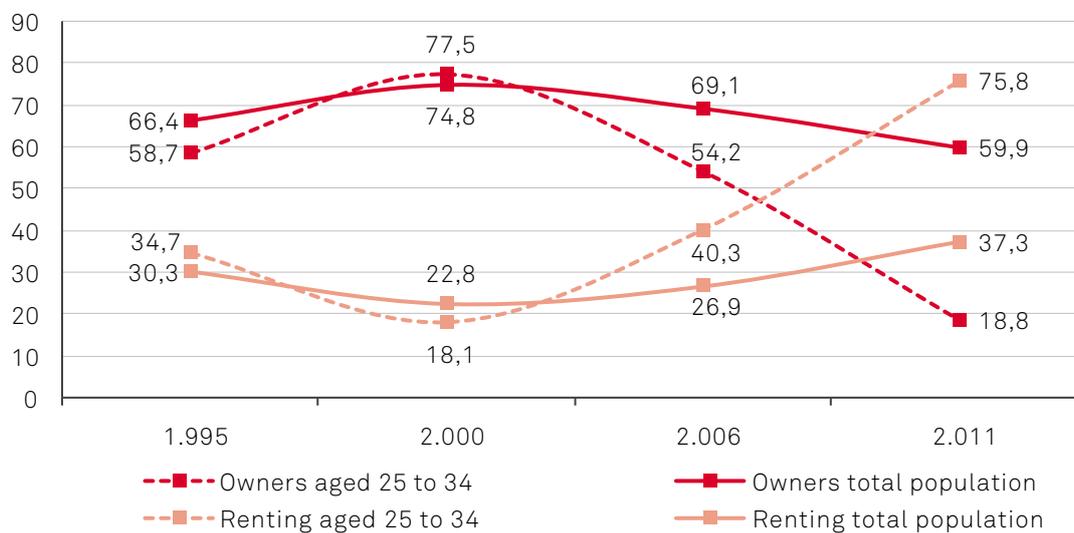
- The youth population has gone down in recent years, from 17.6% in 2011 to 14.2% in 2015. It is noticeable that 22% of the youth population in Ciutat Vella is linked to the foreign-born population. Either way, it is the main group with housing needs.
- The increase in housing prices has produced a marked change in tenure trends, going from 69.1% ownership in 2001 to 75.8% rental in 2011.

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Housing tenure trend. Barcelona. 1995-2011



SOURCE: IERMB 2015 a partir de IDESCAT i IERMB, Enquesta de condicions de vida i hàbits de la població, 1995, 2000, 2006 i 2011

- Between 2007 and 2013, there was a big decline in the population aged 16 to 29 who had left their parental home, from 32.6% to 26.8%.
- Residentially emancipated young households (aged 16 to 29) are more in debt and overstretch themselves economically to meet their household costs.
- Barcelona has a housing stock for young people that grew sharply until 2010, when it levelled off at 2,455. The number of flats specifically for them has declined in recent years.

WOMEN VICTIMS OF MALE VIOLENCE

- Nine women were killed in Barcelona in 2014 and 4,706 complaints were made for injuries, besides others for crimes against freedom and moral integrity or breaches of restraining measures. The 2011 Male Violence Survey showed that a third of Barcelona women had suffered serious male aggression.
- Only 13% of women or dwelling units affected receive support from the public authorities⁷.
- Care for these women and their children is provided by emergency and long-term shelters. The number of women taken in increased in both cases between 2011 and 2014. Those given emergency shelter rose from 127 to 144, while those admitted to long-term shelters went up from 69 to 100.

⁷ Data taken from the 2015 Macro Study of Violence Against Women by the Spanish Government Office on Gender Violence.

4. THE CHALLENGES

1. Stepping up mediation and increasing rent subsidies to help people get access to and keep their housing

Prevention is the best mechanism for tackling situations where people are at risk of losing their home. The city has various mechanisms for making it effective that need to be developed: information, mediation, and grants and subsidies.

2. Avoiding housing substitution and protecting their residents

Barcelona has to help its residents to keep their regular home and make it possible for them to continue living in their neighbourhoods. Pressure from tourism and other non-residential uses is causing a rise in prices and a reduction in available housing.

3. Increasing the public housing stock

Having affordable housing is essential for meeting the needs of residents unable to access the free market. We need to move forward in our capacity to develop new affordable public housing in Barcelona, mainly for renting.

4. Mobilising the private housing stock to provide affordable housing

Mobilising private housing enables affordable housing to be made available throughout the neighbourhoods, in areas where there is little officially protected social housing available, while preventing concentrations of populations in vulnerable situations.

5. Developing an active renovation policy that can improve the most vulnerable areas

Housing maintenance problems particularly affect households with fewer resources, so the rise in social and economic inequalities has led to increased differences in residential conditions. To reverse these effects, we need to centre our public aid on residents with fewer resources and the more rundown areas.

6. Helping to maintain the social function of housing and avoiding anomalous uses

Public authorities have to ensure housing fulfils its social function, in other words, that it provides the people residing in it with the necessary space, facilities and material means to satisfy their housing needs. The authorities have a duty to prevent anomalous uses such as housing that is in an inadequate state of repair, permanently and unjustifiably unoccupied or overcrowded.

7. Gearing the city up for an ageing population

Barcelona's population is going through an ageing process that will become more pronounced over the coming years, according to demographic forecasts. So we need to gear the city up to address this process by taking action that will enable elderly people to live in their own homes as long as possible, while creating housing with services that they can move to.

If we are to meet these challenges, strengthening the mechanisms for attending to and exchanging ideas with ordinary citizens and improving our knowledge of the housing stock will be essential.

5. THE STRATEGIC AXES AND LINES OF ACTI

A PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

- A1. Preventing residential exclusion and homelessness
- A2. Helping people in the process of losing their home
- A3. Helping people who cannot get access to decent housing

B ENSURING THE PROPER USE OF HOUSING

- B1. Mobilising vacant housing
- B2. Maintaining residential use and residents
- B3. Knowing and managing the public housing stock better

C EXPANDING THE AFFORDABLE HOUSING STOCK

- C1. Increasing the current public stock
- C2. Extending and improving rent subsidies
- C3. Mobilising private housing for affordable housing
- C4. Boosting the social market

D MAINTAINING, RENOVATING AND IMPROVING THE CURRENT STOCK

- D1. Learning more about the state of the private housing stock
- D2. Establishing a renovation policy with a more social focus
- D3. Improving the intervention capacity of the renovation policy

5.1 A. PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

Our capacity for reversing and preventing housing emergencies will be key to ensuring a socially fair and balanced Barcelona. To accomplish this, we not only have to deal with the present situation but also establish future foundations for preventing situations such as today's, where thousands of people have lost their homes. We will therefore have to deal not just with today's problems but also the new ones that are already being detected and which will be on the rise in the coming years, such as the increased differences between economic capacity derived from salaries and the cost of rented housing, and the ageing population.

LINES OF ACTION

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A1. Preventing residential exclusion and homelessness: 5 measures

A2. Helping people in the process of losing their home: 3 measures

A3. Helping people who cannot get access to decent housing: 7 measures

HIGHLIGHTED MEASURES

A1.2 Boosting the role of the Housing Offices

A1.4 Measures regarding the ageing population

A2.1 Mediation service for people having difficulty paying their rent or mortgage

A3.3 Intervening in occupations without security of tenure

A3.7 Increasing the availability of shelters

A1. PREVENTING RESIDENTIAL EXCLUSION AND HOMELESSNESS

Barcelona needs to have the capacity to prevent situations where people lose their home, to facilitate access to affordable housing and intervene in situations of unsuitable or unsafe housing which people with no access to a decent home are forced into. The Unit to Counter Residential Exclusion (UCER) has been set up with that in mind to improve mediation and support in eviction cases, while municipally funded subsidies for rent and utility payments have also been introduced.

At the same time, the information, support and mediation mechanisms offered by the city's ten Housing Offices need to be strengthened, to avoid situations where people are at risk of losing their home in the future. We also need to establish closer public links with these offices so they become an essential point of reference for taking housing decisions. Subsidies to help with rent and utility payments need to be increased too, because the most effective strategy for preventing people from losing their homes is to help them keep up with their payments, in the public or private market, whether it is due to a sudden cause or a long-term situation.

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MEASURES

A1.1 SOCIAL SERVICE GRANTS AND SUBSIDIES FOR ACCOMMODATION

Social services offer four broad categories of grants and subsidies that need to be maintained and developed: (1) Rent subsidy for properties included in the social rental fund; (2) Subsidies for paying debts linked to the social rental stock; (3) Housing maintenance grants; (4) Accommodation allowances.

Proposals for making them more effective: facilitate the exchange of information between Housing Offices and area Social Services; offer social support to people receiving economic help from the social fund; set up coordinating committees in the districts that do not have one.

A1.2 BOOSTING THE ROLE OF THE HOUSING OFFICES

Description	<p>Measures for boosting the role of the Housing Offices include:</p> <ul style="list-style-type: none">• Studying the possibility of increasing their opening times in the afternoons to make them accessible to the entire population.• Improving IT coordination between the Housing Offices and other municipal services, especially Social Services.• Encouraging e-processing of grants and subsidies.• Strengthening the Housing Office teams by<ul style="list-style-type: none">A. allowing the Office coordinator to carry out tasks associated with assessing the services and defining improvements and new needs, holding sessions with the public and other field work, among other things.B. putting more emphasis on the work of finding housing.C. expanding the legal and technical advice service offered.• Establishing spaces for contact and exchanging information between the Housing Offices and district bodies.• Establishing stable mechanisms for exchanging information between the Housing Offices, municipal housing bodies, councillor's offices, the Barcelona Housing Consortium and BAGURSA.• Expanding the services offered by the Housing Offices with regard to preventing the housing emergency and finding new public housing and attending to problems arising from rent increases.• Providing staff training at the offices on key issues such as gender perspective, spotting situations of vulnerability and alternative models for gaining access to housing.• Implementing new IT software that will offer users better services (measure B3.8).• Improving coordination between the Housing Offices and youth information points
Applicable area	Barcelona
Timescale	2016 - 2018
In charge	Barcelona Housing Consortium - Housing Offices

A1.3 HELPING WITH ENERGY POVERTY

Measures that will enable the Housing Offices to become reference points for dealing with people at risk of energy poverty and those who want to optimise energy consumption in their homes. More pilot experiences for reducing energy consumption and spending.

A1.4 MEASURES REGARDING THE AGEING POPULATION

Description	Measures include: <ul style="list-style-type: none">• Identifying problems associated with the housing of elderly people.• Improving existing housing. People over 65 have less income than the rest of the population, so we need to promote measures such as:<ul style="list-style-type: none">A. Cohesion grants that enable the City Council to assume responsibility for the cost.B. Agreements with lift installers to avoid the need to advance the subsidised payment.C. Informing elderly people about the housing improvement grants on offer from the Barcelona Housing Consortium.• Equipping their homes with services so they do not have to move into an old people's home or another flat with services. Identifying areas where this might be more necessary and carrying out a pilot test.• Expanding the programme for sharing housing that enables residents to reduce their expenses and receive care support.• Creating new residential spaces, especially housing with services.
Applicable area	Barcelona
Timescale	2016 - 2025
In charge	Barcelona City Council - Social Rights

A1.5 MEASURES FOR RECEIVING REFUGEES

Implementing the housing measures in the “Barcelona, Refuge City” plan.

A2. HELPING PEOPLE IN THE PROCESS OF LOSING THEIR HOME

Barcelona City Council has to maximise its efforts to prevent people in vulnerable situations losing their regular home and, where that is not possible, stop evictions and ensure that they are rehoused in decent accommodation. Accordingly, a coordinated social and housing intervention is required involving the services and support offered by various bodies, such as the Housing Offices, area Social Services, the Municipal Institute of Social Services and the Barcelona Emergency Centre (CUESB), among others. Four types of action need to be coordinated:

- **Knowledge of eviction cases in the city.** The various legal bodies must inform the City Council of actions that could result in people in vulnerable situations being evicted. We also need to establish a good system for counting these cases to ensure all the people concerned receive attention.
- **Follow-up and mediation.** Consequently, we have the Unit to Counter Residential Exclusion (UCER) which supplements the Housing Offices in following up and offering support to the people affected.
- **Rehousing in decent accommodation,** either through the Emergency Committee, in cases covered by the committee’s regulations (which, since they were amended, include people with no income and squatters), or through the private market by means of rent subsidies, boarding houses and other resources available to the local authority.

MEASURES

A2.1 MEDIATION SERVICE FOR PEOPLE HAVING DIFFICULTIES PAYING THEIR RENT OR MORTGAGE

Description	<p>A good mediation service requires instruments that enable it to reach economic agreements, in the form of one-off grants or ongoing subsidies, or ownership incentives.</p> <ul style="list-style-type: none">• Mediation in cases of non-payment of rent.<ul style="list-style-type: none">A. More human resources at the Housing Offices, so they can deal with cases of people who cannot pay their rent before this turns into debt.B. A system of subsidies for paying rents and covering arrears needs to be set up that is flexible enough to deal with a range of situations.C. Emergency grants for outstanding payments must be made compatible with long-term rent subsidies.• Mediation in cases where people have difficulty paying their mortgage.<ul style="list-style-type: none">A. In a one-off case, the Housing Offices can award the corresponding grant.B. In cases where there is difficulty keeping up with payments, people can use Ofideute, the mortgage debt service offered by the Catalonia Housing Agency (AHC) through the Housing Offices, to negotiate a solution with the banks. With different parties involved, plus the time it takes to get an answer off the banks, this is difficult to manage. We need to study how to improve the service.• Municipal prevention, intervention and mediation services dealing with cases of non-payment and difficulties in paying rents and mortgages, evictions and the public rented housing stock need to be unified to offer a comprehensive support service.
Applicable area	Barcelona
Timescale	Ongoing
In charge	Housing Consortium – Housing Offices

A2.2 EVICTION FOLLOW-UP AND SUPPORT MECHANISMS

Strengthening the action protocols in cases where there is a risk of eviction, which are coordinated by the Evictions Committee in each district and include: drafting a vulnerability assessment report and residential exclusion report; managing a general list of eviction processes, which is the responsibility of the Unit to Counter Residential Exclusion (UCER), to enable the appropriate steps to be taken to avoid them; establishing mediation processes to find solutions that avoid eviction in cases involving small property-owner rentals, mortgages and squatting; support from the Loss of Housing and Squatting Intervention Service (SIPHO) throughout the process for the dwelling units affected.

A2.3 FINES FOR BIG PROPERTY-OWNERS THAT DO NOT OFFER HOUSING WITH SOCIAL RENTS

Application of the sanctioning procedure envisaged in applying Act 24/2015 or the instruments that might replace it.

A3. HELPING PEOPLE WHO CANNOT GET ACCESS TO DECENT HOUSING

Decisive steps need to be taken to ensure the city's housing policies cover people living in housing that is unsuitable or unsafe (such as substandard housing, sublet rooms, overcrowded housing, and situations of illegal occupation and energy poverty), as well as homeless people and those living in settlements, while bearing in mind that each group has very specific problems and that, in most cases, giving them somewhere to live is only the first step in sorting out their situation. In all cases, the measures that need to be taken start and end in the same way: by finding out the situation and offering a suitable housing alternative.

The main situations of residential exclusion that the Plan needs to respond to are:

- People occupying flats without legal title (squatting).
- People involved in subletting, whether it is because they have been forced to abandon their home or because they have to sublet part of it.
- People living in substandard housing (properties that do not and cannot comply with the habitability conditions that enable a habitability certificate to be issued).
- People living in overcrowded housing.
- Homeless people.
- People living in settlements.

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MEASURES:

A3.1 ADDRESSING THE HOUSING SITUATION IN SETTLEMENTS

Implementing the Irregular Settlements Plan envisages two types of action:

- Attending to the needs of residents, as regards reintegrating them and giving them a suitable living space.
- Preventing new groups from occupying existing settlements when their current residents are offered alternatives, as well as preventing the establishment of new settlements.

As far as accommodation is concerned, there are three kinds of resources for dealing with this situation: housing belonging to the Barcelona Inclusion Housing Network (XHIB), specific inclusion housing (shared housing) and residential resources for vulnerable people.

A3.2 ATTENDING TO HOMELESS PEOPLE

Changing the way we attend to homeless people revolves around 4 axes: upgrading the current infrastructures (individual spaces and empowering the residents); creating individual shelters; developing the “First the home” model; making specific resources available for young people, the chronically sick and drug abusers.

A3.3 INTERVENING IN OCCUPATIONS WITHOUT SECURITY OF TENURE

Description

Dealing with unauthorised occupations requires housing measures that enable the people who are squatting out of necessity to find a decent housing solution, and security measures to combat mafias. The following housing measures are envisaged:

- Including evictions without legal title as a reason for being attended to by the Social Emergencies Committee. The recently approved amendment to the regulations already allows for this.
- Promoting a plan for intervening in occupations without security of tenure that enable different situations to be treated differently: squatting that causes a nuisance to neighbours, squatting that results from being tricked, squatting involving mafias, etc.
- Identifying squatting in areas with major problems to enable coordinated action to regularise the situation of people at the risk of social exclusion.
- In some cases, negotiating with the owners of properties occupied by squatters in order to regularise the situation of the residents.

Applicable area

Barcelona

Timescale

Implementation 2016 - 2017. Ongoing

In charge

Unit to Counter Residential Exclusion (UCER)

A3.4 ACTION IN CASES OF SUBSTANDARD HOUSING

Improving the efficiency of actions taken by means of the systematisation and digitisation of case files and the implementation of the following procedures, by the UCER:

- Declaration procedure for the anomalous use of housing, under Article 41 of the Right to Housing Act, and the imposition of corrective fines.
- Sanction procedure linked to the anomalous use of housing (for substandard housing). Very serious offence according to Article 123.1(j) of the Right to Housing Act.

A3.5 ACTION IN CASES OF OVERCROWDED HOUSING

Improving the efficiency of actions taken by means of the systematisation and digitisation of case files and the implementation, by the UCER, of the declaration procedure for the anomalous use of housing and the sanction procedure linked to anomalous use (for overcrowding).

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A3.6 EXTENDING PROGRAMMES FOR FLAT-SHARING

Boosting the mechanisms which, based on flat-sharing, will make it possible to offer residents a decent housing solution:

- Publicising the economic help and illegal social support that people in this situation might receive.
- Extending municipal support to the programmes working along these lines ("Live and get on together" and "Let's share a flat", among others) and assessing their scalability in order to strengthen them.
- Introduction of a public rent for rooms.

A3.7 INCREASING THE AVAILABILITY OF SHELTERS

Description	<p>These shelters are temporary accommodation allocated to vulnerable groups of people as a prior step, or in an emergency, to getting somewhere to live. We will need to increase the number of shelters available in the city through various mechanisms:</p> <ul style="list-style-type: none">• <i>Creating new ones.</i> Mixed buildings will be encouraged, with one part allocated to HPO housing or facilities, and another part to shelters.• <i>Creating shelters in existing buildings.</i> We will study the possibility of turning the ground floors of buildings in areas where they are not used for commercial activities and where this does not need to be incentivised, as well as converting residential spaces into shelters. This could enable the diversification of areas with accessible residential resources in the city.• <i>Creating shelters in buildings for tourist use.</i> We will study the feasibility of reserving space for social shelters in buildings for tourist use, new-build or in need of renovation.
Applicable area	Barcelona
Timescale	Implementation 2016 - 2017. Ongoing
In charge	Unit to Counter Residential Exclusion (UCER)

QUANTITATIVE TARGETS

Some of the targets that require an explanation for a better understanding are described below:

- Subsidies for HPO flat rents will be increased. An annual increase of 15% is planned between 2016 and 2020, then it will be gradually reduced as the household situation is expected to improve. The total planned allocation is €22 million, split into two parts: €12 million between 2016 and 2020, and €10 million between 2021 and 2025.
- The follow-up of eviction cases in the city will be gradually stepped up, thanks to the improvement in detection mechanisms. The target is to be aware of virtually all cases so they can be followed up.

A. PREVENTING AND ADDRESSING THE HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

	2011-2015	2016-2020	2021-2025	TOTAL	ACHIEVEMENT DATE
Subsidies for HPO flat rent and arrears payments	4,540,000	12,130,000	10,000,000	22,130,003	
Municipal follow-up, regular home evictions and vulnerable people		60% (2020)	90% (2025)		
Eradication of big settlements (more than 30 residents)					2019
Flats allocated to homeless people: First the home		150	200	350	
Creation of an experimental public programme of renting rooms					2017
Completed shelters		100	200	300	
Introduction of e-processing					2018
Creation of a specific housing website					2016

5.2 B. ENSURING THE PROPER USE OF HOUSING

Housing is a vital element of the city that gives shape and identity to its neighbourhoods, as the residential network represents 67% of the city's built-up area⁸. We need to protect the regular use of housing from the pressure of other uses (such as tourism, offices or services), which are especially intense in certain areas of the city, and to prevent the dysfunction arising from the excessive presence of different uses of housing.

We also need to reverse the trend of anomalous uses being made of certain flats, in particular the occurrence of empty and unoccupied homes, as well as substandard or overcrowded housing. That means promoting measures that enable the people of Barcelona to continue living in their neighbourhoods and preventing those on low and medium incomes from being expelled from some parts of the city for economic reasons⁹. An analysis of the resident population flows between districts in recent years shows that Ciutat Vella, L'Eixample, Les Corts and Gràcia have lost part of their population at the expense of the districts with lower incomes, which have gained. The exception is Sarrià-Sant Gervasi, which has also gained.

The local authority therefore has the fundamental role of ensuring the proper use of housing through promotional measures and, where necessary, imposing sanctions for improper use or vacant housing. It will also need to optimise proper use of the public housing stock available in the city.

Municipal action has to revolve around four basic axes: doing away with anomalous housing uses, mainly the presence of vacant flats in the general context of a housing emergency and the need to generate new affordable housing; maintaining residential use as opposed to others that could offer a higher economic return; keeping residents in a city such as Barcelona, where the expulsion of part of its population to other neighbourhoods or municipalities will always be a risk; and, finally, optimising the available public housing stock.

LINES OF ACTION

B1. Mobilising vacant housing: 2 measures

B2. Maintaining residential use and residents: 4 measures

B3. Knowing and managing the public housing stock better: 8 measures

⁸ According to land registry data, without taking into account the industrial area of the Zona Franca or the facilities on Montjuïc.

⁹ Even though 2006 marked the start of a decline in the loss of its population to other municipalities, the city still lost 31,069 people in 2014.

HIGHLIGHTED MEASURES

B1.1/B1.2 Carrying out censuses and imposing sanctions on vacant dwellings

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

B2.4 Establishing a benchmark index for the price of free-rent housing

B3.3 Policy for awarding public housing to different groups of applicants

B3.7 Support for residents of public housing

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B1. MOBILISING VACANT HOUSING

Barcelona needs to stimulate the use of housing for regular homes and limit the presence of vacant properties to those being renovated or for sale. For that to be possible, it is necessary to:

- **Have an in-depth knowledge of the vacant housing situation in the city.**
- **Enable stimulation mechanisms to mobilise the empty dwellings that are detected.** Notable existing and future measures include renovation grants that will allow all dwellings to meet the necessary conditions for their use and setting up specific municipal programmes to facilitate the use of vacant properties by means of municipal purchase, assignment or municipal management of rental contracts.
- **Implement sanction mechanisms that supplement the mobilisation measures.** The various legal procedures envisaged will be applied in a coordinated fashion.

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MEASURES:

B1.1 and B1.2 CARRYING OUT CENSUSES AND IMPOSING SANCTIONS ON VACANT DWELLINGS

Description	<p>A census of vacant dwellings will be carried out in the 73 city neighbourhoods, beginning with those where mobilising empty housing is a priority. The first part will involve a statistical analysis based on public authority registers (census and residents) and secondary data (basically, water consumption), while the second part will involve field work. This will make it possible to develop the mechanisms for mobilising this housing further and to impose sanctions.</p> <p>To make sanctioning vacant dwellings more efficient, the case files have been systematised and digitised by the Unit to Counter Residential Exclusion (UCER) and the following procedures have been implemented:</p> <ul style="list-style-type: none">• Declaration procedure for the anomalous use of housing (permanently unoccupied) under Article 41 of the Right to Housing Act and the imposition of corrective fines.• Sanction procedure linked to the anomalous use of housing (permanently unoccupied). Very serious offence according to Article 123.1(h) of the Right to Housing Act. This enables those responsible for keeping properties vacant to be fined after the City Council has adopted the measures envisaged in Articles 42.1 to 42.5.
Applicable area	Barcelona
Timescale	Census: 2016 – 2020. Sanction: Ongoing
In charge	Unit to Counter Residential Exclusion (UCER)

B2. MAINTAINING RESIDENTIAL USE AND RESIDENTS

Barcelona has to ensure that the residential use of its housing is maintained, despite the pressure of other uses, notably tourism. The pressure from this source in recent years, especially from the increase in tourist apartments¹⁰ and their concentration in certain areas, has meant a loss of housing and increased pressure on the cost of housing rents. This dynamic clashes with the city's housing policy because, while considerable effort is being put into creating an affordable housing stock and promoting rent subsidies, that is being undermined by the flight of flats from the residential to the tourist sector.

Barcelona needs to ensure its residents can stay in their homes and their neighbourhoods. As a result, we need to pursue two strategies: provide support for residents under pressure to abandon their homes, which can result in property mobbing, and establish mechanisms for influencing the price of housing.

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MEASURES:

B2.1 DETECTING AND IMPOSING SANCTIONS ON PROPERTY MOBBIING

This will involve a three-pronged approach: making it easier to detect cases and initiate the Right to Housing Act's protection mechanisms; monitoring those cases to prevent the harm detected; applying the municipal protocol in cases where the methods used could constitute an offence. The case files are being systematised and digitised to make the work of the Unit to Counter Residential Exclusion (UCER) more efficient and enable a sanction procedure for property mobbing to be introduced.

B2.2 AMENDING PLANNING REGULATIONS TO PREVENT RESIDENTIAL USE BEING REPLACED BY OTHER USES

Description	
	Urban planning regulations are a key tool that the City Council can use to organise and regulate the processes of replacing residential use with other uses. Besides controlling tourist accommodation, which will be regulated by the Special Urban Development Plan for Tourist Accommodation (PEUAT), we need to assess the value of promoting new instruments that could organise and regulate the proliferation of other uses, such as tertiary or service uses in certain areas where an excessive loss of residential use has been detected.

¹⁰ According to figures provided by the Barcelona Hotel Guild and the city tourist board Turisme de Barcelona, plus IDESCAT, Barcelona City Council and the Directorate-General of Youth, the number of places is increasing in all types of accommodation: hotels, boarding houses/hostels, tourist apartments and youth hostels.

The City Council will need to have tools at its disposal for controlling alterations to convert a dwelling to another use as well as the installation of non-residential activities that do not require any alterations to the existing space. A study will also be made on the possibility of establishing a key for housing uses separate from the other uses envisaged for residential keys. The drafting of land use plans and other similar measures will be promoted in several neighbourhoods to prevent gentrification processes.

Applicable area	Barcelona
Timescale	2016 - 2020
In charge	Urban Planning Area

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B2.3 INCORPORATING PROPOSALS FROM THE PLANS RELATING TO TOURIST USE

Two planning instruments are currently being developed to regulate tourist activity and the spread of tourist accommodation offered in the city: the Special Urban Development Plan for Tourist Accommodation (PEUAT) and the Strategic Tourism Plan (PET). These need to be borne in mind when defining housing policies.

B2.4 MEASURES FOR MONITORING AND CONTROLLING THE LEVEL OF FREE RENTS

Description	<p>Regulating the rental market is out of the hands of municipal authorities, but we will take steps to gradually achieve a better understanding and control of the market that will include:</p> <ul style="list-style-type: none"> • Creating a rent observatory and publishing the results. Analysis of rent costs in the different city neighbourhoods, taking local housing characteristics into account: size, age, state, etc. The Paris rent observatory (Observatoire des Loyers de l'Agglomération Parisienne - OLAP) could serve as a model. Periodic publication of data should allow us to establish some benchmark prices for the neighbourhoods and, in that way, condition the market. • Linking renovation agreements to capping rents. Establishing renovation agreements, which are envisaged in the Right to Housing Act currently in force so the City Council can offer support in renovating the private housing, means agreeing on a number of aspects that could include capping rents for properties renovated with public funds.
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- **Establishing the concept of abusive rents.** Rent-fixing mechanisms could be established for municipally run housing. In the case of housing obtained from the private market, the City Council already offers owners what it regards as a fair rental income. These rents (differentiated by district or neighbourhood) could be publicised to make people aware there is a “reasonable” cost and an “excessive” or “abusive” one, along the lines of other countries such as Switzerland. We would need to examine the powers of the Catalan Parliament from the perspective of Catalan consumers’ rights to define the concept of abusive rent.
- **Pushing for a change in legislation.** The City Council cannot regulate the cost of rent by means of a by-law. That will require political action to get the State legislator to change the existing legislation.

Applicable area	Barcelona
Timescale	2016 - 2020
In charge	Urban Planning Area

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B3. KNOWING AND MANAGING THE PUBLIC HOUSING STOCK BETTER

Barcelona City Council has to ensure that the public housing stock is managed properly as regards its state of conservation, adapting it to accessibility and energy efficiency requirements, its social use and proper use by the people who live there. To achieve that, this Plan addresses three basic issues:

- **Better knowledge of the state and use of municipally owned housing.** Periodic censuses and preventive maintenance programmes for municipally owned housing will be carried out.
- **Better management of the public housing stock.** Coordination mechanisms will need to be established between social services, other municipal services and housing administrators to ensure residents receive appropriate social and economic support.
- **Better energy conditions.** The preventive building maintenance programmes and flat renovation programmes will pay special attention to improving energy efficiency and bringing it up to current standards, in order to reduce the consumption of basic services.

MEASURES:

B3.1 INSPECTION, REGULARISATION AND SANCTIONS FOR IMPROPER USE OF THE PUBLIC RENTED HOUSING STOCK

Censuses of the public housing stock will be carried out every five years to check its state of conservation, state of use and what improvements are needed. Coordination mechanisms will also be established between housing administrators and the corresponding municipal services to deal with cases of improper use, conflicts between neighbours and other situations that require special attention in order to improve housing management.

B3.2 REFORMULATION OF THE BARCELONA SOCIAL HOUSING APPLICANTS REGISTER (RSHPOB)

This register is the legal instrument that allows access to HPO housing in the city, but it also provides a picture of the characteristics of dwelling units applying for affordable housing, as it is the only direct mechanism available for getting to know this demand. Its optimisation will address the award system, as well as the way demand data is obtained, to enable us to plan the city's housing policy.

B3.3 AWARDING PUBLIC HOUSING TO DIFFERENT GROUPS OF APPLICANTS

Description

We need to boost the award of housing to the different groups registered in the Barcelona Social Housing Applicants Register (RSHPOB).

- **Attending to special groups (economically vulnerable population, i.e. dwelling units with an income less than 2.5 times the IPREM income index, women who are victims of domestic violence, people with disabilities and elderly people).** Some general award criteria will be established to facilitate the allocation of part of the available social housing to these groups. It is expected that 50% of the new-build stock will go to these groups in the first five years. (That represents about 1,770 flats, compared to 359 during the years 2011-2015, which were almost exclusively for emergency cases).

- **Attending to the general group.** While they are not in the vulnerable situation of the special groups, this group also has difficulties in gaining access to the free market. The housing promotions for this group will ensure a social mix in areas where HPO promotions are high and there is access to leasehold housing.
- **Attending to special collectives.** Except in the case of emergencies, affordable rental housing and building leases will be awarded, wherever possible, with 30% allocated to young people (under the age of 35) and 10% to women and single-parent families.

Applicable area	Barcelona
Timescale	Ongoing.
In charge	Barcelona Housing Consortium

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B3.4 BROADENING THE SCOPE OF THE SOCIAL EMERGENCIES COMMITTEE

Among other things, the Committee's recently approved regulations include attending to families who are squatting and families with children living in housing in a very bad state of repair. The minimum income criterion has been deleted and the maximum income has been increased. The next step will be to simplify verification of violent situations and single-parenthood. Finally, socio-educational support mechanisms will be implemented for dwelling units assigned housing by the new comprehensive support service.

B3.5 PROVIDING THE COMMITTEE FOR SOCIAL ENTITY ACCESS TO PUBLIC INCLUSION HOUSING WITH ACCOMMODATION

The emergency housing situation has made it necessary to allocate most of the city's residential resources to social emergencies and made it difficult for social inclusion housing users that have successfully finished their work in this accommodation to leave. At the same time, it has meant that the social organisations that run this housing have none for new dwelling units. In an effort to resolve this situation, during the reformulation of the RSHPOB, we will study the possibility of prioritising the award of protected housing for special contingencies to dwelling units leaving social inclusion housing. That way their residential stay would be finished and it would free up places for other users that need socio-educational support. At the same time, we will need to study the real needs of these organisations and draw up a map of existing inclusion housing in the city so that we can establish balanced distribution mechanisms.

B3.6 SHARED RESPONSIBILITY SOCIAL HOUSING FUND TENANTS

We will continue to implement the social contract that seeks to prevent conflict, spot it early, foster mediation between residents and saving to achieve better prevention. The scope of the Public Housing Prevention, Intervention and Mediation Service (SPIMH), which was set up for this purpose in other types of affordable housing, will also be expanded and its operation optimised.

B3.7 EXPANDING THE WORK OF THE PUBLIC HOUSING PREVENTION, INTERVENTION AND MEDIATION SERVICE

Description

The Barcelona Housing Consortium's Public Housing Prevention, Intervention and Mediation Service (SPIMH) was set up in 2014, for housing included in the Social Rental Housing Fund in particular, to promote its proper use and community harmony. Both housing users and administrators view it positively and it will be consolidated and extended in the coming years.

Initially, it will be extended to public programmes that include rental housing and models for sharing housing such as rent subsidies, public room rentals and the Rental Pool (or similar instrument). Later we will need to assess the possibility of extending the service to all officially protected housing in the city, public or private, and dotational housing (not included in the social fund).

Finally, it is planned to merge this service with the Loss of Housing and Squatting Intervention Service (SIPHO) and coordinate with the mediation service lawyers in cases where people have difficulties paying their rent or mortgage to offer them a comprehensive support service. We will also assess the possibility of establishing agreements with Barcelona Activa to include a job support service to work alongside those services trying to keep people in their home.

Applicable area

Barcelona

Timescale

Implementation 2016 - 2018. Ongoing.

In charge

Barcelona Housing Consortium

B3.8 IMPLEMENTING A TOOL FOR MANAGING THE AFFORDABLE HOUSING DEMAND

We are studying the implementation of new software that would give us information on housing applicants, the housing managed and the procedures carried out. At the same time, it should make it easier to manage case files and provide a portal with access to the procedures, facilitating the introduction of e-processing for some Housing Office procedures. Creating a system with these characteristics will make more information available for assessing the services offered, defining segments of applicants and adapting the programmes to these segments.

QUANTITATIVE TARGETS

B. ENSURING THE PROPER USE OF HOUSING

	2011-2015	2016-2020	2021-2025	TOTAL	ACHIEVEMENT DATE %
Neighbourhoods with censuses on vacant dwellings		73	–	73	100%
Inspections and sanctions		25,000	15,000	40,000	
Creation of the Housing Observatory					2016
Publication of benchmark average rent costs in the city					2017
% of awards in new-build according to the type of social housing with official protection (HPO)	Social rent*	10%	50%	40%	44%
	Affordable rent**	34%	31%	39%	36%
	Leasehold	21%	19%	21%	20%
	Total rent	44%	81%	79%	80%
	Sale (including people rehoused)	35%	-	-	-
% of awards in the reallocation of HPOs and housing from the rental pool, purchases and assignments, according to the type of HPO	Social rent*	84%	62%	50%	55%
	Affordable rent**	16%	38%	50%	45%
	Leasehold	-	-	-	-
	Total rent	100%	100%	100%	100%
	Sale (including people rehoused)	-	0%	0%	0
Creation of a comprehensive housing support service					2017

* housing whose users receive a subsidy to pay the rent (includes housing for elderly and vulnerable people but not young people). ** includes housing for young people

Some of the targets that require an explanation for a better understanding are described below:

- Implementing sanction procedures will enable 40,000 cases to be initiated during the 10 years the Plan is in force. More are expected during the first five years (25,000) as the procedures and the work of all the players involved improve and fewer (15,000) in the following five as current non-compliance situations are resolved.
- Award percentages will be established for the different types of applicants, and these will vary between new-build (first) awards and the rest (second and subsequent awards of housing recovered from official rent protection and dotational schemes, private market housing acquired for the Rental Pool, housing bought from private owners, housing ceded by the banks and so on). These differences are dictated by the need to find a solution for dwelling units in the most vulnerable situations, as they need to find a place to live as quickly as possible so they are spread around the city as widely as possible.
- Throughout the Plan, most attention will be given to the groups on lower incomes who need social rental housing (44% of new-build awards and 55% of other awards) and affordable rentals (36% of new-build awards and 45% of other awards). It is expected that the improvement in the economic situation will reduce the percentage of social rental housing and increase affordable rental housing between the first and second five-year periods.

The following is a breakdown of the groups that awarded housing will be targeted at in the first period. It is worth pointing out that at least 30% of affordable rental and leasehold housing will be allocated to people under the age of 35.

PERCENTAGES OF AWARDS FOR THE FIRST FIVE YEARS OF THE PLAN

	New build	Other awards
Social rent	50%	62%
Emergency Committee	23%	28%
Special contingencies	23%	28%
Other special needs situations (refugees, settlements, homeless, social organisations, etc.)	4%	6%
Affordable rent*	31%	38%
Rent between 4 and 5 euros	16%	19%
Rent between 6 and 7 euros	15%	19%
Leasehold*	19%	-

* At least 30% will go to under-35s. Social rent: housing whose users receive a subsidy to pay their rent (includes housing for elderly and vulnerable people but not young people). Affordable rent: social housing with a protected price, includes housing for young people.

5.3 C. EXPANDING THE AFFORDABLE HOUSING STOCK EXPANDING THE AFFORDABLE HOUSING STOCK

Barcelona has to expand its stock of public housing to meet the population's housing needs. Article 73 of Act 18/2007 on the Right to Housing establishes the goal of Urban Solidarity for municipalities with a strong, accredited demand, which includes Barcelona. This target means that by 2027, Barcelona would need to have a stock of at least 15% of first homes allocated to social policies, which would correspond to nearly 100,000 homes. The current situation with regard to the social policy housing stock means it is not possible to predict whether this target can be achieved under the Plan, because it is only possible to estimate the existing stock at 50,000 dwellings ¹¹.

The new affordable housing stock will have to meet certain characteristics.

- The mechanisms for expanding the affordable housing stock (beyond the production of new housing) will have to be diversified, so it is spread as evenly as possible round the city's various districts and avoids sharpening the differences between neighbourhoods with regard to social housing provision.
- The new housing must be capable of dealing with emergencies following mortgage, rental and squatting evictions, as well as people finding it very difficult to keep their home, or who have not even managed to get a place and are living in shared flats, unsuitable accommodation or are homeless, and others on average earnings who also have difficulties in getting a home on the open market.
- Efforts will be concentrated on forms of tenure that ensure housing remains affordable over the coming years.
- The types of promotions to be developed will be evaluated according to the type of beneficiaries, number and types of homes, flexibility criteria, materials, origins of the property and promoting agent, among other things.

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¹¹ That includes 10,552 in the HPO stock, 802 private flats assigned to the City Council via various programmes, the 488 inclusion flats in the city, 10,318 rent-subsidised flats and 807 flats that the banks have let on social rents to customers unable to pay their mortgage. It is estimated there are about 15,000 HPO flats that have been sold and are still under official protection, and another 10,000 to 20,000 flats with old-style rents. (The 2006 Survey of the Population's Habits and Living Conditions identified 65,434 flats but there are no more up-to-date figures available, as the 2011 survey did not include this information).

LINES OF ACTION

C1. Increasing the current public stock: 5 measures

C2. Extending and improving rent subsidies: 2 measures

C3. Mobilising private housing for affordable housing: 4 measures

C3. Boosting the social market: 4 measures

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HIGHLIGHTED MEASURES

C1.3 **Promotion of new dotational and officially protected housing**

C2.1 **Rent subsidies to help keep people in their home**

C3.2 **Acquisition of private housing for affordable rental housing**

C4.1/C4.2 **Impulse to the assigned-for-use cooperative model
and urban masoveria**

C1. INCREASING THE PUBLIC HOUSING STOCK

Two lines of action are planned for increasing the current public stock: building new housing and acquiring housing from the private market.

Building new housing will require having land available when needed and that land will have to be spread more evenly round the city. With that aim in mind, we will have to press ahead with a number of planned urban development projects and their administration; increase the land reserves for HPO housing in operations on consolidated urban land, especially in districts with a shortage; promote strategies that generate new protected housing by completing and optimising the existing urban fabric. This new land will be made available to the local authority itself and non-profit or limited profit organisations but it will still be publicly owned.

New housing construction will be promoted directly by the City Council through the Municipal Housing Trust and in collaboration with social organisations of the city to stimulate the growth of a social market. In the latter case, the local authority will make the land available, while retaining ownership of it, so these operators can build on it and even manage the new housing. The Municipal Housing Trust will step up its annual construction rate significantly, so the 968 dwellings built in the last five-year period will rise to a planned 8,850 in the next two periods. Eighty per cent of the new housing planned will be for rent (with 44% for people on low incomes in receipt of a public subsidy to pay their rent), while the other 20% will be for leasehold properties.

Buying flats on the private market will allow the City Council to meet two basic objectives, increasing the affordable housing stock in the short and medium terms and facilitating its distribution round the city, because land reserves for building protected housing is highly concentrated in districts where there are already sizeable HPO promotions and most of the social rental stock, namely Nou Barris, Sant Andreu and Sant Martí.

MEASURES:

C1.1 GENERATING NEW LAND SITES FOR HPO AND DOTATIONAL HOUSING

A strategic land policy promoting urban development will be implemented that will make land for building officially protected and dotational housing available. We will also study the possibility of defining new areas for building affordable housing, especially in those districts with fewer reserves (Ciutat Vella, L'Eixample, Les Corts, Sarrià - Sant Gervasi and Gràcia) to promote a social mix and guarantee the right to the city.

The new urban housing developments must achieve a minimum HPO target of 50% of planned residential building, preferably for rent.

In the case of municipally assigned land, the declassification of officially protected housing will be legally prevented.

C1.2 IMPLEMENTATION OF NEW HPO MODELS

New public housing projects will have to respond to current social needs (gender and accessibility criteria, efficiency, cohabitation model), to the needs of managing the stock that are identified (especially flexibility for adapting flats to different users) and they will have to allow the promotion to go ahead at a reasonable cost.

The plan is to work along different lines, such as pilot tests for designing projects; promoting innovation in the design and implementation stages (that will require setting up a space for dialogue, such as the Housing Innovation Experts Committee set up by the Barcelona Municipal Housing Trust - PMHB); pushing for changes in legislation and bye-laws dealing with environmental and sustainable mobility issues.

C1.3 PROMOTION OF NEW HPO AND DOTATIONAL HOUSING

Description	<p>The promotion of HPO and dotational housing on public and private land through different operators.</p> <p>As regards public promotion, it is planned to step up the PMHB's production capacity to 1,000 dwellings a year (in collaboration with Incasol and Regesa). At the same time, public land will be made available to social promoters, such as cooperatives.</p> <p>Rental will be the main form of tenure (80% of PMHB promotions and 69% of all promotions) to ensure it remains an affordable housing stock. There will also be a percentage of HPO leasehold promotions based on the current horizontal property division of the buildings and continued municipal ownership of the land (20% of PMHB promotions and 27% of all promotions). It is estimated that 12% of PMHB promotions will be for rehousing people affected by urban development.</p> <p>Flats will be reserved for residents of neighbourhoods within a 500-metre radius round the spot of the new promotion: 25% in the case of new-builds and 10% in subsequent awards, providing more than 10 flats are awarded in a particular area. However, this percentage may be increased in cases where it is clearly justified.</p> <p>Finally, the possibility of the local authority buying back existing HPO properties for sale is also being explored.</p>
Applicable area	Barcelona
Timescale	Implementation 2016 - 2018. Ongoing.
In charge	Barcelona Housing Consortium

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C1.4 PURCHASE OF HOUSING AND BUILDINGS TO ALLOCATE THEM FOR PUBLIC RENTAL

The City Council plans to use various means for buying housing on the private market, including:

- Exercising its right of first refusal and pre-emptive right. Applying Decree Law 1/2015, of 24 March, on Extraordinary and Urgent Measures for Occupancy of Residential Units Acquired in Foreclosure Processes, aimed at banks; and Act 18/2007, of 28 December, on the Right to Housing and the Catalan Urban Planning Act, aimed at all kinds of property owners.
- Agreements to buy flats from banks.
- Buying flats on the open market. District support will be required to spot opportunities and detection work can be carried out in specific areas.

C1.5 CREATION OF HPO AND DOTATIONAL HOUSING ON CONSOLIDATED URBAN LAND

Act 18/2007 on the Right to Housing and Act 8/2013 on Urban Rehabilitation, Regeneration and Renovation will be applied to generate officially protected housing on consolidated urban land through:

- **planning amendments**, which will enable changes in the percentage for tertiary use, the use of business premises for housing, occupation of the public domain to install lifts, increased volumes for energy improvements, possible increases in building space and density, and total or partial classification for HPO housing. Also amendments designed to generate dotational housing.
- **optimising consolidated urban land** by identifying vacant plots and plots where building space and residential density have not been exhausted so they can still generate affordable housing.

C2. EXTENDING AND IMPROVING RENT SUBSIDIES IN THE PRIVATE MARKET

Today, renting is the type of tenure that offers people more affordable access to housing and it has become the number one route to a home in the city¹². Rent subsidies are a basic tool for ensuring people do not lose their home and they may become a vital tool for facilitating access to housing as well.

At the moment, rent subsidies are only for keeping people in their homes (not to help them get one) and there is a wide range of them, each with its own specific features and requirements, making them difficult for the public to understand and for the City Council to manage. In addition, the Barcelona housing market has some important differences with that of other Catalan cities. We are therefore proposing to centralise the available subsidies and the design of subsidy lines at the Barcelona Housing Consortium, to create fewer lines and types of subsidy and make the Housing Offices responsible for managing them. There is also a need to simplify the paperwork and make it easier for the public to get information and carry out the procedures online.

Currently, they do not offer easy access to rents for dwelling units that are unable to get housing on the private market, due to their low income and/or little job security, even though their situation might be very similar to that of others receiving rent subsidies. It will also be necessary to design a subsidy (or another tool) to make owners less reticent to rent a flat to these people, as well as create a mechanism that will ensure the owners receive the rent and get a commitment to monitor any conflict or problems, plus other incentives such as grants or subsidies for building work and property tax (IBI) payments.

12 The annual number of contracts signed went up by 87% between 2006 and 2013, and the market share of rentals compared to buying rose from 52% of contracts in 2006 to 82% in 2013.

MEASURES:

C2.1 SUBSIDIES FOR RENT PAYMENTS TO KEEP PEOPLE IN THEIR HOMES

Description	<p>A subsidy system needs to be set up to help people keep their home, designed and managed by the Barcelona Housing Consortium, which combines the subsidies offered by the Catalan Housing Agency and the funds allocated by the City Council, and which would make it possible to:</p> <ul style="list-style-type: none">• Establish specific lines of subsidies for Barcelona, based on transferring the administration of the Catalan government's subsidies to the Barcelona Housing Consortium to start a process of integrating the subsidies, as happened with the renovation grants.• Maintain continuity between emergency grants and ongoing rent subsidies.• Make part of the subsidies more flexible so they could be adapted to particular situations.• Ease the paperwork so all the procedures can be carried out at the Barcelona Housing Consortium, regardless of which public authority provided the funds.• Ease the exchange of information between Social Services and the Housing Offices.• Move towards continuous calls for subsidies that would enable the Consortium to respond to difficulties meeting rent payments when they arise.• Speed up payments• Maintain a line of support for mortgage payments and the necessary lines of support for rent payments.
Applicable area	Barcelona
Timescale	Implementation 2016 - 2018. Ongoing.
In charge	Barcelona Housing Consortium.

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C2.2 SUPPORT IN GAINING ACCESS TO RENTAL HOUSING

Mechanisms need to be established that will ensure property owners will be paid and facilitate the drawing up of contracts, without the City Council itself having to act as a leaseholder. Some of the formulas to be worked on:

- introducing a guarantee fund or something similar.
- creating City Council guarantees.
- introducing insurance into the private market that would provide guarantees for property owners' income.
- linking a line of rent subsidies to the flats in the Affordable Housing Pool (or similar service that might be introduced) that would allow the City Council to act as a guarantor by means of a line of subsidies in case of arrears. This mechanism could also trigger a monthly subsidy in the event of non-payment being more than a one-off.

C3. MOBILISING PRIVATE HOUSING TO PROVIDE AFFORDABLE HOUSING

Barcelona needs to expand its social and affordable housing stock, as well as spread it more widely round the city. To achieve that, the acquisition of private housing will be promoted and linked to renovation programmes, to enable existing habitable flats and buildings to be reclaimed and allocated to affordable rental housing.

The city currently has two programmes for acquiring private housing from small property owners (Affordable Rent Pool and Assignment of Housing to the City Council), each with potential that will need to be tapped. It will also be necessary to redefine these programmes and assess whether they should be merged or differentiated. Either way, there seems to be a need for sending a single message and, in the event of there being more than one, for the programme managers to decide which programme each flat acquired should be allocated to. The collaboration of estate agents will be important in strengthening the acquisition programmes, which they should see as a way of putting the city's housing stock up for rent. As regards getting flats from big property owners, usufruct agreements are being signed with the banks.

MEASURES:

C3.1 REGISTER OF VACANT LAND SITES AND THE PROMOTION OF AFFORDABLE HOUSING ON VACANT SITES

The following actions will be taken to facilitate the construction of affordable housing on vacant sites in the city:

- An analysis of the vacant sites, their location and potential for generating affordable housing.
- Promotion aids and agreements to run future housing will be used to encourage the construction of new affordable rental housing on vacant plots.
- Should the above two measures not produce the desired results, the Municipal Register of Undeveloped Plots will be activated, enabling the City Council to force work to be carried out on the property or, where applicable, subsidiary execution on the part of the City Council.

C3.2 ACQUISITION OF PRIVATE HOUSING FOR AFFORDABLE RENTAL HOUSING

Description	<p>A series of adjustments are to be evaluated for improving the performance and impact of the acquisition programmes:</p> <ul style="list-style-type: none">• Establishing exceptions to the maximum amount property owners can receive in the case of areas where the cost of rent is a lot higher than that and it is felt necessary for getting hold of flats.• Linking renovation grants to boost flat acquisition.• Unifying and strengthening the flat acquisition programmes.• Considering linking it to rent subsidies to enable the acquisition systems to become a mechanism that will allow people without the capacity to pay a rent at the market rate to gain access to rental housing.• Establishing a mechanism that will allow the City Council to act as a guarantor by means of a subsidy paid to the owner in the event of the rent not being paid and, if the family's inability to pay is not a one-off, of turning this into a monthly subsidy.• Launching a publicity campaign on the City Council's desire to get hold of housing.
Applicable area	Barcelona
Timescale	Reformulation 2016 - 2018. Ongoing.
In charge	Barcelona Housing Consortium.

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C3.3 GENERATION OF AFFORDABLE HOUSING THROUGH RENOVATION

Renovation policies need to be used to help generate new housing in the city. Various measures will be adopted to make this possible:

- Renovation grants to obtain vacant flats for the acquisition programmes
- Agreements with building owners unable to carry out the renovation, so the City Council can take responsibility for it in exchange for affordable rental housing.
- Reclaiming built space used for other purposes so it can be used for affordable rental housing.
- Marking out areas for action to increase building potential and density with the aim of generating affordable housing, mainly publicly owned.

C3.4 AGREEMENTS WITH BANKS FOR THE ASSIGNMENT OF HOUSING

Agreements with banks that have empty flats in the city, to get them to make the vacant property on their books available so that it can be used to provide affordable rental housing. In the agreements reached so far, the banks have transferred their flats (vacant or occupied) to the City Council on a right-to-use basis in return for a monthly sum as compensation.

C4 BOOSTING THE SOCIAL HOUSING MARKET

Barcelona currently has a window of opportunity that makes it both possible and necessary to create a social housing market with an important role in generating affordable housing and the search for new residential models which, above all, can foster the concept of housing as an asset to be used rather than exchanged. At the same time, the big shortage of affordable housing in the city means there is a need to establish links with other players interested in making housing a basic right.

There exists a civil society organised into social entities (cooperatives, foundations, non-profit organisations, etc.) that wants to continue playing a part in generating and managing social housing in the form of flats for rent that ensure people on low incomes have access to it. There are also people determined to create their own housing projects, based on new models of housing tenure and new ways of living together, such as assigning use through a cooperative and urban masoveria, who are ready to talk to and reach agreements with the City Council so these collective, non-speculative ideas for gaining access to housing, based on mutual support and building a community, can become a reality. These models, which must help to produce a change in the city's housing model, will be supplemented by the setting up of a mixed company, a public-private partnership that will increase the City Council's current capacity for investing in and producing protected rental housing.

MEASURES:

C4.1 PROMOTING THE ASSIGNED-FOR-USE COOPERATIVE MODEL: COHOUSING

Description

Legally speaking, assigned-for-use housing cooperatives award cooperative members (by means of an assignment contract for a long or indefinite period at a stable price) a real right to use the housing while maintaining collective ownership. Municipal support will be given under certain characteristics:

- Public land will be made available to the cooperative on a leasehold basis for 75 years.
- It will be established on land allocated for officially protected housing, so the status of cooperative member-user will be restricted to dwelling units with low or average earnings.
- A more collective residential model will be developed with spaces for communal use.
- Building and renovation will require high energy classification, passive strategies and the most sustainable materials possible.
- The cooperative will be encouraged to establish roots in the area and create spaces for collective use

To facilitate the introduction of these cooperatives, different measures will be adopted to promote the model, help new projects get off the ground, help ensure the economic viability of the promotions and improve affordability.

- Publicise and highlight the model as an alternative access route to housing.
- Provide new organisations with technical support to start the promotion.
- Establish direct economic subsidies for construction (the possibility of municipal tax rebates and tax breaks for construction will be studied).
- Provide guarantees, or help other entities to provide them, and underwrite shares in the capital to facilitate access to funding.
- Establish property tax (IBI) credits.
- Establish lines of economic support for members' initial capital contributions.

Applicable area

Barcelona

Timescale

2016 - 2025.

In charge

Barcelona Housing Consortium.

C4.2 PROMOTING URBAN MASOVERIA

Description	<p>The urban <i>masoveria</i> contract is a contract whereby the housing owners assign its use, for a certain period of time, in return for the users carrying out the renovation and improvements agreed. Three basic lines of action are planned for establishing this model:</p> <ul style="list-style-type: none"> • Training and a publicity campaign: basic technical training for Housing Office staff and a publicity campaign to attract users and owners of buildings that could be revived, put in order or improved by means of an urban <i>masoveria</i> contract. • Applying it to public properties: this will highlight the model and give property owners more confidence in assigning their housing to new users. It will always be applied out through rental contracts, with comparable rent terms and conditions set as a maximum in officially protected housing. • Applying it to private properties: the type of properties that should be targeted for this will need to be defined.
Applicable area	Barcelona
Timescale	2016 - 2025.
In charge	Barcelona Housing Consortium.

C4.3 SETTING UP AN AFFORDABLE HOUSING ASSOCIATION TO PRODUCE AND MANAGE HOUSING

The City Council plans to set up a body with public and private capital in which public leadership is guaranteed to promote and manage HPO rental housing. The Council will have a stake, along with industrial investors and, to a lesser extent, financial investors.

C4.4 SOCIAL ENTITY PROMOTIONS OF AFFORDABLE RENTAL HOUSING

Social entities, especially foundations and cooperatives, have played an important role in constructing officially protected housing in Barcelona. Mechanisms will be established that will allow them to continue generating housing, focusing particularly on the construction of HPO rental housing and leasehold on public land.

QUANTITATIVE TARGETS

C. EXPANDING THE AFFORDABLE HOUSING STOCK

	2011-2015	2016-2020	2021-2025	TOTAL	DATE / %	
Total HPO and dotational flats envisaged in current plans	6,697			12,000		land for housing
Total HPO and dotational flats on approved reparcellations	6,969			8,000		land for housing
Total LAND available	13,666			20,000		land for housing
PMHB: Completed dotational flats	359	902	1,463	2,368	27%	flats
PMHB: Completed HPO rental flats	36	1,464	2,350	3,855	44%	flats
PMHB: Completed flats for people affected by urban development		442	473	915	10%	flats
PMHB: Completed leasehold flats	573	733	1,027	1,761	20%	flats
Total completed HPOs PMHB	968	3,541	5,313	8,854	100%	flats
Completed HPO leasehold flats on land assigned to social promoters		1,250	1,150	2,400	46%	flats
Completed HPOs for assigned-for-use cooperatives and urban masoveria		155	380	535	10,3%	flats
Setting up of an Affordable Housing Association					2017	achievement date
HPO and dotational flats completed by the Affordable Housing Association		750	1,500	2,250	43,4%	
Total completed protected flats (COOP and similar)	2,052	2,155	3,030	5,185	100%	flats
Total protected flats (ALL KINDS)	3,020	5,696	8,343	14,039		flats
Flats purchased for affordable rental housing	158	900	500	1,406	28%	flats
Mobilisation of private flats for affordable rental housing	799	2,050*	3,550*	3,550*	72%	flats
Total MOBILISED flats	957	2,950	4,050	4,956	100%	flats
Total BELOW MARKET PRICES	3,977	8,646	12,393	18,989		flats
Approved rent subsidies	61,397	57,500	75,000	132,501		number of subsidies
Investment in rent subsidies	108,750,000	138,000,000	180,000,000	318,000,001		€

*Includes flats that have been acquired to reflect the final total of flats available in 2025.

The Barcelona Municipal Housing Trust (PMHB) will be the main agency as regards affordable housing production, with 8,854 flats. Of these, 44% will be for rent (3,814), 27% will be dotational flats (2,365), 20% leasehold (1,760) and 10% for people affected by urban development (915). To achieve that target, the PMHB will have to increase its production capacity. A total promotion of 3,550 flats are planned for the first five-year period (2016-2020) and an annual production of 1,000 flats during the second.

The PMHB output will be supplemented by that of other promoters, which will also gradually step up production during the course of the Plan.

- assigned-for-use housing cooperatives: 500 dwellings, 155 in the first five years and 380 in the second;
- social promoters, which will promote leasehold properties in particular: 700 flats in the first five years and 1,150 in the second;
- Affordable Housing Association: 400 dwellings in the first five years (as envisaged in its constitution in 2017) and 600 in the second.

With regard to private housing, the target is to acquire 200 flats a year.

The number of rent subsidies is expected to rise gradually, from the 10,000 planned for 2016 to 15,000 in 2025. The average annual amount awarded per subsidy is also expected to rise to €2,400 per year from €2,111 in the period from 2008 to 2016. That will represent an accumulative total expenditure over the 10 years of the Plan of €318 million.

This housing promotion will have a significant impact on job creation. According to the doctoral thesis *Efectos del stock de capital en la producción y el empleo de la economía española*¹³, new construction creates 10.6 jobs for each € million invested, which means the planned promotion of new housing will create 14,000 new jobs.

13 Coscullela Martínez, Carolina. Fundación de las Cajas de Ahorros. Estudios de la Fundación. Thesis 55. (2011)

5.4 D. MAINTAINING, RENOVATING AND IMPROVING THE CURRENT STOCK

Having a stock of residential housing in a good state of repair is essential for ensuring the quality of life of all the city's residents. Renovating, improving and modernising the housing stock in Barcelona is the way to achieve that, while enabling the quality and safety of its architectural heritage to be assured. It will enable a start to be made on the energy transition, promoting efficiency and savings and generating renewable energies, as well as reversing inequalities through improved habitability and access to basic services.

Improving the current stock will involve three basic lines of action.

- Spreading the culture of housing maintenance to avoid the rundown of the stock.
- Providing grants and funding systems for renovation and improvements, funding the total cost of the work if the property owners do not have the capacity to go ahead with it.
- In the event of the property owners not assuming their conservation responsibilities, a disciplinary process will have to be applied.

The renovation policy applied so far has focused on improving the urban landscape and the communal aspects of housing, especially the façades, accessibility and structural safety, while less attention has been paid to the needs of the people living there and the difficulties of intervening arising from their social and economic situation. This policy has enabled an important change to the image of the city and the building stock, though certain areas, where the lower-income population live, continue to see concentrations of the main problems relating to housing conditions and new action mechanisms need to be developed in response.

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LINES OF ACTION

D1. Learning more about the state of the private housing stock:

5 measures

D2. Establishing a renovation policy with a more social focus:

8 measures

D3. Improving the intervention capacity of the renovation policy:

2 measures

HIGHLIGHTED MEASURES

-
- D1.4 Virtual open data space on the state of the housing stock**
-
- D2.1 Promoting the culture of housing maintenance and renovation**
-
- D2.3 Renovation grants**
-
- D2.4 Establishing active renovation mechanisms**
-
- D3.2 Creating decent employment through renovation**

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D1. INCREASING OUR KNOWLEDGE OF THE STATE OF THE PRIVATE HOUSING STOCK

Implementing a policy with a greater social return, which prioritises the most serious situations and improving the neighbourhoods with major problems requires exhaustive prior knowledge that will enable us to adapt the measures we take to the real situation in the city. This Plan envisages measures based on two lines of action. On the one hand, the City Council, social organisations, professional associations and so on need to collect and systematise all the existing information. On the other hand, we need new information in those cases where the existing information cannot be used.

With regard to collecting and systematising information, there are a lot of sources that can provide information that will need to be mapped and exploited. For example, data from the property register, residents' register, water consumption, population and housing censuses, and the urban vulnerability atlas, which will be supplemented by the information that can be provided by people on the ground and through pilot tests that will enable protocols to be established for systematising the available information and its subsequent translation into housing improvement measures and specific data collection requirements.

As regards the specific analysis of the existing housing stock, we will find out more about specific areas such as Ciutat Vella, with a high percentage in a poor or bad state of repair, much higher than the city average; the housing estates in Sant Martí with a specific problem concerning the public interventions previously carried out; and the high-income areas such as the Eixample district, Les Corts and Sarrià-Sant Gervasi, where substandard housing is less visible.

MEASURES:

D1.1 SYSTEMATISING INFORMATION ON THE STATE OF THE HOUSING STOCK

It is important that we update and improve our knowledge of the residential fabric so we can continue making improvements in planning and implementing the city's housing policies. Five lines of action are planned to achieve this:

- Systematising the information of the municipal technical services, Housing Technical Inspection, housing that has received an energy efficiency or accessibility certificate, and so on.
- Systematising the information at the Housing Offices.
- Drawing up a map showing the state of the stock, which will include the features detected.
- Transferring information between the Housing Offices and Social Services. A protocol will be drawn up so health services, social services and homecare services inform the Housing Offices of any housing deficiencies detected during a home visit. It is recommended that, where possible, the new software for managing housing needs in the city includes current housing deficiencies.
- Housing inspections. A collaboration system should be established so that when social service staff need to visit a home, they are accompanied by a member of the technical staff who can assess the state of the dwelling.
- Creating the Metropolitan Housing Observatory which will enable existing information on housing to be summarised, new information to be gathered and evaluation and assessment work to be carried out that is useful for authorities and public alike

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D1.2 MAP OF HOUSING CONDITIONS

A start will be made in Ciutat Vella and extended throughout the city, where a pilot test to study the housing is planned involving local operators, along with an information campaign to gather new data and field work to detect one-off situations. A map of the situation will be drawn up that also includes features detected as a result of the action taken in D1.1.

D1.3 IDENTIFYING SUBSTANDARD HOUSING IN MEDIUM- AND HIGH-INCOME AREAS

The presence of substandard housing is a city-wide feature but specific identification is planned in high-income areas, where it is particularly “invisible” and therefore poses a problem. The information extracted in implementing the actions envisaged in D1.1 will serve as the starting point and this will be supplemented by identifying housing with residents monitored by social services. There will also be a campaign to inform people of the housing improvement options.

D1.4 VIRTUAL OPEN DATA SPACE ON THE STATE OF THE HOUSING STOCK (OBRA)

Description	<p>A lot of information is generated in the city that could help us to get to know the state of the existing housing stock and which is vital to structure and organise so it can be used. Through the Barcelona Observatory for Architectural Restoration (OBRA) a project is being started to collect and map all of this information. Initially, this will include: technical inspections of buildings, habitability certificates, building restoration, renovation and alterations, renovation grants, lift installation grants, and public building and neighbourhood improvement projects.</p> <p>It could also include information on vulnerable users: people with disabilities, under social service supervision, in receipt of homecare and so on.</p>
Applicable area	Barcelona
Timescale	2017 - 2019.
In charge	Barcelona Housing Consortium.

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D1.5 ASSESSING AND MONITORING RENOVATIONS CARRIED OUT WITH PUBLIC FUNDING

An exhaustive analysis will be carried out on the state of flats and buildings built and renovated with public funds, to ensure they fulfil the conditions required and to plan necessary improvements, both in interventions already carried out as well as in the award and carrying out of future interventions. This will start in Sant Martí, paying special attention to the Pau estate.

D2 ESTABLISHING A RENOVATION POLICY FOCUSED ON THE RIGHT TO HOUSING

The renovation policy has to become a redistributive policy that intervenes proactively to guarantee habitability conditions, minimum services and better public health¹⁴. At the same time, we need to move towards a policy of providing incentives for preventive maintenance and, therefore, a culture of housing maintenance and ongoing improvement, with the aim of gradually adapting city housing to the needs of accessibility and energy efficiency.

Promotion measures, tax incentives and disciplinary measures are therefore planned to ensure property owners comply with their conservation responsibilities, in order to improve habitability conditions, home accessibility, heating conditions, acoustic conditions, electricity and other installations, as well as to ensure all dwellings are free of any polluting materials, with the aim of improving the current housing stock.

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Priority will be given to renovating housing and areas with more problems, so renovation has a bigger effect where it is most needed, such as in rundown areas where safety and habitability cannot be guaranteed or areas where people cannot take on the tasks of maintaining and improving their homes. That will require more home interior improvement grants, cohesion grants and better funding, so people with fewer resources can take on those tasks, identifying areas requiring preferential treatment by defining conservation and renovation areas, and signing agreements for improving flats and buildings.

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Continued efforts will be required to improve accessibility in buildings, mainly by installing lifts, as well as flats, while beginning the energy transition that will make it possible to reduce energy poverty and improve public health. That will involve a bigger role for the Housing Offices as a point of information and advice on policies promoting decent housing and improved energy efficiency and savings.

Priority will be given to actions in specific areas such as neighbourhoods with more problems, public housing estates and areas affected by urban development, where there is a need to reverse the processes of environmental and housing deterioration.

14 The 2014 *Health in Barcelona* report, drawn up by the Barcelona Public Health Agency, makes it clear that the lack of adequate housing conditions has an adverse effect on the health of city residents.

MEASURES:

D2.1 PROMOTING THE CULTURE OF HOUSING MAINTENANCE AND RENOVATION

Description	<p>Barcelona has a very old housing stock, 65 years old, on average, according to the property register, so the public's involvement is required to tackle ongoing housing improvement and renovation. Various actions are planned to achieve this:</p> <ul style="list-style-type: none">• Publicity campaign, focused on habitability, structural safety, accessibility and energy improvements.• The use of existing legislation and regulations to ensure flats and buildings are properly maintained, in particular by means of the Building Technical Inspection (ITE) and the building log.• The deployment of area technical teams, whose role will be to mediate, advise and serve the public, and who will be able to offer support and take action to protect the rights and duties of individuals in relation to property ownership, renting, habitability and other issues.
Applicable area	Barcelona
Timescale	2017 - 2018. Ongoing.
In charge	Barcelona Housing Consortium.

D2.2 DISCIPLINE IN RELATION TO A LACK OF HOUSING CONSERVATION

To improve the application of measures to ensure a property's compliance with its conservation duty, the Unit to Counter Residential Exclusion (UCER) has systematised and digitised its case files and introduced the following procedures:

- Issue of an uninhabitable notice, referred to in Article 33 of the Right to Housing Act (LDH), and the imposition of corrective fines.
- Sanction procedure for transferring, renting or assigning use of dwellings that do not meet basic quality conditions regarding safety. Very serious offence, Article 123.1(b) of the LDH.
- Sanction procedure relating to habitability conditions set out in Article 3 of Decree Law 1/2015 on Extraordinary and Urgent Measures for Occupancy of Residential Units Acquired in Foreclosure Processes (linked to conservation orders). Very serious offence, Article 123.1(f) of the LDH.

D2.3 RENOVATION GRANTS

Description	<p>Barcelona has had renovation grants since 1985. These have targeted the city as a whole and addressed the improvement of housing façades and communal spaces, paying special attention to accessibility. They have not reached those areas with more problems and a population with fewer resources, so the thrust of the new grants needs to be based on the following criteria:</p> <ul style="list-style-type: none">• Focusing grants on individuals and communities of block residents with fewer resources. Priority will be given to individuals and communities incapable of carrying out the work required without municipal help. The available funds will be expanded to include cohesion grants and a specific publicity campaign on these grants will target those people with the greatest economic difficulty. We will also work on the availability of resources to meet the demands of individuals and communities with more resources but who still need funding.• Focusing grants on solving structural, habitability, accessibility and energy efficiency problems. The grants will be extended to cover flat interiors. The City Council will carry out projects and work.• Linking the renovation policy to resident loyalty. Consideration will be given to setting up a gentrification office that will monitor the interventions carried out with the help of subsidies and other municipal support programmes to assess their effects on the population.• Linking the renovation policy to affordable housing. Measures will be adopted so existing habitable dwellings can be reclaimed to provide affordable housing. (Measure C3.3 “Generation of affordable housing through renovation”).
Applicable area	Barcelona
Timescale	2016 - 2025.
In charge	Barcelona Housing Consortium.

D2.4 ESTABLISHING ACTIVE RENOVATION MECHANISMS

Description

Comprehensive proactive action will be taken in the social and architectural sphere that will enable the improvement of areas with more problems to be tackled. These actions will require working on three fronts: detecting problems; establishing a technical support system to facilitate detection, defining the action required and carrying out the intervention through mechanisms that promote employment of people in the areas affected: involving the local retail and service community. Planned measures include:

- **Establishing conservation and renovation areas.** This will enable pre-emption rights to apply¹⁵. and an obligation to incorporate vacant properties into the property market for a specific period as well as all the aspects included under 37 of Act 18/2007 that are deemed relevant. This mechanism is applied in rundown areas affected by property mobbing and speculation that needs to be controlled. It could also increase the housing stock in areas with little housing in these conditions.
- **Renovation agreements.** Agreements between the local authority and communities of neighbours that allow the intervention to be adapted to the economic possibilities of the community, improvements to be carried out progressively and flats to be assigned for affordable rentals.
- **Interventions in blocks and superblocks.** Increasing the scale of the intervention means a global approach can be adopted to the renovation, enabling the eradication of vacant housing, the possibility of sharing housing, increased building potential for the work, housing swaps and so on.
- **Subsidiary intervention on the part of the local authority.** The City Council's intervention capacity will have to be improved in case it needs to be applied.

Applicable area

Barcelona

Timescale

2016 - 2025.

In charge

Barcelona Housing Consortium.

¹⁵ In these situations, the City Council has the right of first refusal on the land and buildings subject to a sale between private individuals, at the agreed price, before or after the sale is notarised. The property owners are obliged to notify the City Council of transactions in this area.

D2.5 HOUSING ESTATE RENOVATION

Renovation of the housing estates built between 1950 and 1975, largely through public sector intervention, will be stepped up. New agreements will be signed for this, based on the model applied to the Canyelles and SW Besòs estates. In addition to that, a comprehensive intervention is planned on the estates in the Besòs strip, in areas where there is often a high concentration of people in socially and economically vulnerable situations.

D2.6 NEIGHBOURHOOD PLAN

January 2016 saw the launch of the Barcelona Neighbourhood Plan, with a time span of 10 years. This Plan is designed to address the inequality that exists in some areas of the city (Eix Besòs, Eix Muntanya, the Marina neighbourhoods and Ciutat Vella) comprehensively and across the board by adopting measures to boost the economy and social cohesion in these areas. The Plan has four main goals:

- To revive and boost economic activity in the neighbourhoods.
- To address the urban deficiencies, poor quality of housing and lack of facilities, and to increase its accessibility and centrality.
- To develop actions that attend to and improve the living conditions of the local population.
- To empower residents so they organise and decide on objectives and actions for improving the collective life of the neighbourhood.

D2.7 INTERVENING IN AREAS AFFECTED BY URBAN DEVELOPMENT

Urban development has major repercussions on residents, so it will need to be assessed to enable mechanisms to be developed that will allow the affected areas to be improved and minimise future effects on housing. Plans include an analysis of the effects of existing developments on housing in order to plan the intervention needs and to plan an intervention protocol in the event of urban development that will enable the work to follow completion terms that are known and achievable. It will also be necessary to anticipate the reserves of new-build and existing housing required to meet rehousing needs.

D2.8 IMPROVING HOUSING ACCESSIBILITY

Five lines of action will be pursued to improve housing accessibility:

- Accessibility improvement and lift installation grants.
- Planning alterations for lift installations.
- Mediation to facilitate agreement in communities of neighbours. The Housing Offices will develop a proactive approach with two basic tools: cohesion grants that allow the whole amount to be paid by the City Council by means of a registry entry of the property's contribution; and the establishment of individual grants so that the community does not have to deal with the problem of one or more of them not paying.

D3. IMPROVING THE HOUSING POLICY'S INTERVENTION CAPACITY

Meeting the challenges the city faces with regard to renovating, maintaining and improving the existing housing stock requires political leadership that can create new funding mechanisms. These mechanisms have to give a boost to renovation and promote an economic sector with a significant capacity for creating decent jobs and promoting the local economy.

Barcelona City Council's actions have to encourage other players, both public and private, to get involved in developing bigger scale projects and strengthening the renovation sector. That will mean increasing the synergies and collaboration mechanisms with the Catalan and Spanish governments, the banks, the Third Sector, professional associations and others. A new impetus has therefore been given to the Barcelona Architectural Restoration Observatory (OBRA) and now we need Third Sector players to come onboard, as well as others from the employment, finance and other sectors. The basic aims will be to stimulate employment and the search for new funding mechanisms.

MEASURES:

D3.1 IMPLEMENTING NEW MECHANISMS FOR PROVIDING RENOVATION FUNDING

In most cases, having the necessary funding to carry out the renovation work is more important than a subsidy. Various lines of action will be pursued to improve the current funding mechanisms. These include:

- Setting up a guarantee fund and housing operation guarantees
- Funding and involvement from the power companies in implementing energy measures in the field of housing.
- Reaching agreements with professional associations to reduce the initial economic outlay involved in renovations, so that the subsidy is paid directly to the companies, without the community of owners having to advance payment.
- Agreements with the banks so that they offer communities of owners carrying out renovation work funding at a low rate of interest.

D3.2 CREATING DECENT EMPLOYMENT THROUGH RENOVATION

Description	<p>Renovation could be an opportunity for creating decent jobs and an opportunity for young people, the long-term unemployed and older people with problems getting into the job market to find work, through existing companies, the enterprise initiatives of Barcelona Activa to create cooperatives or the promotion of public hiring.</p> <p>Barcelona Activa will promote employment plans in the field of renovation. The first pilot tests will involve working in cooperation with Barcelona Activa and the Neighbourhood Plan, as well as organisations in the Third Sector and the cooperative economy, to improve privately owned spaces for public use. Programmes for developing trainers in renovation and energy efficiency will also be launched.</p>
Applicable area	Barcelona
Timescale	2016 - 2018. Ongoing
In charge	Barcelona Activa.

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QUANTIFIABLE TARGETS

D. MAINTAINING, RENOVATING AND IMPROVING THE CURRENT STOCK						
	2011-2015	2016-2020	2021-2025	TOTAL	DATE / %	
Buildings with renovation grants	3,162	3,887	2,360	6,248		buildings
Flats benefiting from renovation grants	51,234	46,642	28,324	74,967		flats
Total resources mobilised in renovation grants	263,730,000	291,515,000	177,025,000	468,540,003	75%	€
Public subsidy in renovation grants (BUILDINGS)	85,100,000	116,606,000	70,810,000	187,416,001	62%	€
Buildings included in renovation agreements		365	885	1,250		buildings
Flats included in renovation agreements		4,375	10,625	15,000		flats
Total resources mobilised in renovation agreements		29,166,667	70,833,333	100,000,000	16%	€
Public investment in housing included in agreements (COMMUNITIES)		17,500,000	42,500,000	60,000,000	20%	€
Flats benefiting from interior grants		1,766	4,077	5,843		flats
Total resources mobilised in grants for flat interiors		15,894,000	36,690,000	52,584,000	8%	€
Public subsidy in grants for FLAT INTERIORS		15,894,000	36,690,000	52,584,000	18%	€
TOTAL resources mobilised	263,730,000	336,575,667	284,548,333	621,124,003	100%	€
TOTAL public investment	85,100,000	150,000,000	150,000,000	300,000,001	100%	€
Buildings with accessibility grants (includes interior sections)		1,275	974	2,249	30%	buildings
Flats with accessibility grants (includes interior sections)		15,835	12,908	28,743	30%	flats
Public subsidy for accessibility (includes interior sections)		45,000,000	45,000,000	90,000,000	30%	€
Flats renovated with public support in Neighbourhood Plan areas		1,500		1,500		flats
Public investment in improvements in Neighbourhood Plan areas		8,000,000		8,000,000		€
Introduction of renovation employment plans by Barcelona Activa					2017	achievement date

NB: Includes all the public investment planned by municipal and other authorities.

The budget is divided into renovation grants, interventions linked to renovation agreements and direct intervention by the local authority in improving flat interiors. The budget will remain stable at €20 million a year from Barcelona City Council and €10 million a year from other public authorities (€300 million throughout the Plan).

This budget will gradually be transferred from renovation grants, which will represent 90% of investment in 2016, to agreements and intervention in flat interiors. So, while renovation agreements and interior renovation grants will represent 5% of total public investment in 2016, public investment in agreements will amount to 35% in 2025 and 30% in flat interiors. Therefore, investment in renovation grants will fall from 90% to 35%.

These changes will mean a reduction in the number of flats and buildings with improvements linked to public investment, given that the investment for flats is very different due to the type of intervention and the percentage contributed by the public authorities. The average investment is estimated at €9,000 per flat in the case of interior interventions, €4,000 per flat in that of agreements and €2,500 per flat for grants.

Investment in grants to improve accessibility will remain stable at 30% of total investment.

This investment effort in renovation will have a big impact on job creation. According to the report *Economic and Social Impact of Housing Renovation*, produced by Construmat, housing renovation creates one job (both direct and indirect) for every €41,916 of investment, which means that the renovation interventions carried out with public support will enable approximately 14,800 jobs to be created.

B. ENSURING THE PROPER USE OF HOUSING

	2011-2015	2016-2020	%(1)	2021-2025	%(2)	TOTAL	DATE / %
Neighbourhoods with censuses on vacant dwellings		73		–	83%	73	100%
Inspections and sanctions		25.000		15.000	60%	40.000	
Creation of the Housing Observatory							2016
Publication of benchmark average rent costs in the city			500%				2017
% of awards in new-build according to the type of social housing with official protection (HPO)	Social rent*	10%	50%	91%	40%	80%	44%
	Affordable rent**	34%	31%	90%	39%	126%	36%
	Leasehold	21%	19%	184%	21%	111%	20%
	Total rent	44%	81%	-	79%	98%	80%
	Sale (including people rehoused)	35%	-	74%	-	-	-
% of awards in the reallocation of HPOs and housing from the rental pool, purchases and assignments, according to the type of HPO	Social rent*	84%	62%	238%	50%	81%	55%
	Affordable rent**	16%	38%	-	50%	132%	45%
	Leasehold	-	-	153%	-	-	-
	Total rent	100%	100%		100%	100%	100%
	Sale (including people rehoused)	-	0%		0%		0
Creation of a comprehensive housing support service							2017

* housing whose users receive a subsidy to pay the rent (includes housing for elderly and vulnerable people but not young people)

** includes housing for young people

C. EXPANDING THE AFFORDABLE HOUSING STOCK

	2011-2015	2016-2020	%(1)	2021-2025	%(2)	TOTAL	DATE / %
Total HPO and dotational flats envisaged in current plans	6,697					12,000	
Total HPO and dotational flats on approved reparcellations	6,969					8,000	
Total LAND available	13,666					20,000	
PMHB: Completed dotational flats	359	902	251%	1,463	162%	2,368	27%
PMHB: Completed HPO rental flats	36	1,464	4067%	2,350	161%	3,855	44%
PMHB: Completed flats for people affected by urban development		442	-	473	107%	915	10%
PMHB: Completed leasehold flats	573	733	128%	1,027	140%	1,761	20%
Total completed HPOs PMHB	968	3,541	366%	5,313	150%	8,854	100%
Completed HPO leasehold flats on land assigned to social promoters		1,250		1,150	164%	2,400	46%
Completed HPOs for assigned-for-use cooperatives and urban masoveria		155		380	245%	535	10,3%
Setting up of an Affordable Housing Association							2017
HPO and dotational flats completed by the Affordable Housing Association		750		1,500	200%	2,250	43,4%
Total completed protected flats (COOP and similar)	2,052	2,155	78%	3,030	189%	5,185	100%
Total protected flats (ALL KINDS)	3,020	5,696	170%	8,343	162%	14,039	
Flats purchased for affordable rental housing	158	900	570%	500	56%	1,400	28%
Mobilisation of private flats for affordable rental housing	799	2,050*	257%	3,550*	173%	3,550*	72%
Total MOBILISED flats	957	2,950	308%	4,050	137%	4,956	100%
Total BELOW MARKET PRICES	3,977	8,646	204%	12,393	153%	18,989	
Approved rent subsidies	61,397	57,500	94%	75,000	130%	132,501	
Investment in rent subsidies	108,750,000	138,000,000	127%	180,000,000	130%	318,000,001	

*Includes flats that have been acquired to reflect the final total of flats available in 2025.

D. MAINTAINING, RENOVATING AND IMPROVING THE CURRENT STOCK

	2011-2015	2016-2020	%(1)	2021-2025	%(2)	TOTAL	DATE / %
Buildings with renovation grants	3,162	3,887	123%	2,360	61%	6,248	
Flats benefiting from renovation grants	51,234	46,642	91%	28,324	61%	74,967	
Total resources mobilised in renovation grants	263,730,000	291,515,000	111%	177,025,000	61%	468,540,003	75%
Public subsidy in renovation grants (BUILDINGS)	85,100,000	116,606,000	137%	70,810,000	61%	187,416,001	62%
Buildings included in renovation agreements		365		885	243%	1,250	
Flats included in renovation agreements		4,375		10,625	243%	15,000	
Total resources mobilised in renovation agreements		29,166,667		70,833,333	243%	100,000,000	16%
Public investment in housing included in agreements (COMMUNITIES)		17,500,000		42,500,000	243%	60,000,000	20%
Flats benefiting from interior grants		1,766		4,077	231%	5,843	
Total resources mobilised in grants for flat interiors		15,894,000		36,690,000	231%	52,584,000	8%
Public subsidy in grants for FLAT INTERIORS		15,894,000		36,690,000	231%	52,584,000	18%
TOTAL resources mobilised	263,730,000	336,575,667	128%	284,548,333	85%	621,124,003	100%
TOTAL public investment	85,100,000	150,000,000	176%	150,000,000	100%	300,000,001	100%
Buildings with accessibility grants (includes interior sections)		1,275		974	76%	2,249	30%
Flats with accessibility grants (includes interior sections)		15,835		12,908	82%	28,743	30%
Public subsidy for accessibility (includes interior sections)		45,000,000		45,000,000	100%	90,000,000	30%
Flats renovated with public support in Neighbourhood Plan areas		1,500				1,500	
Public investment in improvements in Neighbourhood Plan areas		8,000,000				8,000,000	
Introduction of renovation employment plans by Barcelona Activa							2017

NB: Includes all the public investment planned by municipal and other authorities.

%. (1) : percentage difference between the first five years of this Plan (2016 - 2021) and the last five years of the previous Plan (2011 - 2015). %. (2) : percentage difference between the second and first five-year periods of this Plan.

BCN
2016 - 2025 BARCELONA RIGHT TO HOUSING PLAN
EXECUTIVE SUMMARY