



Annual Report 2024

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Corporate governance

01

Introduction

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Introduction



The **Municipal Institute of Urban Planning** (IMU) has been part of the **Urban Planning and Housing Management Office** since June 2023, within the Urban Planning, Environmental Transition, Urban Services and Housing Area. This local public body was created by Barcelona City Council as a tool for functional decentralisation to provide municipal public services in the areas covered by its corporate purpose. Accordingly, the IMU operates as a form of direct management under the City Council's power of self-organisation.

The Institute develops, processes and implements all urban planning initiatives determined by municipal government bodies and resulting from the application of current regulations. It serves as a municipal instrument responsible for the **comprehensive implementation of planning**, including **development works carried out under urban management instruments**, as well as **urban regeneration** programmes and the promotion of the rehabilitation of urban areas and regeneration zones.

Additionally, the IMU is integrated into the **Pla Viure** framework in coordination with other municipal operators. The plan aims to drive a strategy in this term of office intended to improve city residents' quality of life through cooperation and optimisation of available resources.

The 2024 activity report aims to present the management and implementation work carried out by the IMU over the past year. The document outlines the projects the Institute has worked on, highlighting the progress achieved and the milestones reached in the area of urban planning.

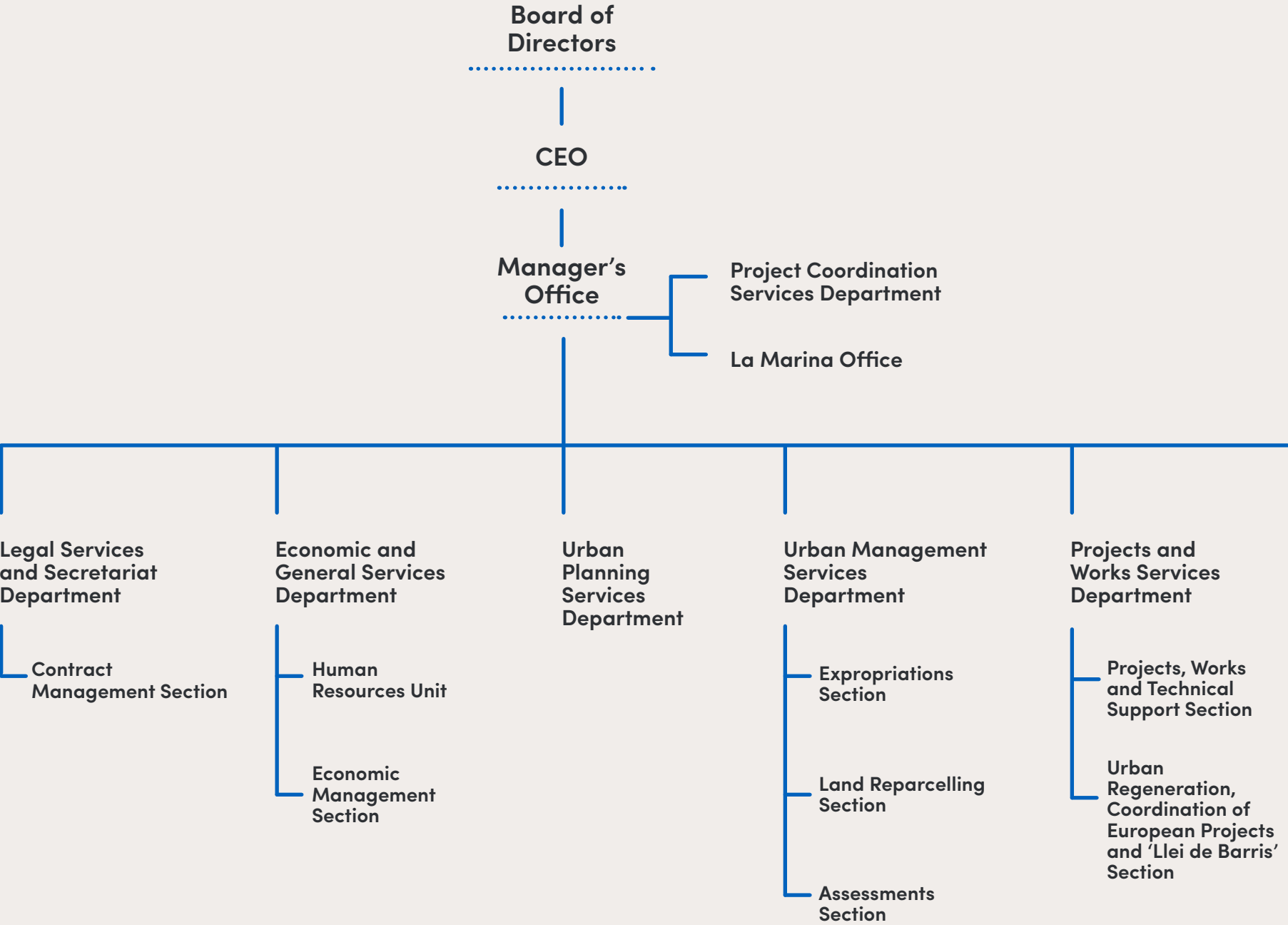
Glòria Viladrich i González
Manager, Municipal Institute of Urban Planning

Organisational structure

The composition of the governing bodies is as follows

President of the Municipal Institute of Urban Planning	Ms Laia Bonet Rull
Vice-president	Mr Albert Batlle Bastardas
Board of Directors (members)	Mr Damià Calvet Valera Ms Raquel Gil Eiroà Ms Janet Sanz Cid, replaced by Mr Alfredo Palomera Zidel as of 17/10/2024 Mr Liberto Senderos Oliva Mr Josep Maria Boronat i Pujals Ms Sonia Devesa Rius Mr Joan Cambroneró Fernández Mr David Martínez García Ms Maria Buhigas San José Mr Joan Ramon Riera Alemany Ms Paula Boet Serrano Mr Michael Donaldson Carbón Mr Albert Aixalà Blanch replaced by Mr Marc Toldrà Rosell as of 17/10/2024 Ms Cristina Sánchez Martínez (staff representative)
CEO	Mr David Martínez García
Secretary of the Board of Directors	Mr Braulio Rabaneda Giménez
Manager	Ms Glòria Viladrich González

Organisation chart



Mission and functions

The mission and objectives of the Municipal Institute of Urban Planning (IMU) are pursued through various lines of action within the work areas defined in Theme 1, 'Orderly public space, climate change and decarbonisation', and Theme 4, 'Dialogue and equality', of the Municipal Action Plan (PAM), under consultation since April 2024. This programme serves as the planning instrument for the current municipal term of office, with the aim of creating 'A city to live in. Prosperous, sustainable and healthy'.

The urban planning activity carried out by the IMU primarily focuses on **securing land through the implementation of planning** using the instruments provided in current legislation. This includes projects promoted through both public and public-private initiatives, along with the provision of services and the development of newly released sites and plots earmarked for new housing and public facilities. The IMU is also involved in **developing new neighbourhoods and redeveloping existing ones**.

These urban planning projects are supported by **the legal and financial activities** required for their implementation. This includes monitoring and oversight of the management of the relevant objectives, using indicators and other periodic information systems.

The IMU also contributes to the development of the **Pla Viure** by providing staff, resources, and tools to support this strategy for the term of office in coordination with other municipal operators.





2024 Activity

02

The IMU's activities

Urban planning actions

Coordination of city projects

Pla Viure

European funds

Urban regeneration

Actions map

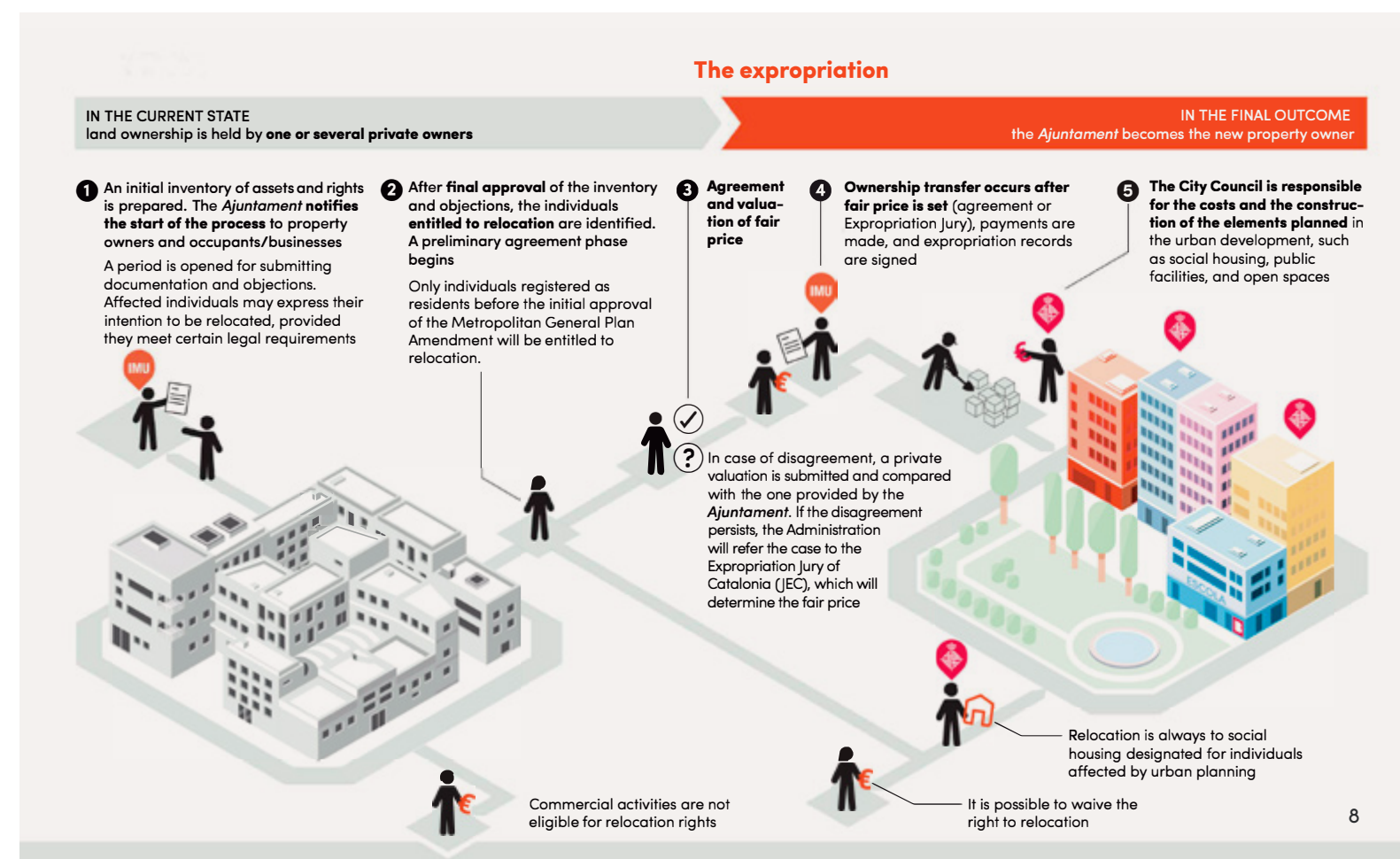
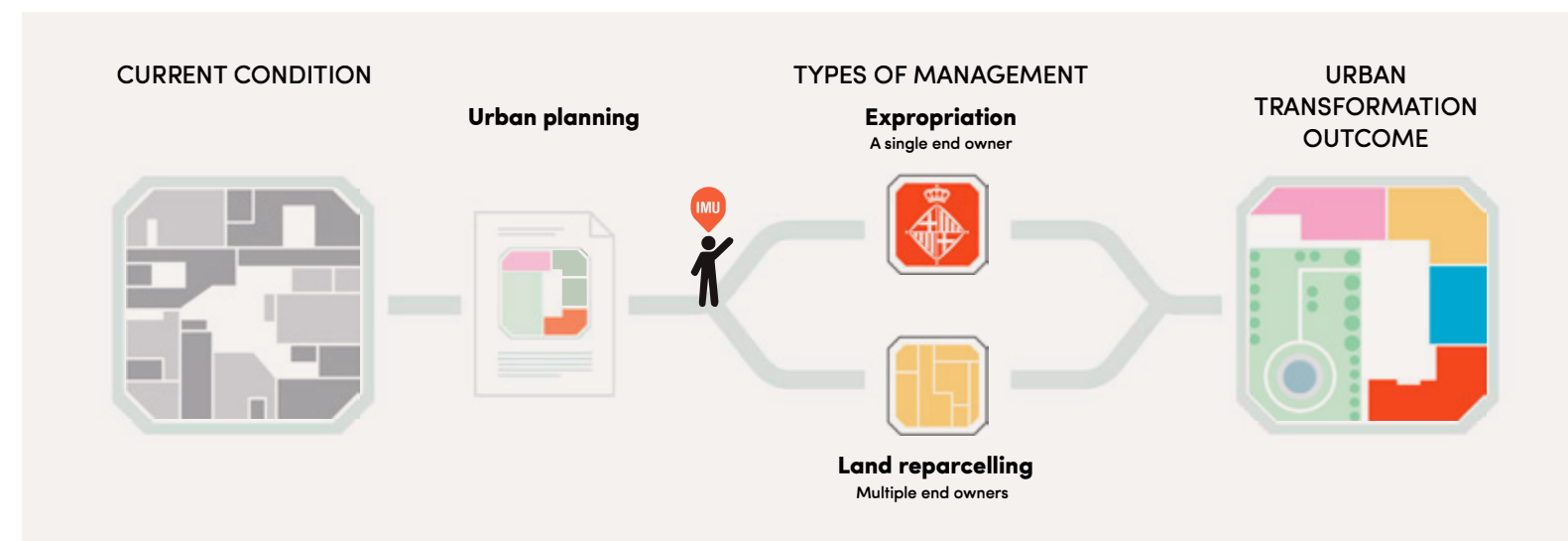
The IMU's activities

The Institute's activity is based on the following roles:

Urban development management

Expropriations

The IMU manages land areas under the expropriation system, in accordance with the **mandate and funding provided by the City Council**, as outlined in the Municipal Investment Plan (PIM). This process includes the initial approval of the list of affected properties and rights, the processing of compulsory acquisition files, the payment of compensation, and the release of the plots. Where applicable, it also includes the development of the area under management. Finally, the plots are transferred to the municipality, classified as either building land or land designated for public infrastructure.



The IMU's activities

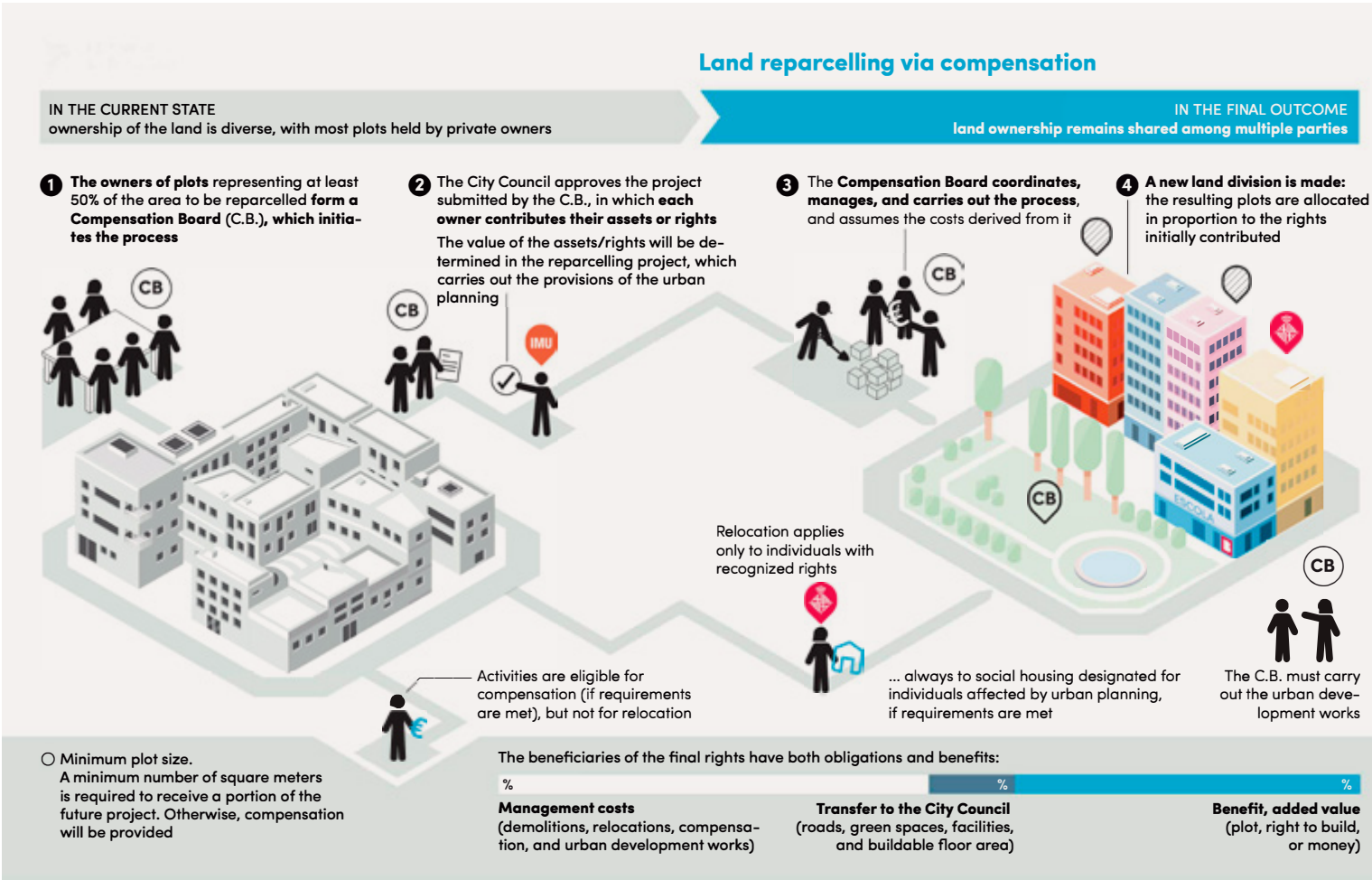
Urban development management

Land Reparcelling via cooperation

The IMU carries out its work on behalf of the property owners participating in the cooperation process, managing the planning instruments and transforming the land as a whole until the newly released plots are made available to their respective owners, in accordance with the plan. This work is completed by settling the urban development charges and removing Land Register charges for the resulting properties, based on the allocation coefficients set out in the reallocation project.

Land Reparcelling via compensation

The IMU serves as the representative of the municipal government on the Compensation Board. In addition to being a member of the Board, the IMU is responsible for managing the drafting and approval process of the compensation project across its various phases.



The IMU's activities



Projects and works

The transformation of land, whether through expropriation or reparable, typically requires development works to complete the process. This can be achieved by transferring plots to the municipality with their designated planning classification as building land or land for public infrastructure or by making them available to the respective owners and shaping the resulting public space that will be open to all, in order to fulfil planning provisions and ensure urban continuity across the local area.

The IMU is also involved in the development of urban areas that include service infrastructure within the transformation zones of Marina del Prat Vermell and 22@ BCN. This work, carried out directly by the IMU's services, is implemented through the corresponding Special Infrastructure Plans (PEI), which define the scope of the works and projects, as well as how the resulting costs are allocated.

Project coordination

In addition to the work carried out directly by the Institute's urban planning departments, other cross-cutting work is undertaken for specific city projects that are strategic for the sector and technically complex. These projects require the involvement of a coordinator to liaise with other departments within the central municipal government and the districts.

Coordinators have a cross-cutting understanding of their project and coordinate the public, private, economic, and social stakeholders, as well as the various functional areas, whether central or local, involved in the process, with the aim of ensuring the effective implementation of the entire project.

La Marina Office.

The La Marina Office was created by the Government Commission on 17 December 2020 to promote the urban, social and economic development of the La Marina neighbourhoods and surrounding areas. This office, attached to the IMU, has a clear cross-cutting vision and coordinates all public and private operators (such as Foment de Ciutat through the Neighbourhood Plan and Barcelona Activa through Economic Promotion, among others). It is equipped to lead and directly manage all urban planning work, as well as other elements related to economic and social action programmes specific to the La Marina area.

Urban regeneration

As Barcelona City Council's agency for urban regeneration, the IMU promotes projects under this programme in defined areas of vulnerable neighbourhoods in the city. These initiatives involve work in private residential buildings and public spaces, with the aim of improving living conditions. They also include social and economic measures, among others, aimed at achieving overall improvement in the target area.

The IMU's activities

Collaboration with other organisations



Throughout 2024, the Municipal Institute of Urban Planning signed several collaboration agreements, including the following:

Ref no. 24ju91. Collaboration agreement with the Guild of Building Contractors of Barcelona and Surrounding Areas, relating to the role of rehabilitation agents and managers. Single approval 12/06/2024.

Ref no. 24ju281. Coordination agreement with Barcelona de Serveis Municipals, SA, for the establishment of financing conditions for the expropriation of Casa Trias. Single approval 01/10/2024.

Ref no. 23ru118. Addendum to the works agreement with the property owners' association at 44 Alfons el Magnànim St., as part of the implementation of the Urban Regeneration pilot programme. Signed on: 26/03/2024.

Ref no. 23ru68. Addendum to the works agreement with the residents' association at 6 Marsala St., as part of the implementation of the Urban Regeneration pilot programme (Besòs Maresme). Signed on: 26/03/2024.

Ref no. 24ru140. Addendum to the works project drafting agreement with the residents' association at 6 Rodes St., as part of the implementation of the Urban Regeneration pilot programme (Besòs Maresme). Signed on: 26/03/2024.

Ref no. 24ru276. Works agreement with the residents' association at 6 Rodes St., as part of the implementation of the Urban Regeneration pilot programme (Besòs Maresme). Signed on: 18/10/2024.

Ref no. 24ru146. Addendum to the works project drafting agreement with the residents' association at 4 Tessàlia St., as part of the implementation of the Urban Regeneration pilot programme (Besòs Maresme). Signed on: 26/03/2024.

Ref no. 24ru284. Works agreement with the residents' association at 4 Tessàlia St., as part of the implementation of the Urban Regeneration pilot programme (Besòs Maresme). Signed on: 13/11/2024.

Ref no. 24ru149. Addendum to the project drafting agreement with the residents' association at 6 Sàsser St, as part of the implementation of the Urban Regeneration pilot programme (Besòs Maresme). Signed on: 30/04/2024.

Ref no. 24ru218. Addendum to the inspection agreement with the residents' association at 67 Cardenal Tedeschini St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 26/03/2024.

Ref no. 24ru242. Inspection agreement with the residents' association at 73 Cardenal Tedeschini St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 26/03/2024.

Ref no. 24ru236. Inspection agreement with the residents' association at 10 Espiga St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 30/04/2024.

Ref no. 24ru227. Addendum to the inspection agreement with the residents' association at 14 Espiga St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 30/04/2024.

Ref no. 24ru233. Inspection agreement with the residents' association at 204 Felip II St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 30/04/2024.

Ref no. 24ru214. Addendum to the inspection agreement with the residents' association at 206 Felip II St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 30/04/2024.

Ref no. 24ru224. Addendum to the inspection agreement with the residents' association at 14 Sant Pasqual Bailon St., as part of the implementation of the Urban Regeneration programme (Jardins Massana). Signed on: 30/04/2024.

Urban planning actions

Main projects managed by the IMU

The Municipal Urban Planning Institute (IMU), acting on behalf of Barcelona City Council, undertakes the tasks required to carry out the **urban transformation** of areas in need of renewal or structured redevelopment. These projects are implemented in accordance with the principles of economic, social and environmental sustainability, local cohesion and energy efficiency. The IMU coordinates its work with other stakeholders to streamline the transformation process.



22@ area

Sant Martí District

Special infrastructure and urban development plan

The 22@ area, covering approximately 200 hectares, was created with the Modification of the General Metropolitan Plan for the urban renewal of the Poblenou industrial zones, approved in 2000. A further amendment to the General Metropolitan Plan for a more sustainable and inclusive 22@, approved in 2022, enabled the planning of a mixed-use city with high environmental standards, supporting both daily life and business activities.

In 2023, this planning was backed up by a new 22@ Special Infrastructure Plan (PEI), which rearranges the layout and positioning of infrastructure within the area and its surroundings. The plan outlines the urban development charges required to renew the infrastructure, ensuring management is efficient and well-coordinated.

Special infrastructure and urban development plan



294,727 m²

Urbanised surface area (PEI)

352,916 m²

Area pending urban development (PEI)



330,534 m²

Streets

226,131 m²

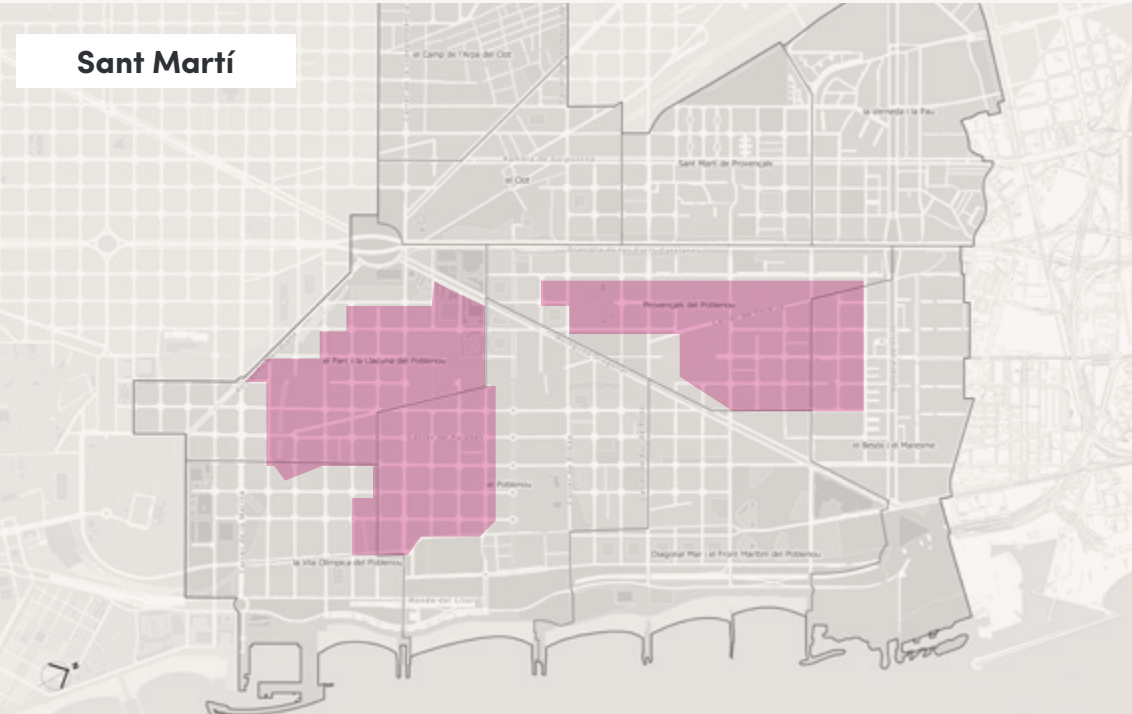
Green hubs

79,912 m²

Civic hubs

11,066 m²

Alleyways



The implementation of the planning framework and the PEI 22@ primarily aims to improve residents' quality of life and foster the area's economic and social development while maintaining a firm commitment to sustainability and inclusion.



Management by the Municipal Institute of Urban Planning

The Institute oversees the comprehensive management of the 22@ Special Infrastructure Plan, which outlines the scope of works and projects, as well as the allocation of related costs.

Regarding land management, the Institute is responsible for expropriations, drafts and implements the reparcelling through cooperation, and processes reparcelling by compensation arising from urban improvement plans.

Activities during 2024

Urban development management

During 2024, the following management instruments were approved:

- Creation of the Compensation Board for Urban Action Polygon - 7 (PAU-7) of the block bounded by Pere IV, Pallars, Badajoz streets, and d'Iglesias Aly. (Trullàs Aly).
- Final approval of the Byelaws and Rules and creation of the Compensation Board for the PAU of the urban development plan (PMU) for the block bounded by Bolívia, Badajoz, Tànger, and Àvila streets. (Mossos Block).
- Final approval of the Reparcelling Project for PAU-1 of the PMU of the block bounded by Bolívia, Bac de Roda, Perú, and the virtual extension of Provençals streets.

The **final settlement account** (CLD) is a document prepared at the end of an urban development project to provide a technical and financial summary of the works completed. This summary includes the administrative verification of the urban development works carried out, as well as the financial valuation of the various services transferred to the City Council. Once the CLD is approved, the land is classified as **consolidated urban land (SUC)**, ensuring that all costs have been covered and income properly distributed. Approval has been granted for the CLDs corresponding to the following areas:

- Reparcelling of the Sancho d'Àvila, Àlaba, Almogàvers, and Pamplona PMU block.
- Reparcelling of the PAU of the Almogàvers, Pamplona, Pallars, and Zamora PMU block.

- Reparcelling Modification of the PMU for the internal redevelopment of the Llull-Pujades-Ponent Sector – Sub-area 11 and dissolution of the Compensation Board.
- Reparcelling of PAU1 of the Àvila, Almogàvers, Badajoz, and Pere IV Sts. PMU block
- Reparcelling of the PAU of the PMU and the Special Comprehensive Plan for unconventional housing in the FRIGO Subsector, included in the Special Plan for Interior Redevelopment (PERI) of the Parc Central Sector, the block bounded by Bolívia, Bilbao and Perú streets, and the green area defined in the preservation plan for the Can Ricart site.
- Reparcelling of the block bounded by Àlaba, Tànger, Sancho d'Àvila, and Pamplona streets., and dissolution and settlement of the Compensation Board of Ratés Aly.

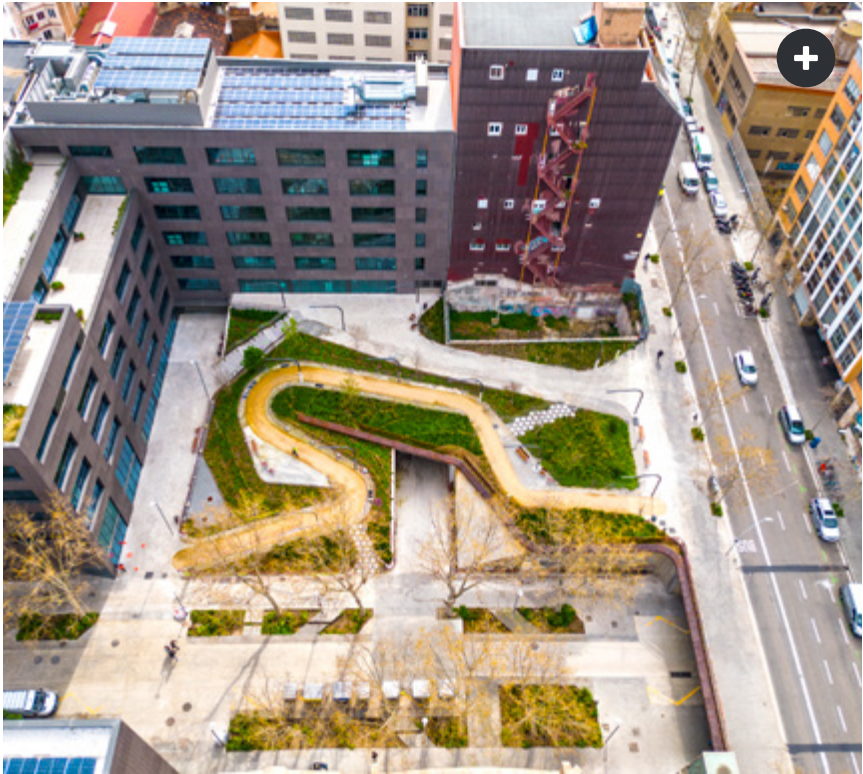
Consolidated urban land: Àlaba, Tànger, Pamplona block



Urbanization. Almogàvers St



Green area over the 22@ West waste collection station



Urbanization. Can Ricart



Activities during 2024

Urban development works and projects

Urban development works completed:

- **22@ West pneumatic waste collection centre** (RPRSU): located at the junction of Pallars and Zamora streets., semi-underground. Civil works have been completed, and the waste collection station’s machinery has been commissioned. An audit of the installed network has also been conducted, alongside repairs to almost all sections damaged since installation, with the aim of commissioning the service in 2025.
- **Green area over the 22@ West waste collection centre:** work was completed following the finishing of the station’s roof. Vegetation planting, previously delayed due to the drought decree, has now been completed. This adapted pathway bridges the height difference between Zamora and Pallars streets., where the semi-underground West RPRSU waste collection centre is located. The route is surrounded by trees and greenery, creating shaded resting areas, and includes sustainable rainwater management via SuDS at its lowest point, where it meets the natural terrain. It is part of the PEPIS (Local and Interior Spaces) programme.
- **Urban development of Almogàvers streets** (between Badajoz and Roc Boronat): this project is the continuation, through two further sections, of the green corridor along Almogàvers St. It takes the form of a single-level platform giving priority to pedestrians, with extensive green spaces, permeable surfaces, and rainwater management via SuDS. The intersection with Ciutat de Granada St. has been transformed into a large limited-traffic square with large green areas for relaxation. The construction contract is awaiting final financial settlement.

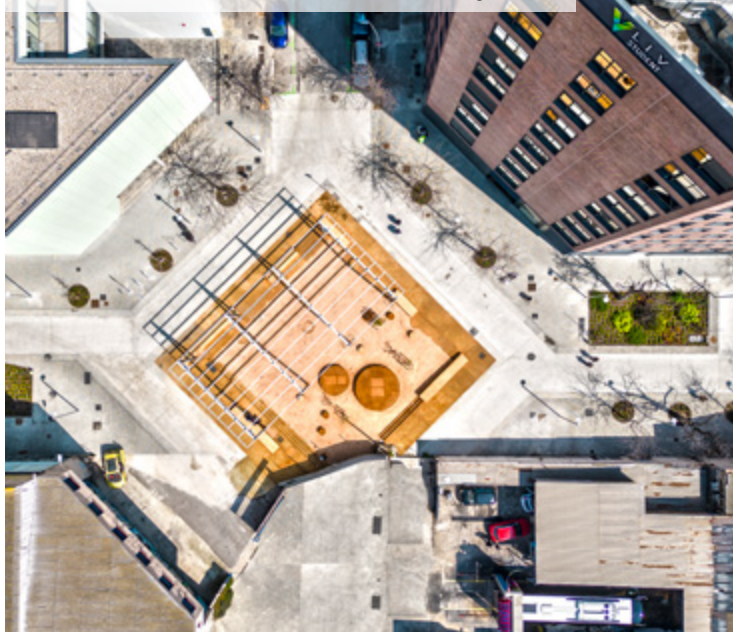
Ongoing urban development works:

- **Cristóbal de Moura and Veneçuela streets** (between Josep Pla and Maresme) and **Puigcerdà St.** (between Marroc and Pallars): this is the first urban development project drafted in accordance with MPGM22@ 2022. It is subject to the decontamination of two areas. The first is the semi-roadway of Cristóbal de Moura St., managed by the Compensation Board (Mapfre block), where works have been completed in this section and across all land available within the project scope. The second area, still pending development, includes the opening Veneçuela street (between Puigcerdà and Josep Pla), as well as one side of Cristóbal de Moura St. between the same roads. This second area falls under the Compensation Board for Esteve Block, which has not yet carried out the demolitions or decontamination of the plots.
- **RPRSU network upgrade works:** these are tied to the commissioning of the Pneumatic Waste Collection (RPRSU) Plant in the West sector and are required following the 2023 audit to bring a large part of the network into operation. Most of the work has already been completed, with only minor electro-pneumatic connections still to be carried out.
- **Emilia Coranty St.:** works as part of the separate project for Phase 1a of the ‘Urban Development Project for the PERI area of the Parc Central sector of the MPGM for the renewal of industrial zones in Poblenou (Can Ricart), 22@ District’. The works cover Emilia Coranty St. (between Bolívia and Perú), as well as part of the internal spaces accessed from it. These works are being carried out directly by private parties under an agreement with some of the property owners in the area, with direct oversight of the works by the IMU.

Consolidated urban land. Pamplona St



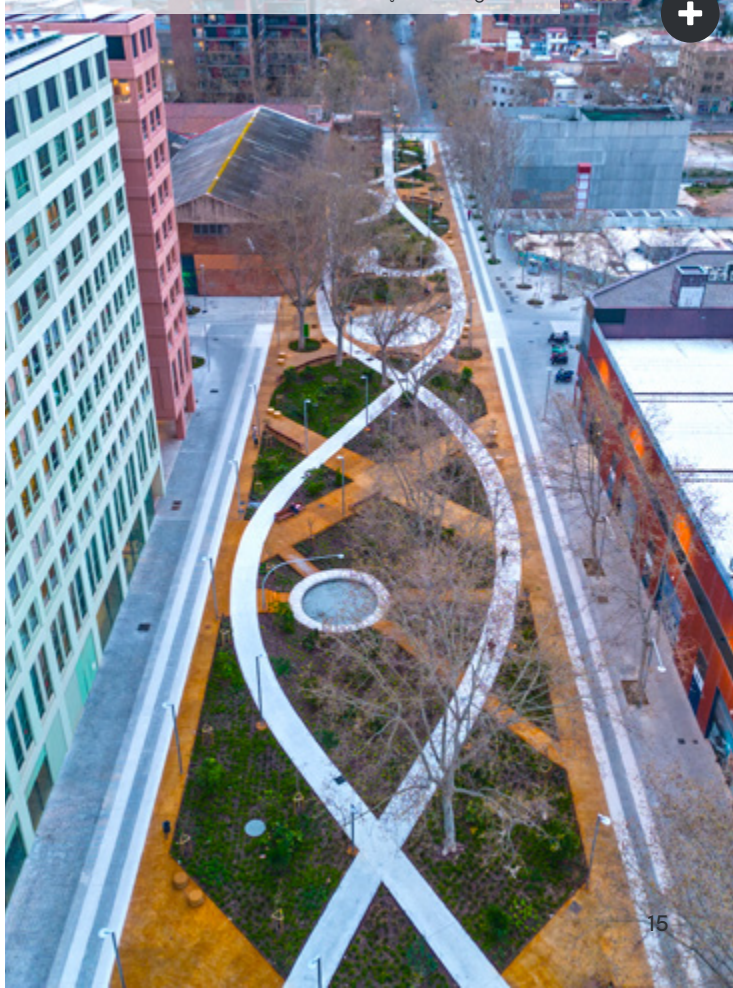
Urbanization. Cristóbal de Moura-Veneçuela-Puigcerdà



Urbanization. Almogàvers St



Urbanization. Cristóbal de Moura-Veneçuela-Puigcerdà



Activities during 2024

Projects out to tender:

- **Selva de Mar –Pere IV –Marroc streets:** this project encompasses the area around the Marroc – Pere IV streets intersection, providing PEI services and public space development for the Acciona developments (Selva de Mar St.) and the Escocesa developments (Marroc St.).
- **Zamora St.** (between Almogàvers and Sancho de Àvila): this project continues the previously completed sections of the streets Zamora between Pere IV and Almogàvers, to provide services to this block and a number of facilities and social housing sites, including the Escola Auditori, the funeral home, and two student residences.

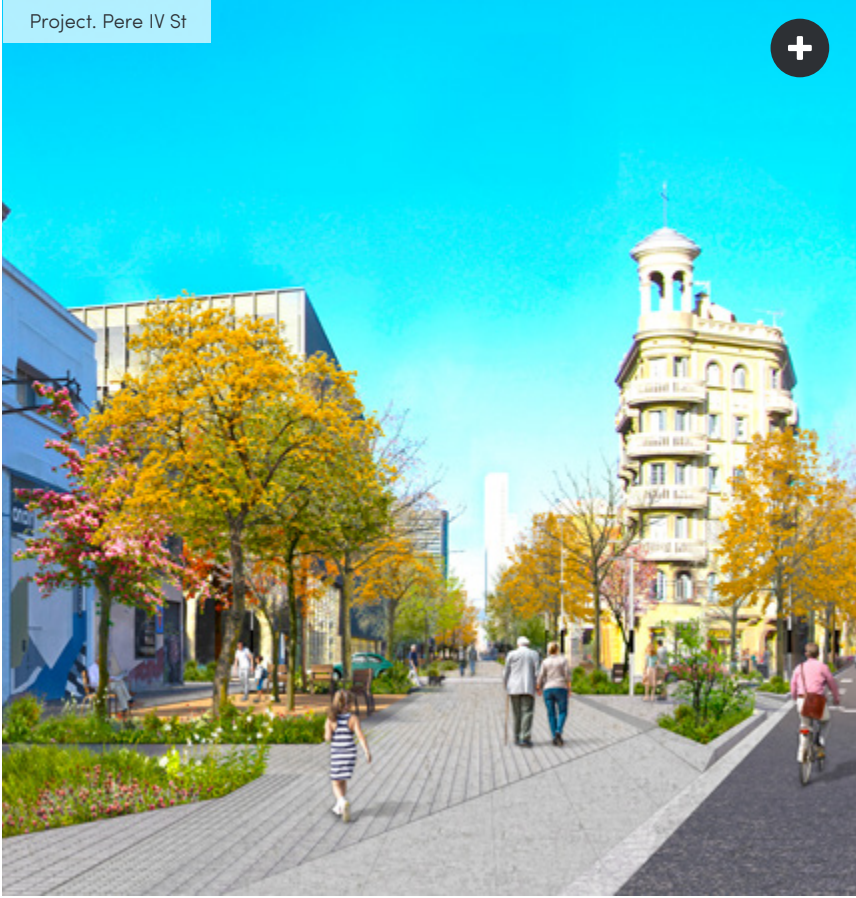
Approved Projects but pending tender:

- **Bolívia St.** (between Josep Pla and Maresme) and Puigcerdà (between Perú and Marroc): this project provides infrastructure and urban development for the Metrovacesa area and the developments under the PMU for the block bounded by Perú, Pere IV, Josep Pla and Maresme streets.
- **Can Ricart:** the remaining area between Bilbao St., Espronceda, Perú and Marroc. The project was reviewed by the Architecture and Heritage committees of the Government of Catalonia due to its designation as a Cultural Asset of National Interest (BCIN). Definitively approved on 20 July 2023. Part of Phase 1A is already underway.
- **Badajoz St.,** the entire section running through the 22@ area, has been definitively approved in two phases and is pending approval of the Special Plan (PE) for the 22@ green areas before it can be tendered.

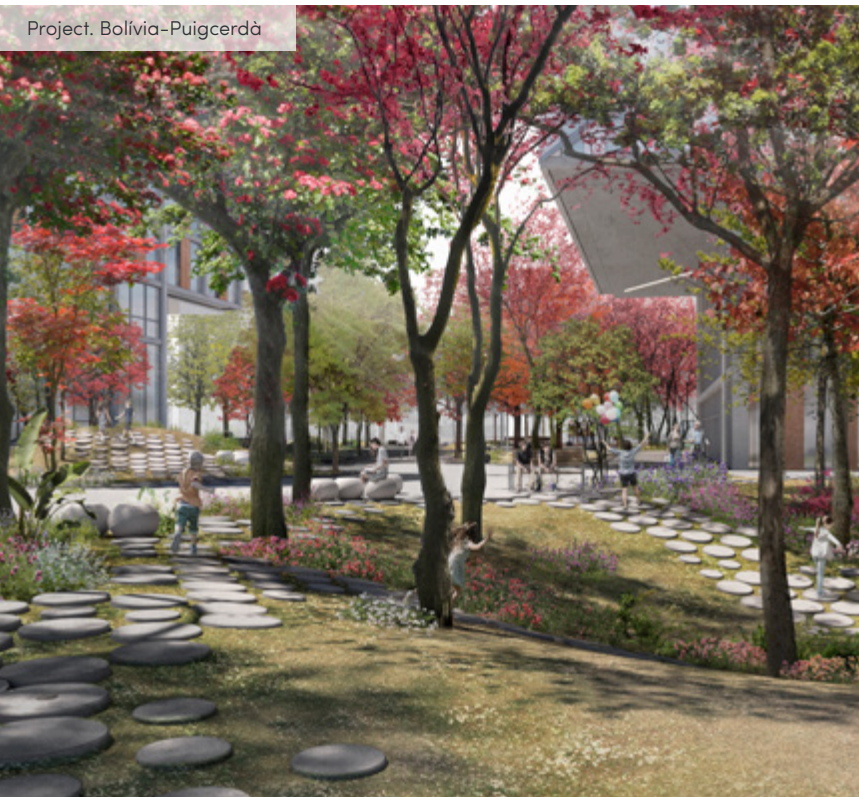
Projects in the executive drafting stage:

- **Cristóbal de Moura St.,** between Selva de Mar and Josep Pla.
- **Pere IV St.,** between Roc Boronat and Joan d'Àustria: public participation activities have been carried out, and joint work with Model Urbà is ongoing.
- **Maresme St.,** on the eastern edge of the 22@ area (outside the planning boundary): public participation activities have been conducted for this project, which is currently on hold by Model Urbà. It includes the connection between the Paraguai St. and Rambla Prim, which is essential for mobility within the 22@ area.

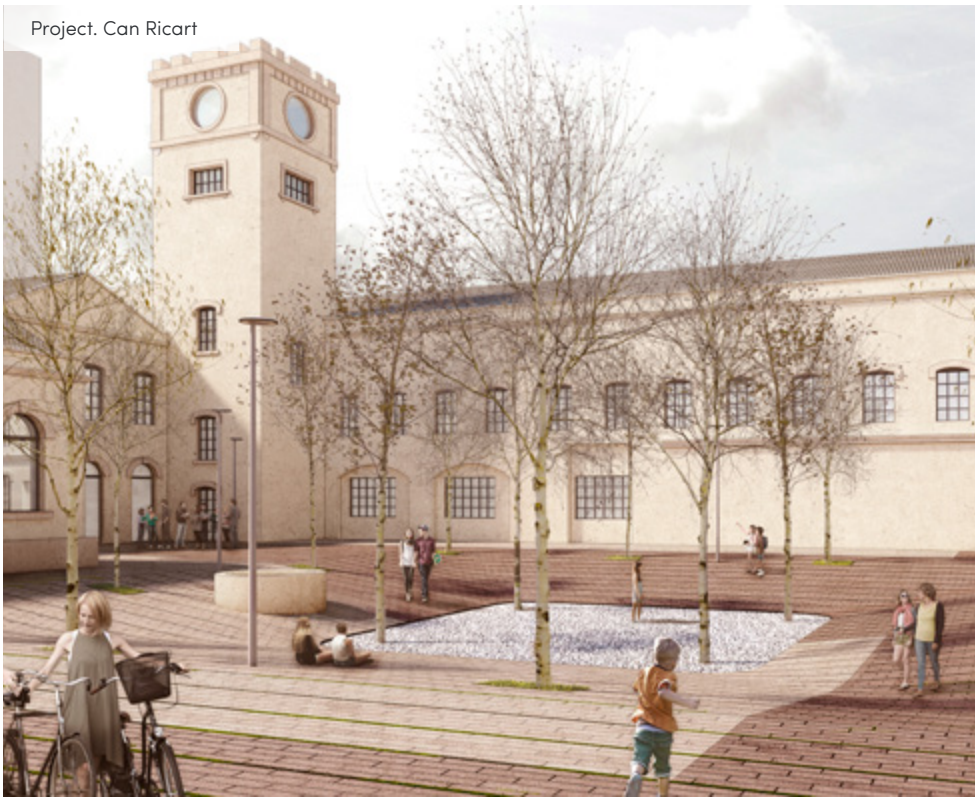
Project. Pere IV St



Project. Bolívia-Puigcerdà



Project. Can Ricart



Project. Selva de Mar-Pere IV-Marroc





Indicators

Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Almogàvers St. (Badajoz/ Roc Boronat):	7,890 m²	3,549,610 €
22@ West pneumatic waste collection centre	932 m²	6,364,231 €
Green area over the 22@ West waste collection centre	1,985 m²	840,004 €

ONGOING

	SURFACE AREA	AMOUNT AWARDED
Cristóbal de Moura, Veneçuela and Puigcerdà streets	24,485 m²	7,099,031 €
RPRSU network upgrade works	0 m²	501,178 €
Can Ricart. Emilia Coranty St.	4,387 m²	1,981,698 €

PROJECTS OUT TO TENDER

	SURFACE AREA	BUDGET
Selva de Mar, Pere IV, Marroc streets	23,235 m²	8,213,364 €
Zamora St. (Almogàvers/ Sancho de Àvila)	2,833 m²	1,080,887 €

APPROVED PROJECTS BUT PENDING TENDER

	SURFACE AREA	BUDGET
Bolívia St. (Josep Pla/ Maresme) and Puigcerdà St. (Perú/ Marroc)	21,240 m²	8,557,657 €
Former Can Ricart industrial complex	17,923 m²	10,628,401 €
Badajoz St. (Bolívia/ Icària Ave.)	28,420 m²	9,575,677 €

EXECUTIVE PROJECT DRAFTING STAGE

	SURFACE AREA	FORECAST
Maresme St. (Pere IV/ Llull). Eastern end of 22@	41,560 m²	12,364,100 €
Cristóbal de Moura St. (Selva de Mar/ Josep Pla)	30,271 m²	12,766,370 €
Pere IV St. (Roc Boronat/ Joan de Austria)	23,750 m²	7,065,625 €

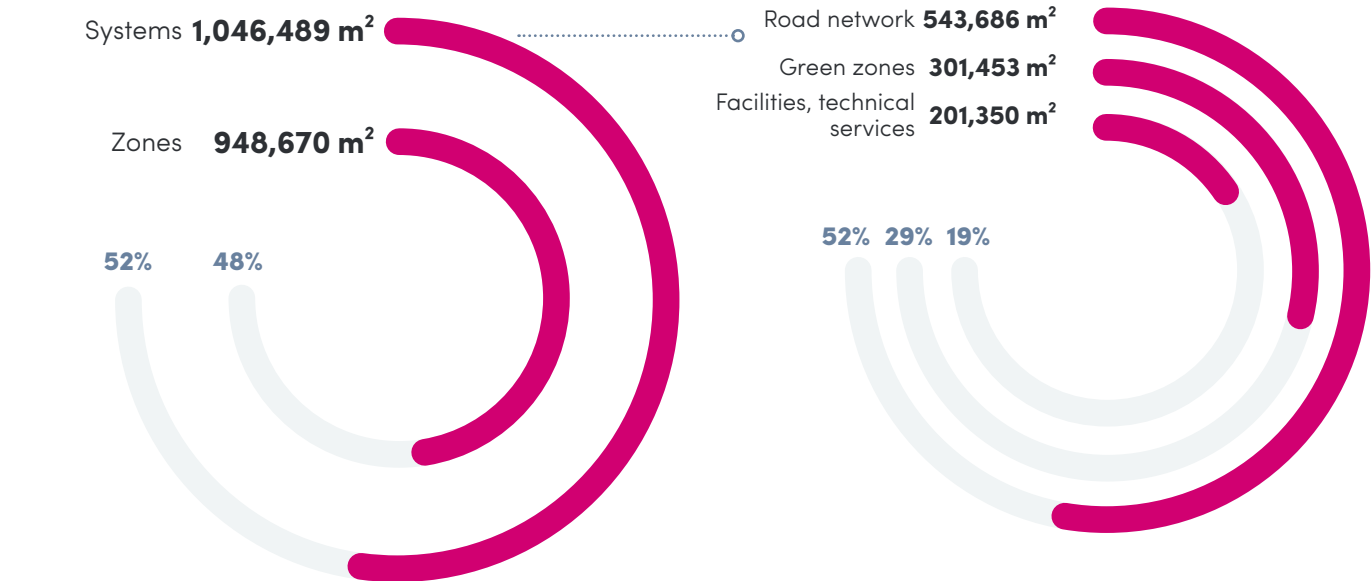


Parameters of the area

Scope of the operation. MpPGM 22@ 2022

1,995,159 m²

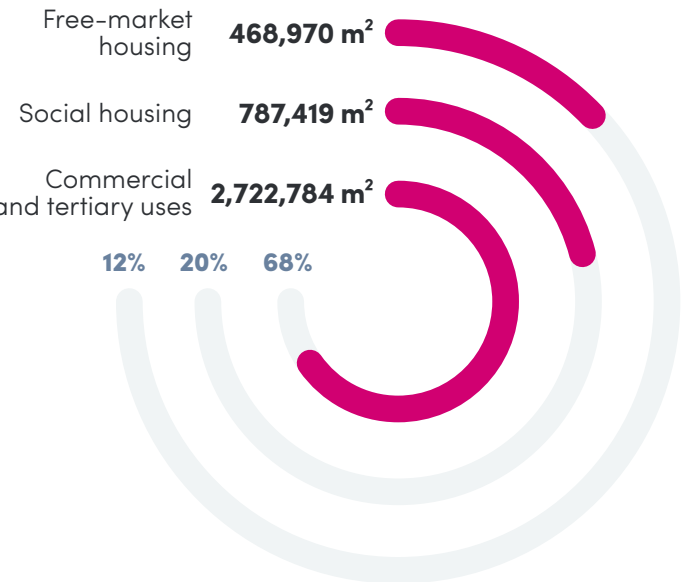
TOTAL LAND



Buildable floor area

3,979,173 m²

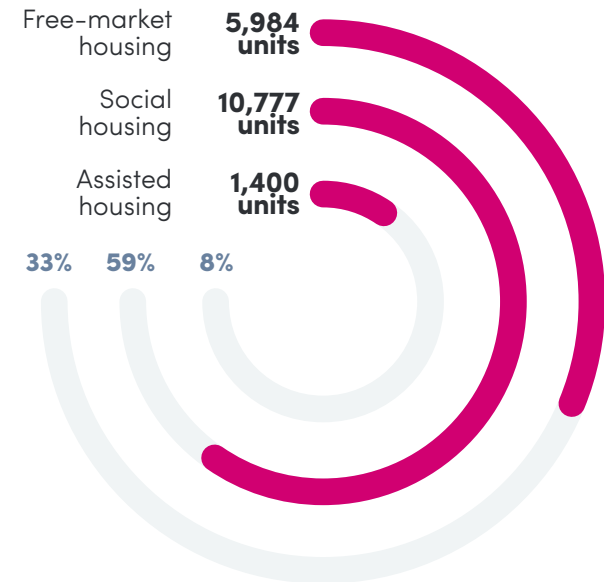
TOTAL FLOOR AREA



Housing potential

18,161 units

POTENTIAL HOUSING AND ASSISTED HOUSING



La Marina del Prat Vermell

Sants–Montjuïc District

Reparcelling via compensation and cooperation. Special infrastructure plan

La Marina del Prat Vermell is located at the southern edge of Barcelona, bordered by the northern slopes of Montjuïc, the municipal boundary with L'Hospitalet de Llobregat, the Zona Franca, and the Marina de Port neighbourhood. The transformation began in June 2006 with the first Modification of the Metropolitan General Plan (MPGM). The need to update the Plan in order to restart the transformation and adapt it to current challenges led to a Specific Modification of the PGM in 2019 and the approval of the new Special Infrastructure Plan (PEI) in 2020. This PEI, managed by the IMU, sets out the main features of the infrastructure networks and the services to be implemented, as well as the provisional funding schedule for priority initiatives and the definition of urban development charges.

The current planning framework defines 14 sectors within a total area of 74.8 hectares, consisting mainly of existing private land and excluding the current road network to allow for autonomous and phased implementation. The sectors are being developed through associated urban development plans (PMUs) and the corresponding reparcelling and urban development projects.

In terms of layout, the neighbourhood is structured around a central area intersected by two main thoroughfares, creating uniform frontages along the key roads and boundaries of the new neighbourhood, including Carrer del Foc, Carrer Motors and Passeig de la Zona Franca.



74.87 hectares

Total scope of the operation



134,714 m²

Green zones



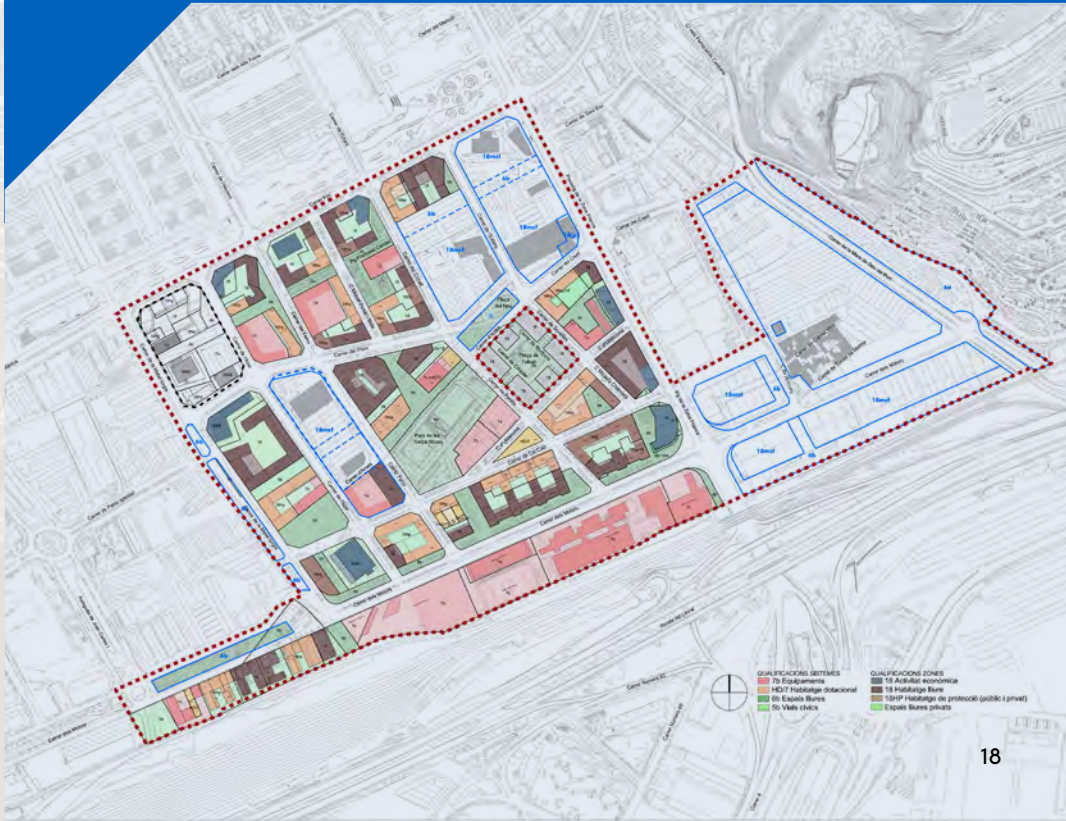
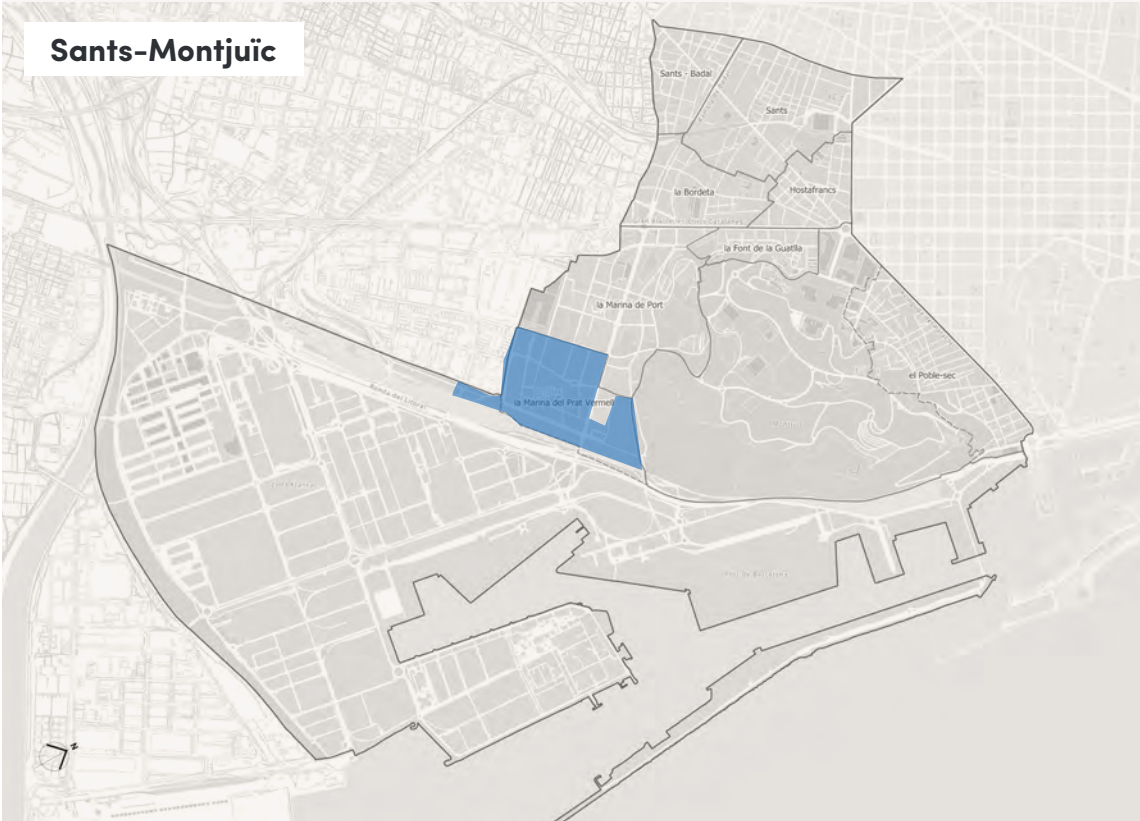
111,503 m²

Land for facilities



11,376 units

Potential housing and assisted housing



The current planning framework provides for the gradual transformation of an industrial and warehouse area into a mixed-use district designed to foster neighbourhood life in a new residential area, expected to accommodate around 28,000 residents and create jobs for between 8,000 and 11,000 people.

The IMU's management. The La Marina Office

Reporting to the IMU, the La Marina Office aims **to go beyond traditional urban planning management** by adopting an integrated management approach that prioritises environmental sustainability and urban quality. Its activities cover three areas:

- **Urban planning and the environment:** responsible for streamlining processes related to planning, management, construction, urban development, PEI, and associated activities.
- **The economy:** promotes inclusive and sustainable growth through programmes that establish the neighbourhood as a key technology hub within the metropolitan area. It fosters a hybrid economic network based around local retail.
- **Society:** actively works to support the integration of new residents and the existing community.

Urbanization. Sector 3



Activities during 2024

Urban planning and the environment

Planning, urban management, projects and construction

The Special Infrastructure Plan (PEI), approved in early 2020, and the Specific Modification of the Metropolitan General Plan (MpPGM) of 2019 have facilitated the development of several sectors that had been awaiting these approvals to move forward with their projects.

Throughout 2024, work has been carried out in several sectors (1, 2, 3, 6, 7, 8, 9, 10, 12, 14) out of a total of 14. The plans granted final approval account for 60.3% of the area covered by the amendment.

Planning: the Urban Improvement Plan (PMU) for Sector 1 (pending initial approval) has been analysed, and the PMU for the social housing/assisted housing (HS/HD) area of Sectors 8 and 10 has been definitively approved.

- **Sector 2:** private developers are continuing the construction of 263 homes (79 social housing). The 8,003 m² commercial building has been granted a permit, but construction has not yet started. Progress has been made on sewer connections in the sector. An agreement has been approved with the landowners in the area for the IMU to carry out the PEI works in conjunction with the urban development of the sector's interior. This has made it possible to put the construction and site supervision contracts out to tender.
- **Sector 3:** all private developments have building permits for 681 homes (194 social housing) and a 5,626 m² commercial building. Three buildings have been completed, providing a total of 351 homes (96 social housing), and are now occupied. Construction has begun on Blocks B and D, comprising 330 homes (98 at capped prices). The IMU has completed the street development works within the PEI area of this sector and, in line with the agreement signed with

the compensation board, has also completed the sector's green spaces.

- **Sector 6:** the Reparcelling Project has been granted initial approval. The urban development project for the interior green spaces has been definitively approved, and the PEI project for the surrounding area of the sector has been split off to allow the works to be put out to tender in accordance with the request from the Compensation Board.
- **Sector 8, PAU 1:** the Barcelona Municipal Institute for Housing and Renovation (IMHAB) is continuing construction work on 234 social housing (HPO).
- **Sector 8, PAU 2:** direct occupation has been carried out for the land designated as the road along Carrer del Ferro, and the warehouses that had blocked its opening have been demolished. The street has been developed between Plom St. and the already completed roadworks, allowing for the installation of basic utilities, the extension of the electricity supply from the substation on Motors St. to Sectors 2 and 3, and the rollout of the centralised HVAC network (Ecoenergies) from the Fira substation to the developments located below Plom St.. The network has also been connected to the Zona Franca substation, which is in turn linked to the port's cold production plant and regasification terminal. In July, the 'Interim Urban Development Association' for this area was established to launch the reparcelling project for the industrial estate.
- **Sector 9:** ongoing drafting of the reparcelling and urban development projects.
- **Sector 10:** eight buildings have already been completed, comprising a total of 590 homes (308 social and 72 assisted housing). In 2023, construction was completed on an IMHAB development of 108 HPOs, followed in 2024 by 72 assisted housing units. Both developments

are now home to new residents. Construction is ongoing on Block C, where 344 privately developed homes are being built (201 HPOs). A building permit has been granted to Habitatge Metròpolis Barcelona to build 59 HPOs on land allocated by the City Council, located on Cal Cisó St.. The permit for 63 HPOs on Ulldecona St. is still being processed. Additionally, two permit applications are currently being processed for a total of 113 free-market homes.

- **Sector 12:** work has begun with property owners in the sector, including briefings and an assessment of the residential buildings.
- **Sector 14 (CZF – ADIF):** the reparcelling process is ongoing, with negotiations continuing with tenants of several small buildings (only those ineligible for rehousing rights) belonging to Spanish state-owned railway manager ADIF. The Pere Tarrés Foundation has withdrawn from its planned construction of the 'New Headquarters of the Pere Tarrés Foundation, University School and Training Institute'. Construction has started for the recycling point on Motors St.. Demolition is also underway on the Renfe public railway company-owned houses on Motors St., and efforts are being made to identify a temporary operations base for Parks and Gardens. BCASA still has to carry out the sewer project for Carrer Motors and its connection to the future tank, required in order to complete the division of the urban development project for the surrounding area of Sector 14.

Other initiatives

- **Central Green Zone of La Marina** (Parc de les Tretze Roses): phase 1 of the park has been completed, and, at the same time, the photovoltaic pergola within the park area has been installed.

Activities during 2024

Summary of housing construction as of December 2024

Completed:
941 homes
(404 HPO + 72 HD)

Under construction:
1,171 homes
(612 HPO)

With permits:
56 HPO

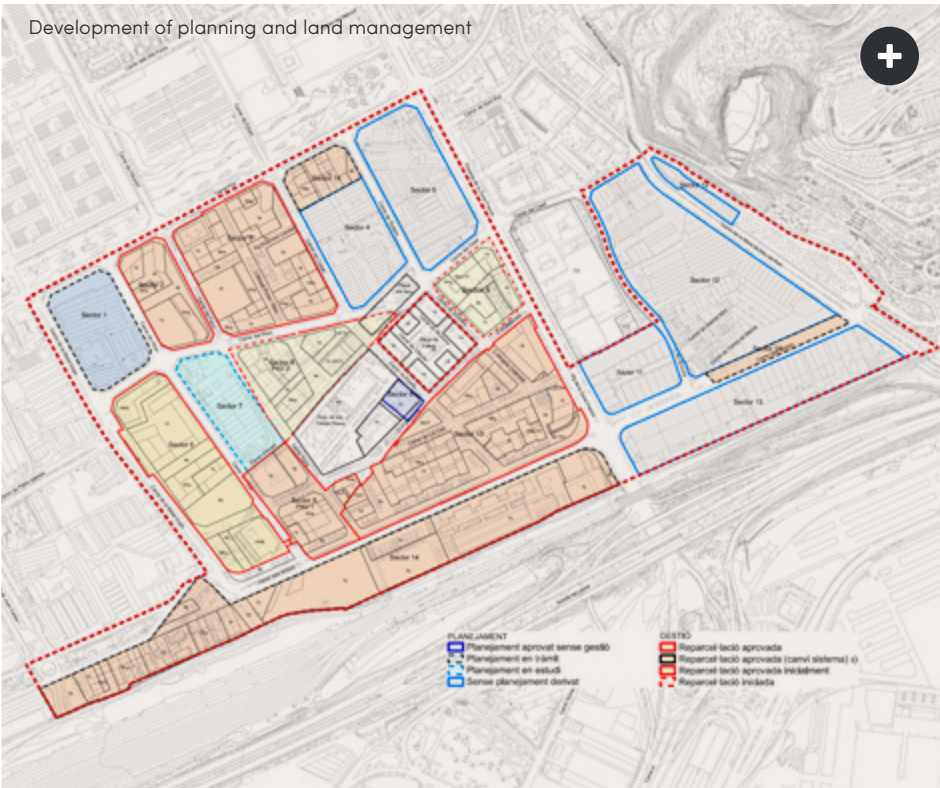
Pending permits:
176 homes
(63 HPO)

Under study (INCASÒL – HMB-organisations):
447 homes
(362 HPO + 85 HD)

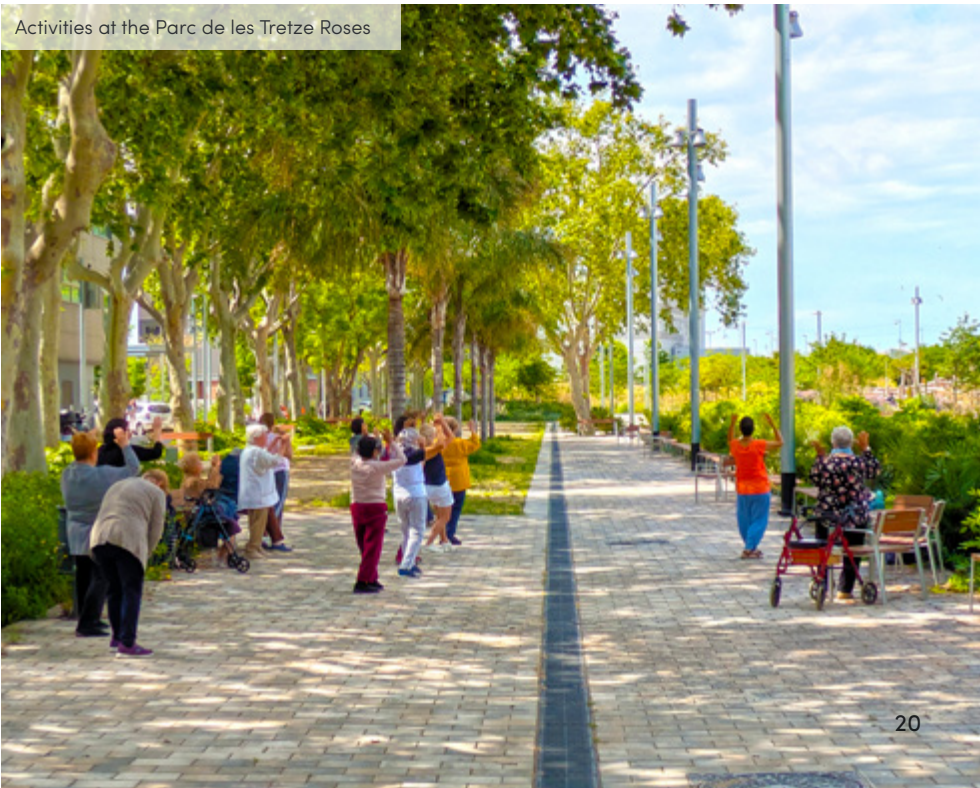
Aerial view of La Marina del Prat Vermell



Development of planning and land management



Activities at the Parc de les Tretze Roses



Activities during 2024

Infrastructure

- **Electric substation:** The civil and electrical works have been completed. The Addendum to the agreement between the Barcelona City Council and Endesa Distribución Eléctrica, S.L.U. for the development of the new network extension planned in the Modification the PEI of la Marina del Prat Vermell has been approved in order to review the cost increase.
- This year, €2,280,574.45 (excluding VAT) was paid for the works already completed, of which €1,986,611.93 was covered by the PEI. Monitoring of the implementation of the agreement with Endesa Distribución has continued. A compensation agreement has been drafted (pending approval), which will allow the City Council to recover €3,842,544.29 (as of October 2024), excluding VAT, invested in the substation.
- **Reclaimed water:** in accordance with the collaboration agreement between the IMU and Aigües de Barcelona, the coordination and development conditions for the reclaimed water supply network in the Marina area have been defined. BCASA and the Barcelona Metropolitan Area (AMB) are continuing to work with the Catalan Water Agency (ACA) and the Public Health Agency to establish the necessary conditions and permits for the use of reclaimed water. The network has been installed in Sector 3 and the completed part of Sector 8.
- **Ecoenergies:** The agreement provides for the coordination of the centralised HVAC network and defines the conditions for its rollout by Ecoenergies. In Sector 3, the service was implemented simultaneously with the urban development work. Installation work is ongoing on the main network that will connect to the regasification plant at the Port. Demolition has begun on the Renfe cottages, enabling the pipelines to pass through. The sea and mountain-facing sides of the network have now been connected via Carrer Ferro, following the direct occupation of the plot that had previously blocked this route.

Social area

- Welcome sessions have been held for new residents as part of the support service (launched with Foment de Ciutat) to help them settle in La Marina and promote community relations. There is active participation in community spaces such as Eix de Cultura i Memòria de la Marina, Hàbits Saludables, and others.
- Inauguration of the Parc Central: preparation and participation in the ‘Cases Barates’ exhibition.
- Activities in neighbourhood sports courts and the ‘Juguem a les places de la Marina’ (Let’s Play in La Marina’s Squares) programme are continuing.
- Communication: presentation of the neighbourhood’s transformation to various technical, professional, and community groups: Sapienza University—Rome; master’s degree programme in Urban Management, Lima—Peru, at the headquarters of the Catalan Association of Developers; master’s degree programme in Environmental Intervention at the UB; urban planning courses at ETSAV; GLS—FIABCI International Congress, etc.
- La Marina Monitoring Committee: updates on the neighbourhood’s transformation. Participation in the La Marina Neighbourhood Councils.
- Governance: coordination with various municipal and external departments, such as Housing—MHAB, Urban Planning, District Office, Environment, BCASA, Barcelona Municipal Area (AMB), Cadastre, Healthcare, etc.
- Preparation of the Specific La Marina Plan in collaboration with Foment de Ciutat and the District Office.

Economic area

- The La Marina Office, in collaboration with Barcelona Activa, continues to support the programme that helps businesses affected by relocation actively search for new premises.
- The Premises Study for la Marina del Prat Vermell has been completed. It aims to assess and plan the establishment of local businesses in the ground-floor commercial units of new buildings, as well as to identify potential sectors for their use.

Urban development in La Marina del Prat Vermell



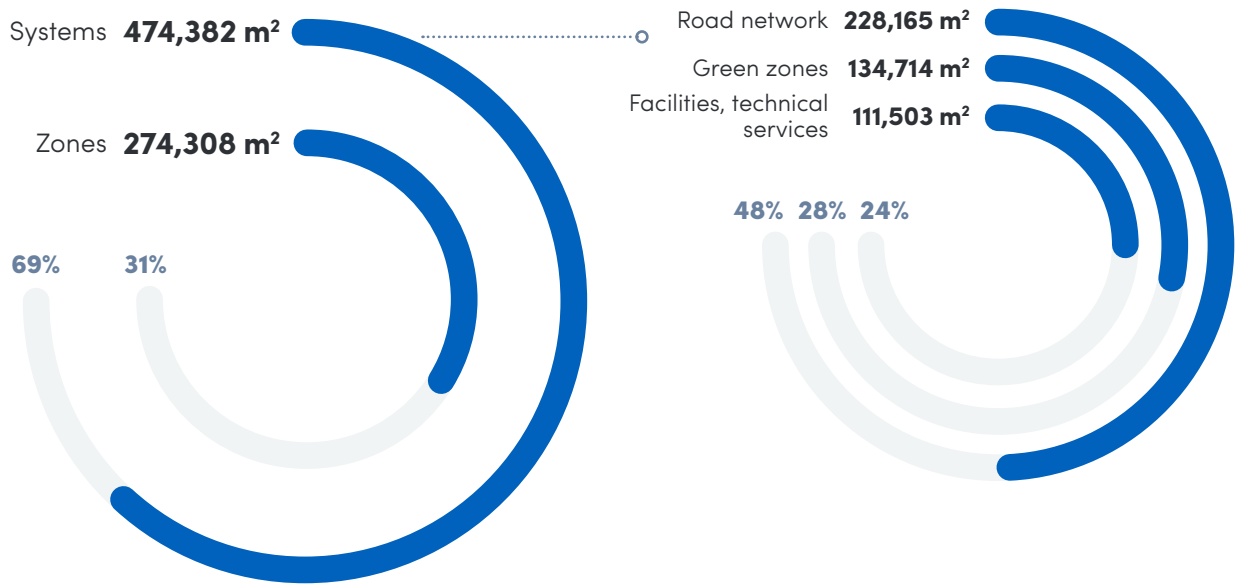
Parc de les Tretze Roses



Scope of the operation. Specific amendment to the PGM

748,690 m²

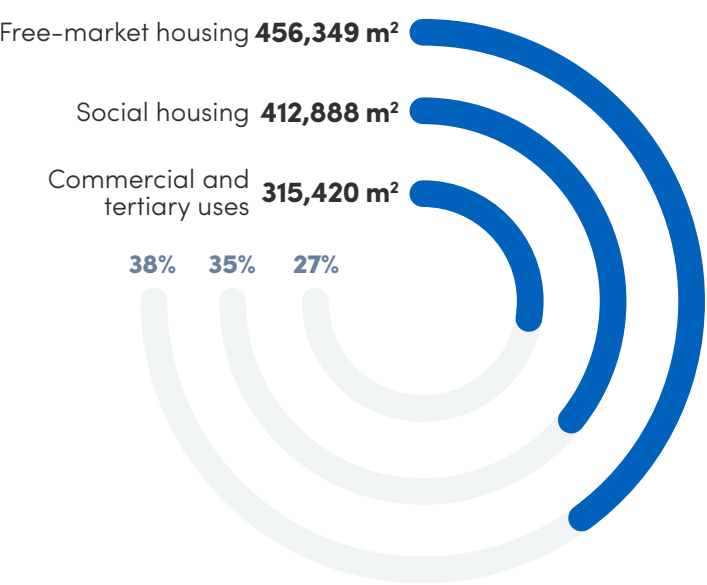
TOTAL LAND



Buildable floor area

1,184,657 m²

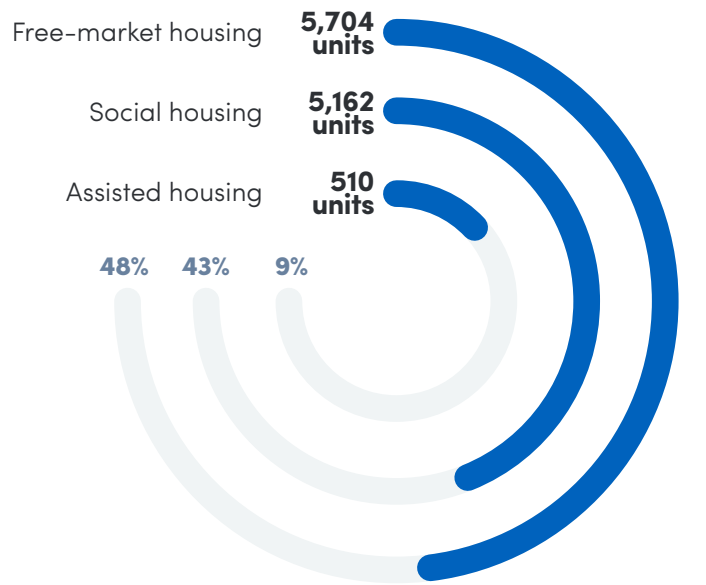
TOTAL FLOOR AREA



Housing potential

11,376 units

POTENTIAL HOUSING AND ASSISTED HOUSING



Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Sector 3. PEI scope and interior green areas	36,612 m²	9,594,162 €
PEI scope. Ferro St. (Plom/ Arnes)	4,191 m²	1,821,369 €
Parc de les Tretze Roses, phase 1	20,882 m²	3,884,593 €
Photovoltaic pergola in the Parc de les Tretze Roses	31 m²	314,233 €

PROJECTS OUT TO TENDER

	SURFACE AREA	BUDGET
Sector 2. àmbit PEI zones verdes interiors	11,769 m²	14,078,577 €

APPROVED PROJECTS BUT PENDING TENDER

	SURFACE AREA	BUDGET
Parc de les Tretze Roses, phase 2	3,300 m²	884,151 €
Sector 14 between Pg. Zona Franca and Estany St.	2,971 m²	721,255 €
Sector 14 PEI scope	18,746 m²	4,074,091 €
Sector 8 PAU 2. Internal roads and green areas	5,196 m²	1,208,748 €



PMU AND REPARCELLING APPROVED						LAND DEVELOPMENT STARTED	
	SECTOR 2	SECTOR 3	SECTOR 8 PAU 1	SECTOR 10	SECTOR 14	SECTOR 6	SECTOR 9
LAND							
Road network	1,896 m²	6,476 m²	6,262 m²	21,226 m²	14,080 m²	7,489 m²	2,172 m²
Green zones	3,324 m²	7,379 m²	1,040 m²	11,522 m²	4,200 m²	7,265 m²	2,177 m²
Facilities, technical services	4,284 m²	7,049 m²	3,510 m²	191 m²	53,266 m²	2,248 m²	3,000 m²
Assisted housing			414 m²	2,158 m²	1,874 m²		
Volumetric planning zone	7,709 m²	24,520 m²	9,343 m²	34,947 m²	25,755 m²	25,755 m²	6,845 m²
Total land	17,213 m²	45,424 m²	20,569 m²	70,044 m²	99,175 m²	42,757 m²	14,194 m²
BUILDABLE FLOOR AREA							
Free-market housing	14,748 m²	42,269 m²	12,200 m²	60,384 m²	50,832 m²	37,256 m²	12,081 m²
Social housing	13,343 m²	38,243 m²	25,432 m²	54,634 m²	45,992 m²	33,952 m²	10,931 m²
Commercial and tertiary	10,193 m²	29,216 m²	7,200 m²	41,736 m²	35,143 m²	25,937 m²	8,350 m²
Total floor area	38,284 m²	109,728 m²	44,832 m²	156,754 m²	131,967 m²	97,145 m²	31,362 m²
HOUSING POTENTIAL AND ASSISTED HOUSING							
Free-market housing	184 units	528 units	152 units	755 units	635 units	469 units	151 units
Social housing	167 units	478 units	318 units	673 units	575 units	425 units	137 units
Assisted housing			36 units	143 units	62 units		
Housing and assisted housing	351 units	1,006 units	506 units	1,571 units	1,272 units	894 units	288 units

Parc de les Tretze Roses



Urbanization. Sector 3

Sant Andreu – Sagrera

Sant Andreu and Sant Martí Districts

Reparcelling through compensation and cooperation; direct management (SMU). Urban development

Management covers the urban planning areas set out in the agreement signed by the Spanish government, the Government of Catalonia, and the Barcelona City Council, which aims to:

- Improve connections with the Barcelona Metropolitan Region and urban development around this high-speed and public transport infrastructure corridor.
- Construction of a new multi-modal hub for intercity transport.
- Creation of a new urban centre through development associated with the passenger station, including offices, shops, and hotels.
- Covering the railway infrastructure, creating a large linear park, and transforming the surrounding urban area.
- Construction of housing, facilities, offices, shops, and hotels to foster greater social cohesion and create more opportunities for residents.

This work has the potential to support a future residential population of up to 30,000 people and create 30,000 new jobs. A total of 13,000 new homes are also planned (40% of which will be social or assisted housing) across the following areas: Estació Sagrera, Entorn Sagrera, Colorantes, the Casernes de Sant Andreu, Renfe-Talleres, La Maquinista (PMU sector), and the Prim Sector. The total area of the project covers 160 hectares.



1,597,849 m²

Total surface area



500,709 m²

Green zones



386,125 m²

Land for facilities and assisted housing



635,044 m²

Floor area for commercial/ tertiary/ hotel/ administrative use

386,188 m²

Land by zones

1,020,970 m²

Floor area for housing

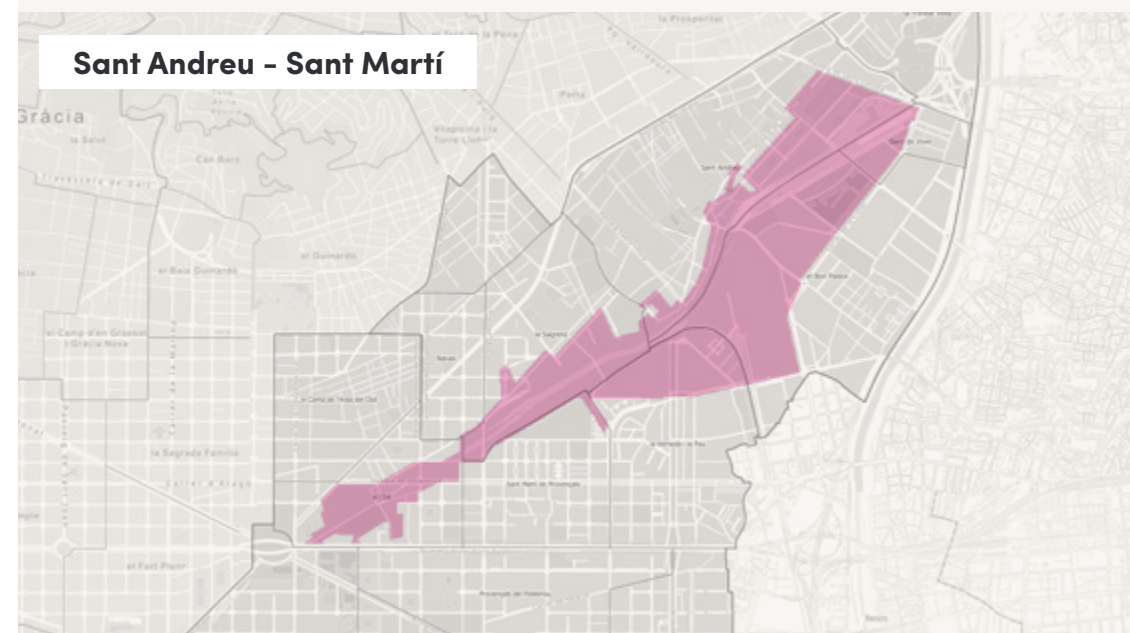


459,798 m²

Rails and railway systems

12,928 units

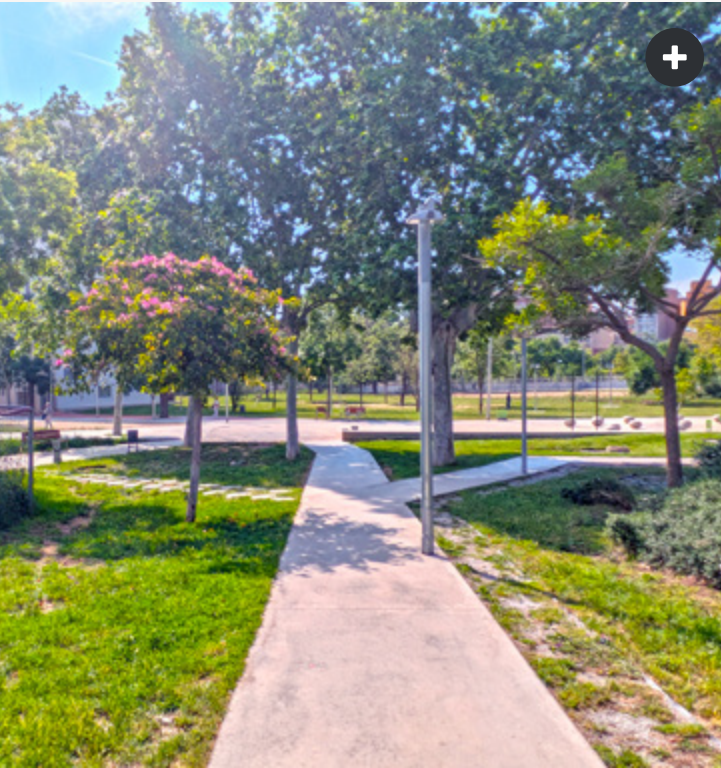
Housing potential



Aerial view of the Station construction

La gestió de l’Institut Municipal d’Urbanisme

The IMU is responsible for **overseeing land management** from start to completion and coordinating with other public institutions, local communities, residents, developers, and other stakeholders while also maintaining internal coordination within the City Council. This role encompasses a wide range of aspects, including infrastructure and service networks, as well as energy systems. It includes urban transformation, planning implementation, urban management, development works, and the building stock for projects to be carried out with Barcelona Sagrera Alta Velocitat (BSAV). In the Casernes de Sant Andreu area, the IMU is also responsible for drafting the plans and carrying out the urban development works.



Urbanization. Casernes de Sant Andreu

Activities during 2024

Urban management, projects and works

Station area: BSAV is currently undertaking structural work on the roof, at the level of the future linear park. This level aligns with the High-Speed rail corridor, and 80% of the work in this area has now been completed. Throughout the year, work has also continued on the final project for the station’s architecture and systems, as well as for the Sant Martí parks and the roof-level park.

Prim Sector: following approval of the MPGM and the award of contracts for the urban development project for roads and green spaces, work has continued on both this project and the associated reparcelling project. The IMU aims to submit it for approval in 2025.

Casernes de Sant Andreu: the IMU has completed the works on separate projects 8 and 10, which provide access to the IMHAB building on Antoni Santiburcio St.. Several city-owned housing developments are also under construction.

Colorantes PAU 1 – SA2: the urban development works are being carried out by BSAV under a collaboration agreement signed with the IMU. In 2024, the works on the roads and green spaces in the area were practically completed.



Preliminary Urbanization Project. La Sagrera



Parameters of the areas being built

	COLORANTES RENFE PAU1	ENTORNS SAGRERA PAU1	CASERNES DE SANT ANDREU (PAU2)	CASERNES DE SANT ANDREU (SMU)	PRIM S1 (Reparcelling ongoing)
SYSTEMS	64,686 m²	40,201 m²	33,343 m²	45,039 m²	168,687 m²
Railway	4,569 m²	-	-	-	3,992 m²
Road network	23,398 m²	19,430 m²	6,489 m²	6,245 m²	69,105 m²
Green zones	35,449 m²	8,984 m²	26,744 m²	14,748 m²	62,910 m²
Facilities / Technical services	42 m²	11,787 m²	110 m²	19,406 m²	30,091 m²
General systems / Others	1,228 m²	-	-	-	-
Assisted housing	-	-	-	4,640 m²	2,589 m²
ZONES	12,187 m²	17,414 m²	20,675 m²	4,585 m²	37,365 m²
Zone	12,187 m²	17,414 m²	20,675 m²	4,585 m²	37,365 m²
Total land	76,873 m²	57,615 m²	54,018 m²	49,624 m²	206,052 m²
Free-market housing	48,428 m²	22,630 m²	39,409 m²	-	121,787 m²
Social housing	20,755 m²	25,083 m²	34,861 m²	25,032 m²	131,024 m²
Economic activity in GF	7,687 m²	8,746 m²	7,996 m²	-	24,337 m²
Total floor area	76,870 m²	56,459 m²	82,266 m²	25,032 m²	277,148 m²
HOUSING POTENTIAL					
Free-market housing	603 units	281 units	492 units		1,522 units
Social housing	258 units	312 units	463 units	313 units	1,638 units
Assisted housing				387 units	200 units
Total housing and assisted housing	861 units	593 units	955 units	700 units	3,360 units



Indicators

Urban development¹

COMPLETED WORKS

	SURFACE AREA	COST
Casernes de Sant Andreu. Antoni Santiburcio St. area	2,923,00 m²	1,206,199 €
Casernes de Sant Andreu. HPO environs inside A. Santiburcio park	1,328,00 m²	

PROJECTS NOT YET STARTED

	SURFACE AREA	FORECAST
Casernes de Sant Andreu. Bloc 10 surroundings	388,00 m²	466,522 €
Casernes de Sant Andreu. Palomar St.	13,663 m²	Criteria Definition Phase
Casernes de Sant Andreu. Plots R surroundings	3,698 m²	Criteria Definition Phase

(1) Projectes a càrrec de l'IMU. La resta de projectes els desenvolupa BSAV.

Urbanization. Casernes de Sant Andreu



Urbanization. Antoni Santiburcio St



Vallcarca i els Penitents

Gràcia District

Expropriation. Reparcelling via cooperation. Urban development

This area brings together several planning initiatives that are pending implementation. The main one is the Modification of the Metropolitan General Plan (MPGM) for the Vallcarca neighbourhood, which, together with the Specific Modification of the PGM for the former UA5 site and part of UA3, was approved in 2019. These planning instruments were the result of close collaboration between the City Council, residents, community organisations, and private developers. The amendments made it possible to update areas still awaiting development under the previous MPGM for Avinguda Hospital Militar–Farigola, with the aim of enhancing and optimising the neighbourhood’s existing resources, improving infrastructure, and securing land for public use and promotion of social housing. The plans included nearly 100 social housing units on land acquired through expropriation, along with the allocation of floor area for publicly owned housing within reparcelling zones, as well as facilities such as Can Carol and a new use for the Fusteria. Special emphasis was placed on respecting the area’s historical heritage and a commitment to urban cohesion, with the aim of fostering a strong neighbourhood identity around a large central park.



16,624 m²

Surface area of the zone pending execution



3,052 m²

Green zones



1,342 m²

Land for facilities



1,259 m²

Road network



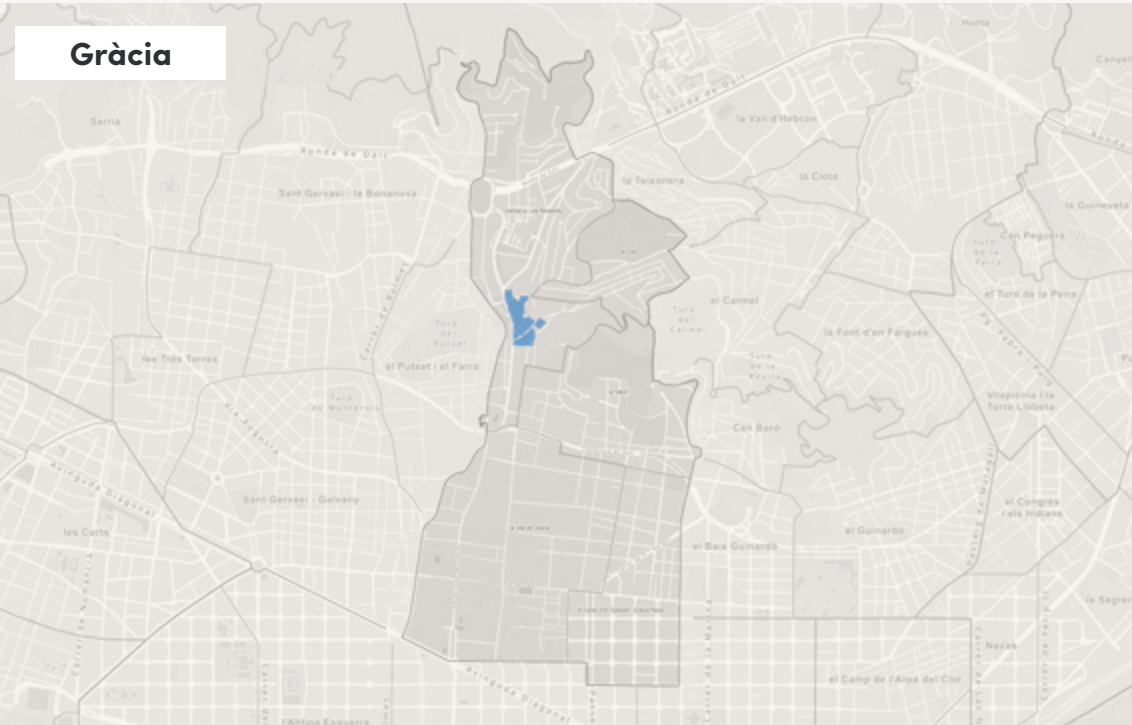
1,404 m²

Preservation of the urban structure



408 units

Housing potential



In 2024, work continued on the project and management areas in this part of the city.

Management by the Municipal Institute of Urban Planning

The IMU is playing a comprehensive role in this area, carrying out urban development works, managing land, and securing the plots required to implement the new neighbourhood model promoted by the City Council and supported by community participation. These tasks require the IMU to constantly coordinate and liaise between the public sector and the associations private stakeholders involved.

Activities during 2024

Urban management, projects and works

PAU 2 MPGM Vallcarca: the reparcelling project has received final approval.

Sub-area A of UA5 MPGM Hospital Militar: all substitute compensation payments have been made, and the reparcelling project has been submitted to the Land Registry (pending registration). Steps have also been taken to arrange permanent rehousing for the affected residents (pending contract signing). IMHAB has begun drafting the plan for two buildings with 20 and 30 publicly owned free-market housing units in this Area 1.

Vallcarca Central Park: BIMSA commissioned the drafting of the preliminary design for the central park and the relocation project to move the existing basketball court to a location partly outside the area, under the Vallcarca bridge, to facilitate the construction of housing along Avinguda Vallcarca. The preliminary design process will continue

into 2025 with the drafting of the final plan. The IMU will be responsible for approving it as an urban development project, as it is part of the implementation of the MPGM and encompasses the entire PAU2 area and a portion of PAU1.

Can Carol Square: the urban development works for the square and part of Gustavo Adolfo Bécquer St. have been carried out and accepted by the City Council. The remaining green areas from this same project linked to the building work are still to be completed.

Service Ring: the works for the streets Farigola, Mare de Déu del Coll, and Medes have been put out to tender to provide services to the different management areas in Vallcarca, including the rest of PAU1. They will also connect utilities and provide paving for Vallcarca Park (which includes all of PAU2 and the rest of PAU1) via Cambrils, Argentera, and Calendau streets.

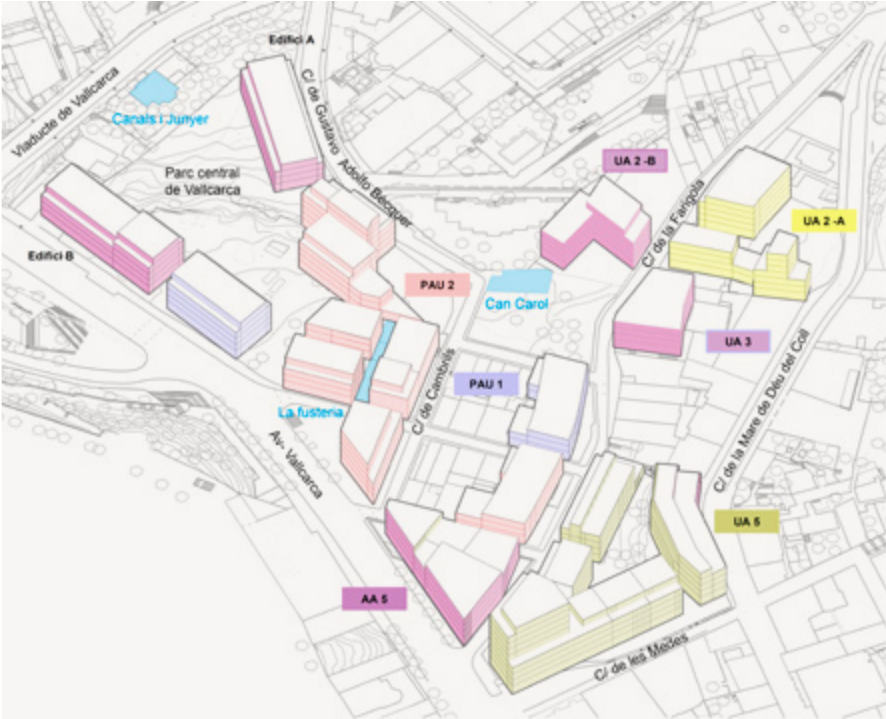
Demolition of buildings: demolition projects are currently being drafted for the properties at 83 and 87B Vallcarca Ave. (AA2 MPGM Avinguda Hospital Militar-Farigola), as well as for the properties at 3 Farigola St. and 92 Vallcarca Ave. (AA5 MPGM Hospital Militar-Farigola). The demolition works for the property at 103 Mare de Déu del Coll St. (UA5 MPGM Hospital Militar-Farigola) have been put out to tender.

Housing developments: thanks to land previously acquired through the expropriation under AA6, construction has begun on 24 co-housing units at 17-23 Gustavo Bécquer St., developed by Ruderal SCCL, and 36 social housing units at 118-124 Vallcarca Ave., developed by Fundació Salas and Nou Lloc. These developments are the result of an agreement with nonprofit organisations (ESAL).

Preliminary Urbanization Project. Vallcarca's Central Park (BIMSA)



Vallcarca. Urban Development areas



Project. Can Farigola Roads and Service ring





Parameters of the areas in development

MPGM Vallcarca ¹			PMU Farigola		MpPGM UA5 and part of UA3 Hosp. Militar	
	PAU 1	PAU 2	AA5	UA 2	SUB-AREA A	SUB-AREA B
LAND						
Road network		361 m ²		153 m ²	355 m ²	390 m ²
Open public spaces	460 m ²	911 m ²		575 m ²	357 m ²	749 m ²
Facilities		187 m ²	967 m ²			188 m ²
Volumetric planning zone	480 m ²	2.307 m ²	937 m ²	1,098 m ²	3,056 m ²	1,689 m ²
Conservation of urban structures	585 m ²	661 m ²			158 m ²	
Total land	1,525 m ²	4,427 m ²	1,904 m ²	1,826 m ²	3,926 m ²	3,016 m ²
BUILDABLE FLOOR AREA						
Housing	3,066 m ²	8,736 m ²	2,072 m ²	5,012 m ²	11,642 m ²	3,676 m ²
Economic action in GF	408 m ²	938 m ²				
Total floor area	3,474 m ²	9,674 m ²	2,072 m ²	5,012 m ²	11,642 m ²	3,676 m ²
HOUSING POTENTIAL						
Housing	38 units	108 units	37 units	62 units	137 units	26 units
Total number of dwellings	38 units	108 units	37 units	62 units	137 units	26 units

(1) The AA6 action has already been carried out

Vallcarca



Indicators

Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Can Carol square	1,436 m ²	286,695 €

AWARDED WORKS AWAITING EXECUTION

	SURFACE AREA	AMOUNT AWARDED
Can Farigola Roads. Service ring	8,027 m ²	5,606,923 €

APPROVED PROJECTS BUT PENDING TENDER

	SURFACE AREA	BUDGET
Green area. UA5 and part of UA3 MPGM Military Hospital and PMU Farigola	1,462 m ²	673,061 €

Demolitions

AWARDED WORKS AWAITING EXECUTION

	SURFACE AREA	BUDGET
Deconstruction of 103 Mare de Déu del Coll St	290 m ²	50,000 €

PROJECTS UNDER DRAFTING

	SURFACE AREA	FORECAST
Deconstruction of 83 and 87B Vallcarca Ave.	673 m ²	175,085 €
Deconstruction of 3 Farigola St. and 92 Vallcarca Ave.	540 m ²	107,027 €

Glòries

L'Eixample and Sant Martí Districts

Reparcelling via cooperation. Urban development

The Glòries area has been a recurring topic of urban debate since the late 19th century due to its central location and the impact of the infrastructure built in the area. Until 2000, various plans and projects were implemented that shaped its current appearance, including the National Theatre, the new Auditorium, the Glòries Shopping Centre, and the Torre Agbar. In 2007, the 'Commitment to Glòries' was published. This document served as the starting point for the amendment to the Metropolitan General Plan (PGM), which transformed the existing ring road system and placed Gran Via traffic underground. It also proposed the development of a large central urban park with significant space reserved for public facilities, such as the Disseny Hub and the Mercat dels Encants Vells. In 2013, an international competition resulted in the 'Canòpia Urbana' proposal for the future central park, a preliminary design that was later refined through consultation with neighbourhood associations.

The most recent amendment to the PGM for the Glòries area, dated 2017, incorporated all contributions from stakeholders and committees involved in the project since 2007. In 2021, an Urban Improvement Plan (PMU) was approved to integrate the Canòpia Park and the new buildings and uses, with the aim of ensuring a smooth transition between the Eixample neighbourhood and the new park.

In 2023, a new Modification to the PGM was provisionally approved to transfer land and building area to an adjacent location near the square, thereby increasing the space allocated to open areas and community facilities around the Escola dels Encants. This will allow for a better fit of the relocated land and building area within the block bordered by Diagonal Avenue, Gran Via de les Corts Catalanes, and Ciutat de Granada street.



42,252 m²

PMU 2021 area



26,436 m²

Parks and gardens



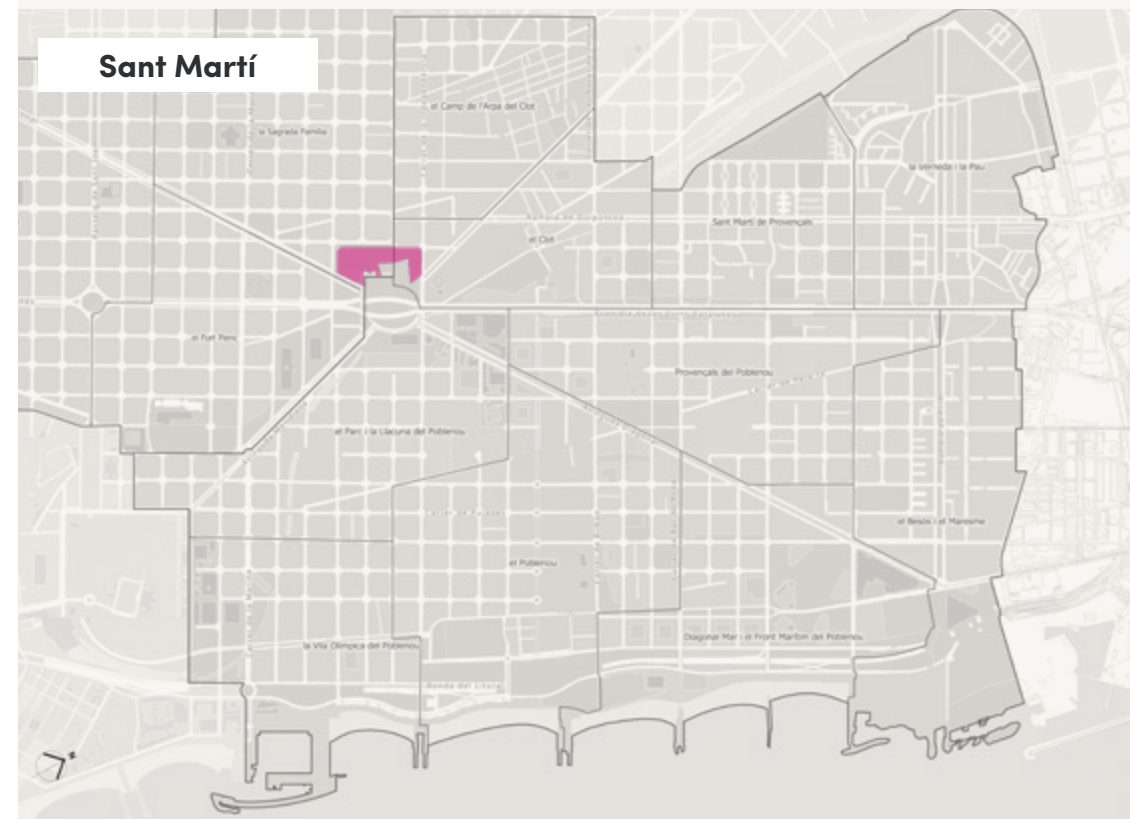
8,294 m²

Land for facilities



562 units

Housing potential



The MPGM that relocates public housing land and development rights from this area to the 'Edifici Ona', with the aim of minimising the impact of building heights on nearby school facilities, currently has interim approval status.

Management by the Municipal Institute of Urban Planning

The IMU is coordinating the work required to develop the land management instrument for the PMU in the planning sector, which was approved in 2021. This will allow for the optimal distribution of building land for the construction of social housing for residents affected by urban planning to be carried out by IMHAB while also ensuring dialogue with the owners of affected businesses and the various stakeholders involved in the rest of the area.

This management effort complements the 2017 MPGM and redefines the urban landscape of the 4.2 hectare area in the northern section of Glòries Catalanes Square.

Activities during 2024

Urban management, projects and works

Over the past year, work has continued in several areas. The urban development works for the central phases of the Park, including the Canòpia tram section and Canòpia tunnels, have been completed. Urban development works for Phase I of the Gran Via–Besòs section over the tunnels are also underway. Additionally, the construction of Block A of public housing, comprising 238 housing units, is nearly complete.

The Modification of the Metropolitan General Plan (MPGM), which transfers public housing land and building area from this zone to the ‘Edifici Ona’ area to reduce the height impact on nearby school facilities, currently has interim approval status.

PMU in the planning sector: the reparcelling project has been registered, and all substitute compensation payments to affected parties not receiving housing have been made, as have all compensation payments for the relocation of incompatible businesses. The process has begun to arrange the rehousing of the 30 eligible households in a building within the Glòries Block.

Demolitions: the projects for the PMU area in the mountain-facing side sector of the square have been approved, and Phase 1 of the works is awaiting tender, pending the availability of funding.

Block Cartagena, Castillejos, Consell de Cent, Avinguda Diagonal: the drafting of the final urban development plan that will replace the previously approved project (of limited scope) is still pending. The update of the original project commissioned by BIMSA is also pending in order to put the works for the entire area out to tender and carry them out. This update must include the measures required for soil decontamination.

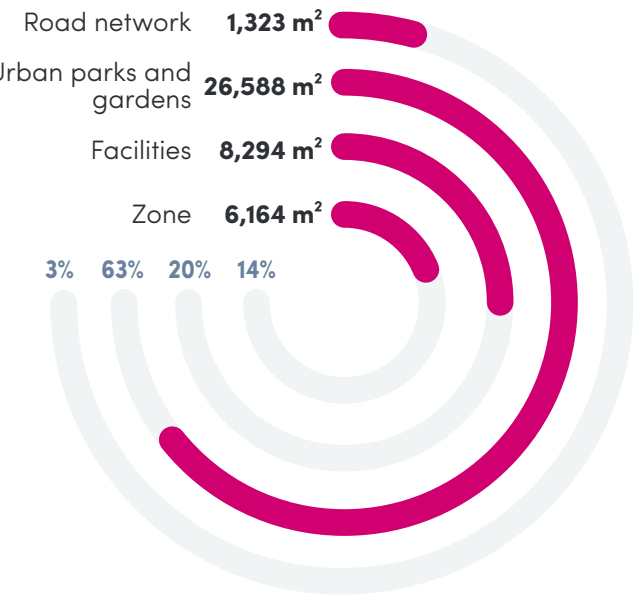
PAU1 of Glòries – Meridiana Sud: the preliminary urban development design has been drafted, and the final plan has been commissioned. Additionally, the criteria have been validated by the Chief Architect’s Office and the District Office. This action is part of the PEPI programme.



Land

42,253 m²

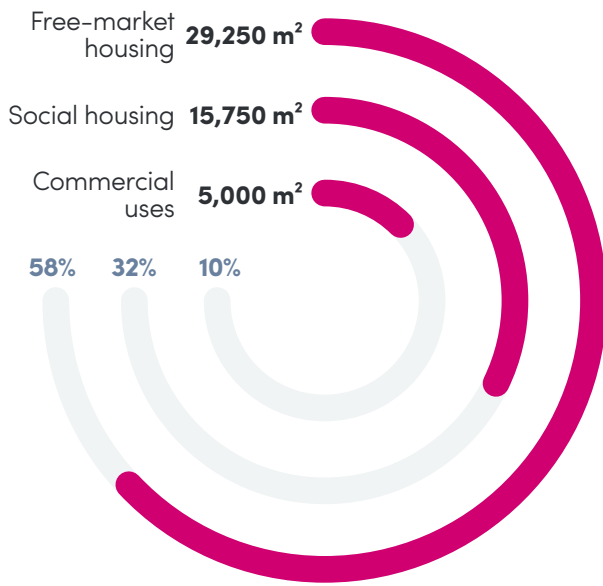
TOTAL LAND



Buildable floor area

50,000 m²

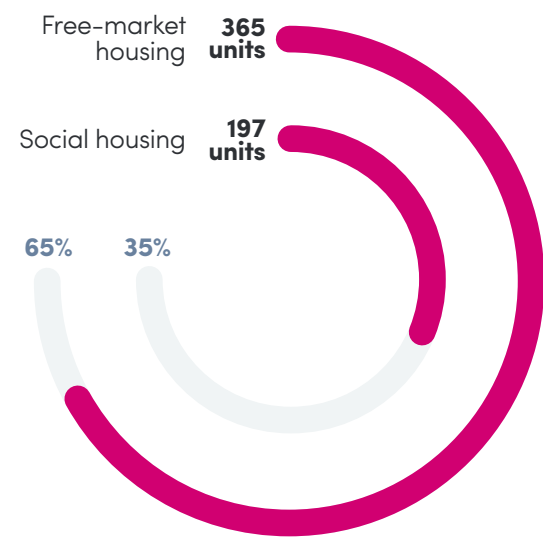
TOTAL FLOOR AREA



Housing potential

562 units

TOTAL NUMBER OF DWELLINGS



PMU of Les Glòries before the MPGM for the transfer of land and building rights



Demolitions

APPROVED PROJECTS

	SURFACE AREA	BUDGET
S1 deconstruction of buildings at PAU PMU Glòries	11,643 m²	1,681,348 €
S2 deconstruction of buildings at PAU PMU Glòries	22,604 m²	1,883,088 €

La Trinitat Vella

Sant Andreu District

Reparcelling via compensation.
Expropriation. Urban development

This area includes the grounds of the current prison, the streets bordering the prison complex, a new road, and the Ronda del Litoral. It covers a surface area of 56.6 hectares and was defined by the Specific Modification of the Metropolitan General Plan (MpPGM) in 2012. The land has been divided into three sectors: the reparcelling approved in 2017 for the site occupied by the prison and the surrounding systems; the expropriation of the former PMHB buildings (now IMHAB); and finally, a planning sector (still pending), bounded by Ausona, Mare de Déu de Llorda, and Foradada streets.

The urban transformation of the neighbourhood began with the 2017 prison agreement between the Barcelona City Council and the Government of Catalonia, which released the site of the Trinitat Vella open prison. In 2019, **an urban improvement plan drafted by the IMU was approved**. The plan sought to improve accessibility by adjusting gradients in roads and open spaces and reducing the need to install escalators and other inaccessible elements.



54,747 m²

Total surface area (PMU)



23,035 m²

Parks and gardens



3,002 m²

Land for facilities



407 units

Housing potential



14,082 m²

Road network

36 units

Assisted housing potential

Sant Andreu

The transformation of this area will be completed with the relocation and full demolition of the Trinitat Vella prison, which will free up space for new facilities, uses, urban development works, and housing.



Management by the Municipal Institute of Urban Planning

The Institute is fully responsible for coordinating and managing land as part of this major urban transformation. This includes **carrying out the reparcelling project, managing the expropriations, and demolishing** buildings that do not meet basic habitability standards, as well as **developing** new green spaces, squares, and a large park to improve accessibility and the local road network. The urban development works will be carried out in phases and will require close coordination with the IMHAB, which has already begun to build the developments whose priority is to relocate the people affected by the urban development due to expropriation of the precarious blocks of flats.

Alongside the area covered by the Specific MPM, the IMU is also leading an **urban regeneration programme** in the existing urban area that is to be retained. One phase of this work involves **redeveloping Via de Bàrcino** and the green space adjacent to the public facilities.

Activities during 2024

Urban management, projects and works

Expropriation: proceedings have begun for two of the five buildings included in the first phase of demolitions under the MPM (30 Torrent de Perera St. and 37-55 Pare Pérez del Pulgar St.), affecting a total of 42 dwellings.

Urban development of Torné street: the works have been completed and formally handed over. This marks the completion of all works under the PERI for Trinitat Madriguera.

Urban development of Phase 1 of the MPM area for the Trinitat Vella prison: the works have been put out to tender and awarded. The project includes the creation of a large green space and a connecting area to address the level differences, providing an accessible pedestrian solution with the installation of an external lift and

accessible routes that will serve the rehousing buildings currently under construction in the area. This phase also includes Pare Manjón St. between the two ends of Pérez del Pulgar St..

Via Bàrcino, final section of the road network. This initial project is part of a broader initiative to create a new green space between Via de Bàrcino and Nus de la Trinitat under Barcelona City Council's 'Playable City' initiative. The first phase includes a separate road with one traffic lane in each direction, pavements with planting beds, and pedestrian spaces, incorporating and renewing existing trees. A paved strip free of trees or other elements will be reserved alongside the buildings, creating a circulation space exclusively for pedestrians.

Square in Phase 1 of the urban development project



Via Bàrcino, final section of the road network



Urbanization. Via Bàrcino

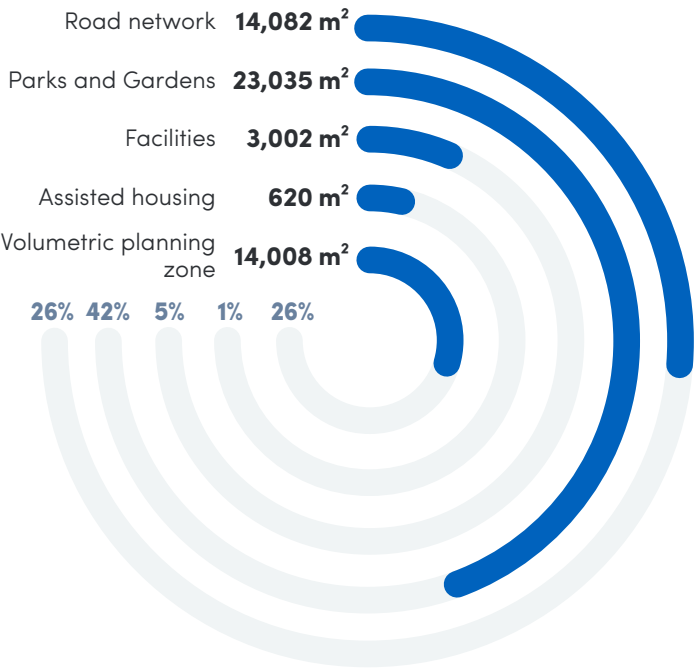


Parameters of the area

Land

54,747 m²

TOTAL LAND

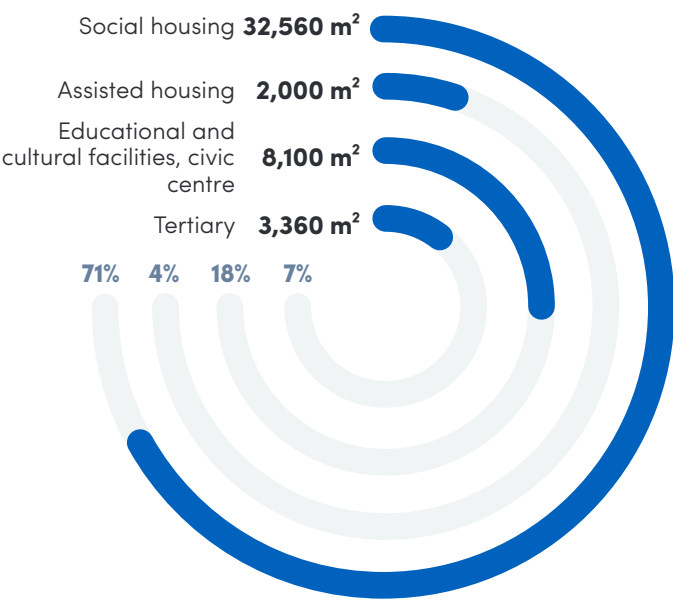


Square. Urbanization project Phase 3

Buildable floor area

46,020 m²

TOTAL FLOOR AREA

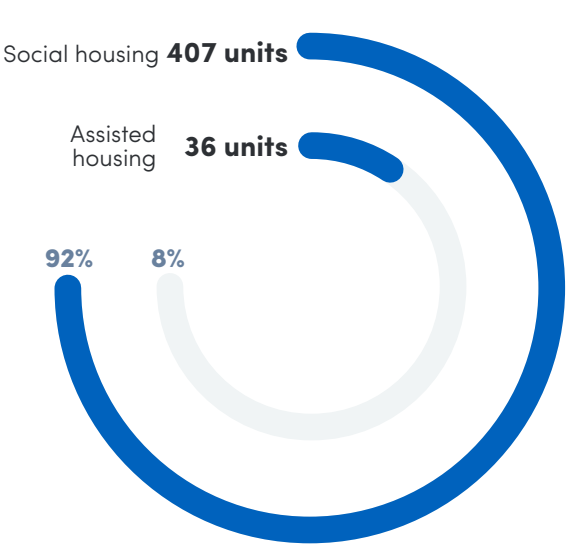


Overview. Transformation of the Area

Housing potential

443 units

TOTAL HOUSING AND ASSISTED HOUSING



Indicators

Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Urbanization Torné St.	650 m²	344,924 €

ONGOING

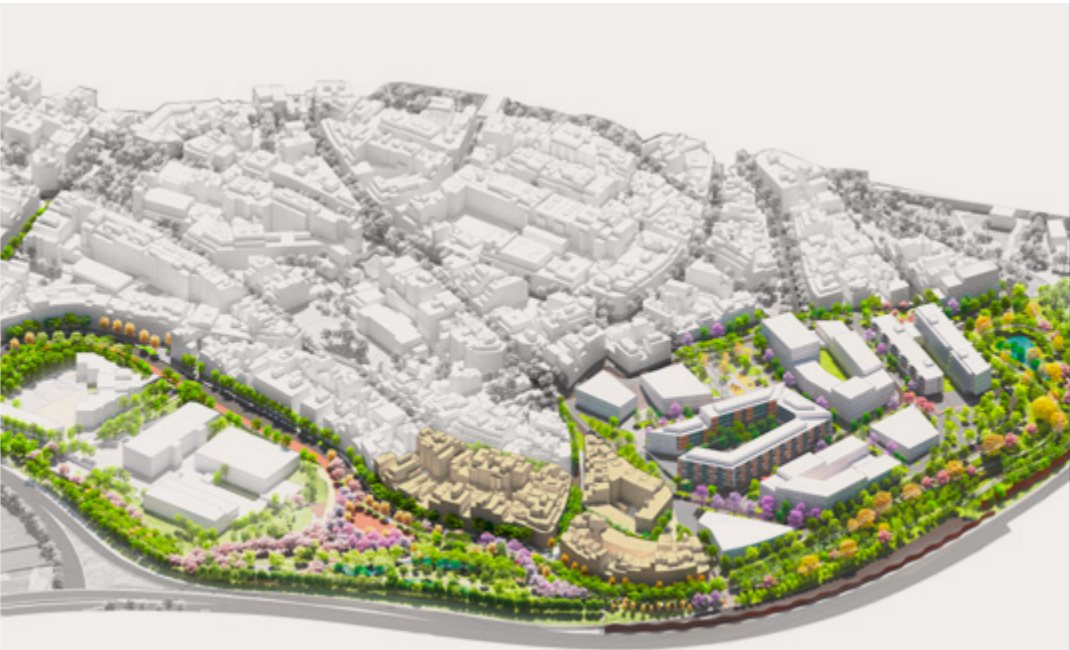
	SURFACE AREA	AMOUNT AWARDED
Phase A, Via Bàrcino, final section of the road network	4,759 m²	1,643,400 €

AWARDED WORKS AWAITING EXECUTION

	SURFACE AREA	AMOUNT AWARDED
Phase 1 urbanization MPMG Trinitat Vella	16,077 m²	5,337,009 €

APPROVED PROJECTS BUT PENDING TENDER

	SURFACE AREA	BUDGET
Phase 2 urbanization MPMG Trinitat Vella	36,242 m²	13,750,908 €
Phase 3 urbanization MPMG Trinitat Vella	8,802 m²	4,110,741 €
Remaining phases. Via Bàrcino and play area	31,524 m²	8,243,540 €



Can Batlló

Sants – Montjuïc District

Reparcelling via cooperation. Urban development

Can Batlló, which emerged in the late 19th century in the Sants neighbourhood, became one of the most important industrial hubs of the era. The current redevelopment area is bounded by Constitució, Parcerisa, Gran Via de les Corts Catalanes, and Mossèn Amadeu Oller streets, with the addition of the Camí de la Cadena area. In total, it covers nearly 15 hectares, divided into three sub-areas: PAU 1 (historic sector), PAU 2 (railway area), and PAU 3 (former station and surrounding area).

This area has been shaped by strong grassroots activity and community-led initiatives. The redevelopment project was defined in the 2002 MPGM. In 2006, plans for public facilities and green spaces were confirmed, incorporating plots from land swaps elsewhere in the city. The Reparcelling project, undertaken in cooperation, was approved in 2007. In 2017, a major step was taken in the rehabilitation and revitalisation of the industrial site, as well as in defining its future community uses.



139,200 m²

Total scope of the operation



1,687 units

Total housing potential

81,448 m²

PAU 1 area

1,141 units

PAU 1 housing potential

31,002 m²

PAU 2 area

314 units

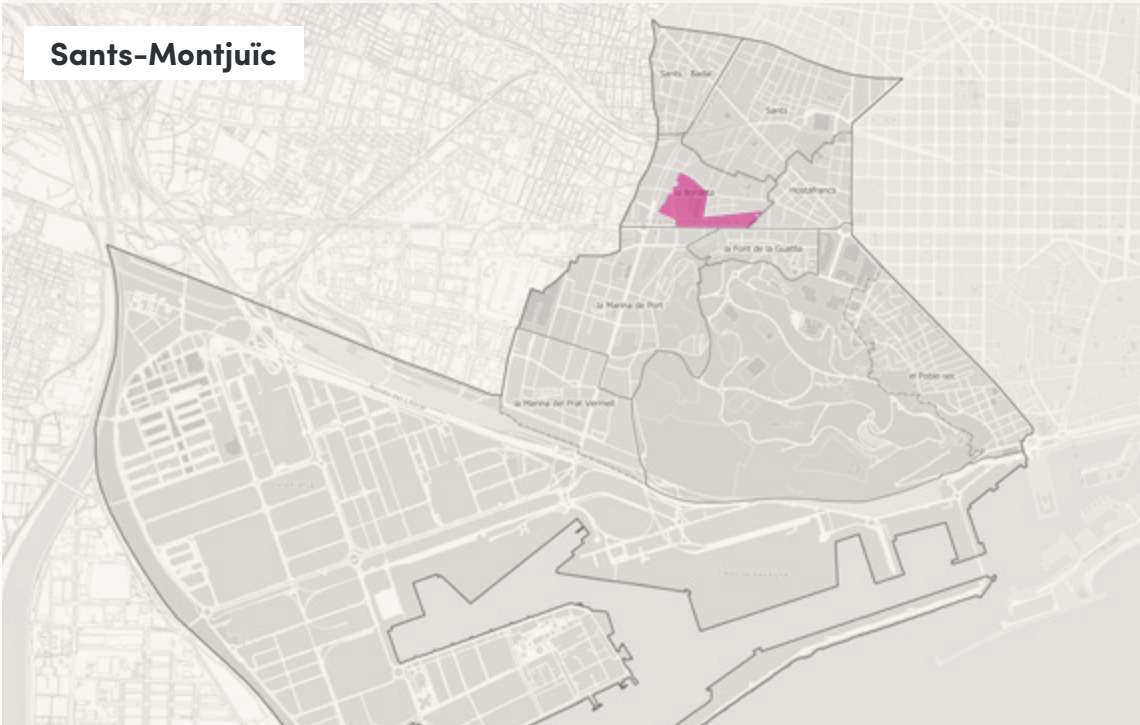
PAU 2 housing potential

26,750 m²

Sector 3 surface area and outside of area

200 units

Assisted housing potential



The site already includes the first phase of green space development, covering approximately 30,000 m².

Management by the Municipal Institute of Urban Planning

Since 2011, the Barcelona Municipal Institute of Urban Planning (IMU), formerly known as BAGURSA, has served as the representative of the city government in land management through a cooperation mechanism for land reallocation.

In 2013, the first demolitions began, and the Municipal Housing Board (now IMHAB) received the plots needed to launch the first two developments of 52 social housing units for people affected by urban planning. The IMU has continued to prepare the remaining plots, enabling the construction of both social and market-rate housing by cooperatives and private developers. Currently, the site has 245 completed social housing units and 78 units under construction, with an additional 48 units and 200 assisted housing units still pending construction.

In addition, the Institute is responsible for developing the green spaces in PAU 1 and PAU 2, located between the former industrial site and the new housing developments that line Constitució and Parcerisa streets.

Activities during 2024

Urban management, projects and works

Land registry adjustment: the project file is currently being drafted to properly define the boundaries of the resulting plots and align them with the topographic survey. This will allow the resulting municipal plots from the 2017 MPGM to be officially registered in line with the new designations.

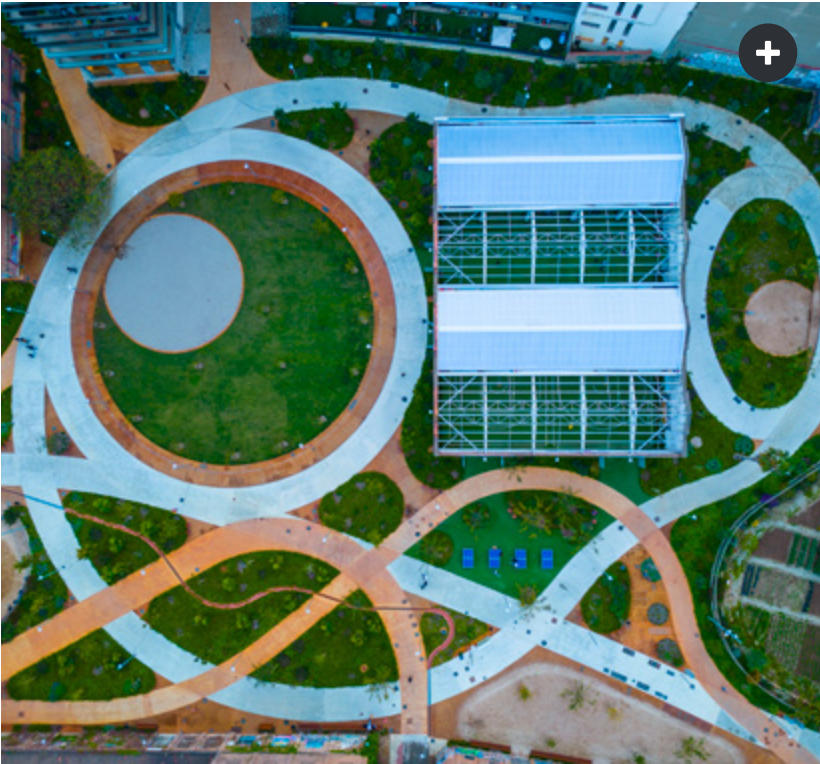
Development of the green space in PAU 1 and PAU 2 (Sector 1): the works for the first phase of development have been completed. Due to the discovery of archaeological remains and higher-than-expected subsoil contamination, progress on the works did not follow the originally planned timeline.

The development works in this phase have created a large urban renewal area (between Gran Via de les Corts Catalanes and Constitució, Mossèn Amadeu Oller, and Parcerisa streets), covering an area of almost 30,000 m². It serves as an open gateway to the La Bordeta neighbourhood and, by extension, to the city, adding to the spaces previously reclaimed through community initiatives. The newly created area has been divided into landscaped spaces, supplementary surfaces, green areas (grass, shrubs, perennials, climbing plants, and trees), soft surfaces (gravel, sand, aggregates, SuDS, mulch, and rubber), functional use areas (hard paving and sports spaces), and designated zones (playgrounds, dog parks, and urban allotments).

Development works began in October 2021, alongside soil decontamination across the site. Due to the scale of the intervention, the latter works were awarded through a separate construction contract. During the works, Blocks 12 and 9 were also partially demolished to allow their integration into and adaptation to the new park.

The second phase of development will cover the surroundings of the former industrial premises, which are set to undergo various refurbishment projects to accommodate future facilities. A study has been launched to define this second development phase in line with land availability.

Urbanization. Can Batlló, phase 1



Aerial view of the urban development





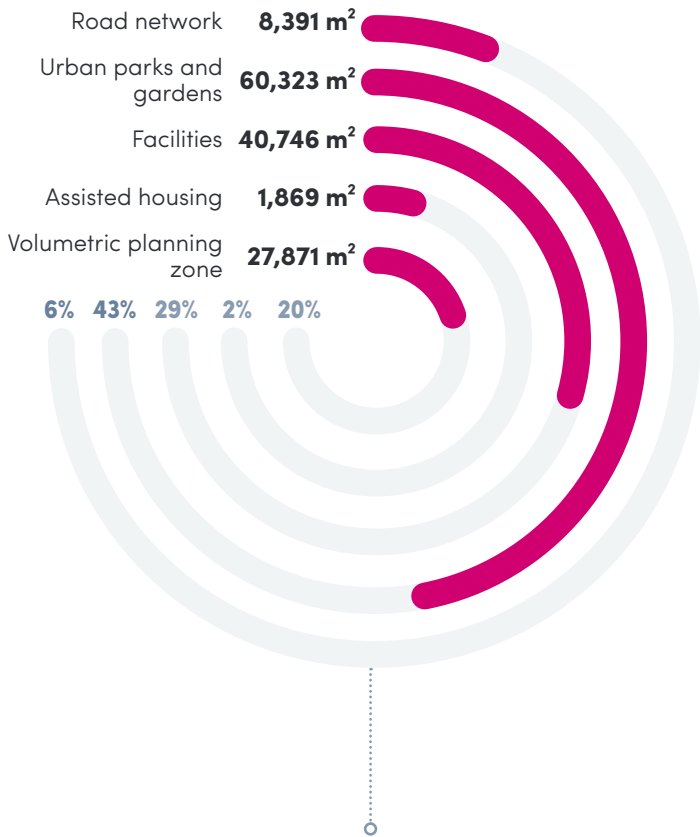
Aerial view of the urban development

Parameters of the area

Land

139,200 m²

TOTAL LAND

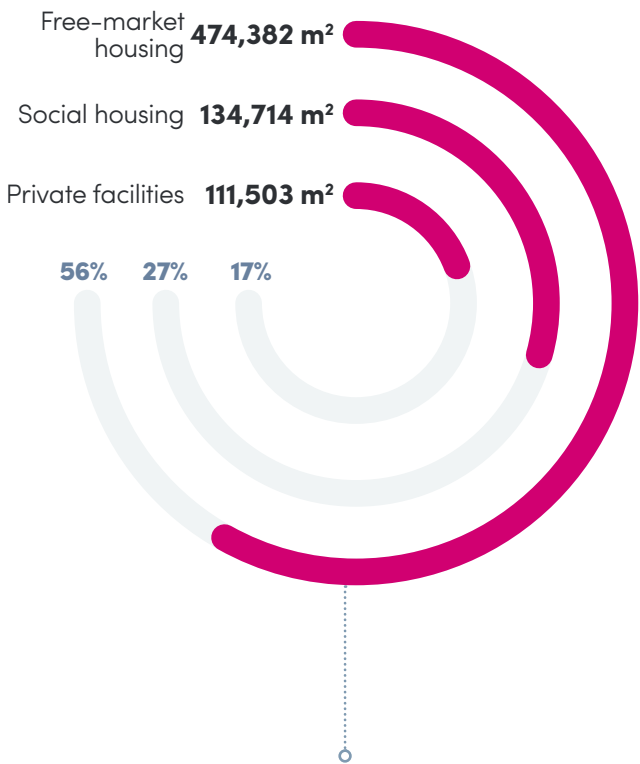


	PAU 1	PAU 2	SECTOR 3 and outside area
Road network	4,759 m²	632 m²	3,000 m²
Urban parks and gardens	45,935 m²	9,033 m²	5,355 m²
Facilities	10,359 m²	16,409 m²	13,978 m²
Assisted housing			1,869 m²
Volumetric planning zone	20,395 m²	4,928 m²	2,548 m²
TOTAL	81,448 m²	31,002 m²	26,750 m²

Buildable floor area

1,184,657 m²

TOTAL FLOOR AREA

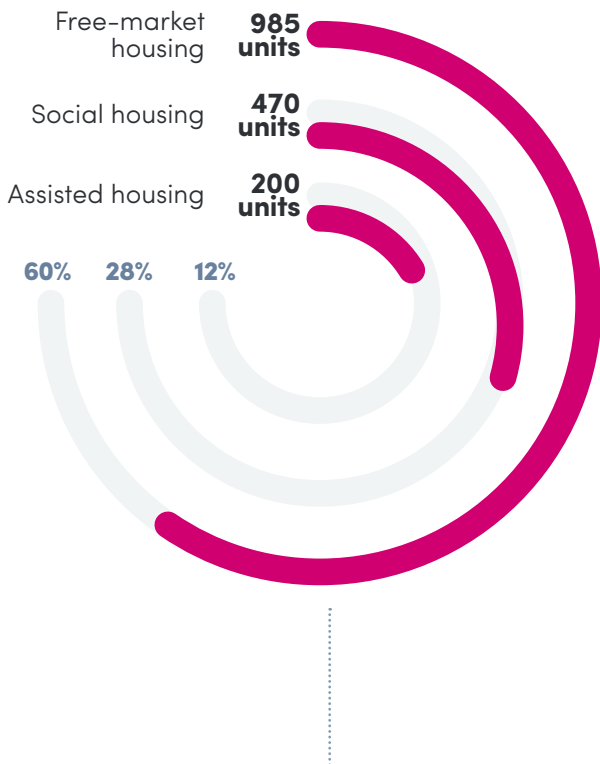


	PAU 1	PAU 2	SECTOR 3 and outside area
Free-market housing	53,667 m²	25,132 m²	
Social housing	37,628 m²		
Private facilities		23,316 m²	
TOTAL	91,295 m²	48,448 m²	

Housing potential and assisted housing

1,655 units

TOTAL HOUSING AND ASSISTED HOUSING



	PAU 1	PAU 2	SECTOR 3 and outside area
Free-market housing	671 units	314 units	
Social housing	470 units		
Assisted housing			200 units
TOTAL	1,141 units	314 units	200 units

Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Phase 1. PAU 1 and PAU 2 green zone and soil decontamination	29,982 m²	17,077,031 €

APPROVED PROJECTS BUT PENDING TENDER

	SURFACE AREA	BUDGET
Phase 2. PAU 1 and PAU 2 green zone	18,917 m²	9,645,400 €



Indicators

La Colònia Castells

Les Corts District

Expropriation. Urban development

The interior redevelopment sector of Colònia Castells and its surroundings involves the urban transformation of the area bounded by Morales, Equador, Travessera de les Corts, and Taquígraf Serra–Gelabert streets.

This transformation was made possible through various processes led by the City Council and supported by local residents. It began with the 2003 MPGM, which established the road layout, locations for public open spaces, and land reserved for community facilities. Between 2004 and 2007, the City Council negotiated the terms of a protocol (signed in 2007) with residents affected by the redevelopment, establishing criteria for compulsory acquisition and ensuring equal treatment. In March 2014, a Specific Modification to the MPGM regulated the provision of an educational facility between Entença and Montnegre streets, including the green area to be developed. In 2016, following an assessment of the situation, the Municipal Government launched a consultation process with residents, which concluded with shared decision-making. This included several phases of compulsory acquisition and rehousing in new buildings within the neighbourhood, the creation of social housing for the city, new public facilities, and a large central park on the block between Entença and Equador streets.



41,630 m²

Total scope of the MPGM operation



17,125 m²

Open public spaces



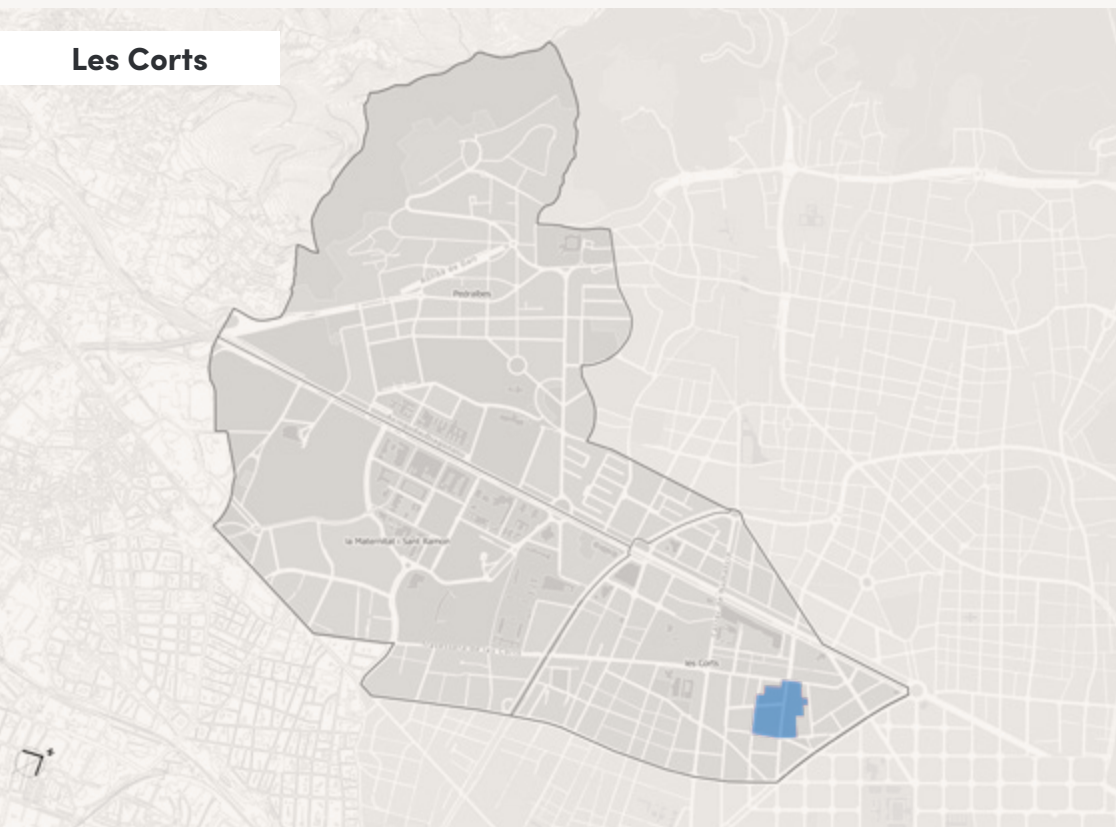
2,478 m²

Facilities



388 units

Housing potential



The city can now enjoy the new park at Colònia Castells, which spans more than 9,000 m² and features a large central circle, urban allotments, a playground, pergolas, and games to support psychomotor activity for older people.

Management by the Municipal Institute of Urban Planning

The IMU is responsible for carrying out the **expropriation and relocation** processes, as well as for drafting and carrying out the **development** projects for green areas in this interior redevelopment sector. The area will see the construction of nearly 390 social housing units, with 92 already completed. The redefinition of the land release work phases, approved in 2016, has enabled coordinated management with local residents. The New Phase I, aimed at first relocating families living in the most precarious conditions, has been completed. The IMU is currently focusing on the New Phase II, which has been divided into three sections to facilitate its management.

Activities during 2024

Urban management, projects and works

Parc de la Colònia Castells: the development works in this green space, which began in June 2022, have been completed in line with the guidelines established through a participatory process with local residents. The park is centred around a large circular plaza designed to host a variety of activities. It also features urban allotments, a children’s play area with rubber flooring, a fitness trail, and a space for older adults. This ‘Green Block’ also includes a pergola made of laminated steel porticoes, a structure designed to provide shade through vegetation, in this case, climbing plants.

At the request of local residents, more trees will be planted than originally planned, and additional permeable surfaces have been included to harness rainwater for aquifer recharge. In total, 161 new trees and plants of various species have been planted. The park includes permeable turf (731 m2) and artificial grass (744 m2).

Compulsory acquisition: the partial compulsory acquisition procedure is currently underway for the properties located at 30 and 32-34 Morales St., classified as an area subject to specific volumetric planning (zone 18) within the scope of New Phase II.

Demolitions: all demolitions of the properties included in the Compulsory Acquisition Project of New Phase II under the Modification of the Metropolitan General Plan (MPGM) for Colònia Castells have been completed, including the property at 44-46 Montnegre St., which was initially preserved at the request of the district.

Colònia Castells Park. Play area



Aerial view of the Park



Parc de la Colònia Castells

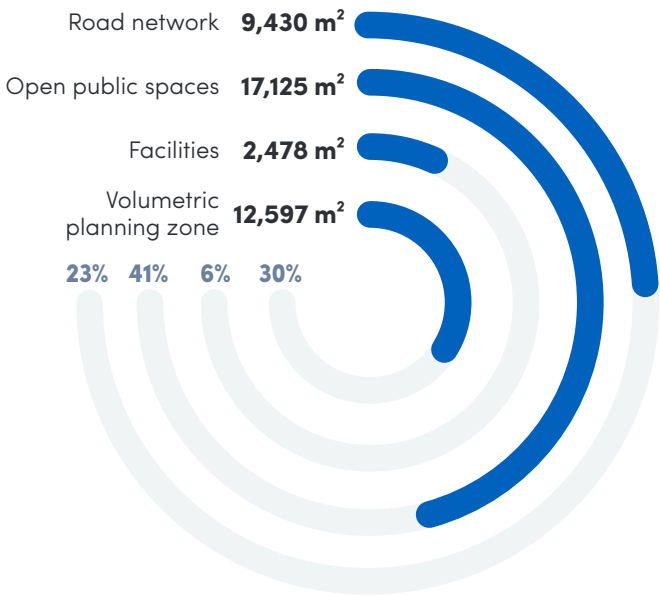


Parameters of the area

Land

41,630 m²

TOTAL LAND

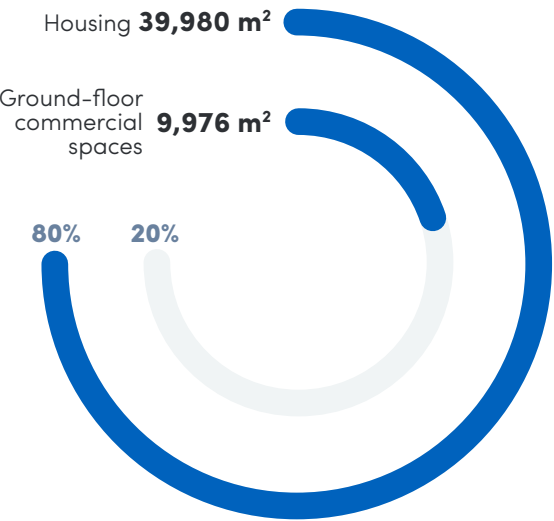


Colònia Castells Park

Buildable floor area

49,956 m²

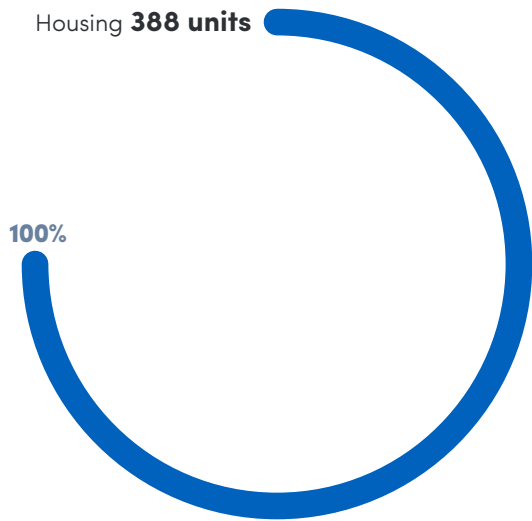
TOTAL FLOOR AREA



Housing potential

388 units

TOTAL NUMBER OF DWELLINGS



Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Colònia Castells Park	9,602 m²	2,220,344 €

Demolitions

COMPLETED WORKS

	SURFACE AREA	COST
New Phase II, section A	5,230 m²	395,337 €

Conservation of façades and residential units on Piera Aly



Can Clos and its surroundings

Sants – Montjuïc District

Reparcelling. Urban development

The 2012 amendment to the MPGM for the Can Clos farmhouse and its surroundings was prompted by the need to address the isolation of Can Clos from the rest of the Marina de Port neighbourhood, where most public services are located. The plan aimed to ensure urban continuity by creating a direct pedestrian route through the restructured land and establishing a protected corridor between buildings to improve access and connectivity across different parts of the neighbourhood. The area is divided into two sub-sectors: the first is bounded by Ferrocarrils Catalans, Diligències and Foc streets, Can Clos Aly, and Montjuïc Park; the second lies adjacent to the Polvorí neighbourhood and is bordered by Ferrocarrils Catalans St. and the Club Natació Montjuïc sports facilities.

In 2024, Barcelona City Council launched and approved an Urban Improvement Plan with the aim of reallocating residential building rights between the plots in the sub-sectors. This relocation of the pending social housing to the area closest to the well-established urban area will help integrate the new population into the existing neighbourhood.



24,516 m²

Scope of the Reparcelling



17,600 m²

Public Open Spaces



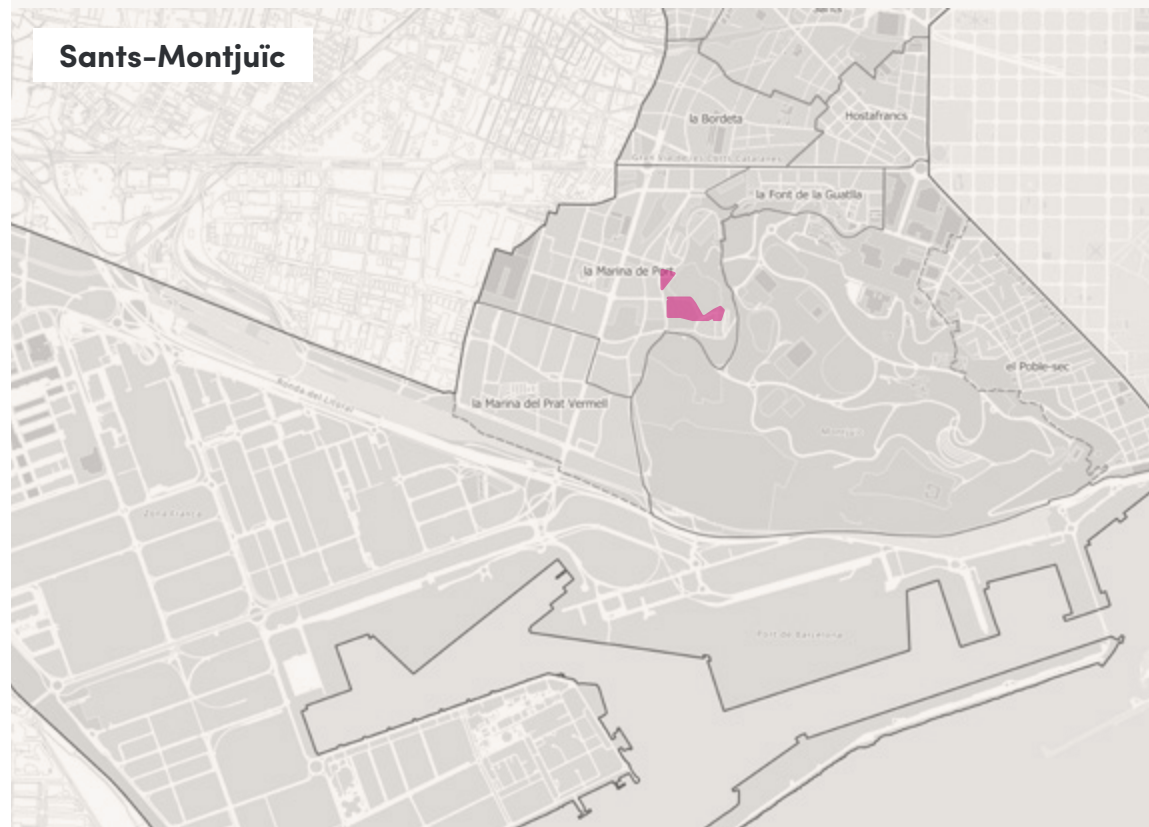
3,366 m²

Road Network



200 units

Housing Potential



Highlight: The development of Can Clos has become a 'green link' to the southwestern slope of Montjuïc, improving the connection to the neighbourhood and establishing a new pedestrian route. Together with the urban allotments at Can Mestre, it has created a new green block in the neighbourhood.

Management by the Municipal Institute of Urban Planning

IMU has been responsible for drafting and implementing the **reparcelling and urban development** projects in this area. Approximately 200 homes are planned, with 80 of them designated as publicly owned, affordable housing.

The approval of the new PMU in 2024 triggered the start of the process to amend the 2022-approved Reparcelling Project.

Activities during 2024

Urban management, projects and works

Modification of the reparcelling project: work has begun on drafting the amended project, which aims to adjust plot allocations in line with the reconfiguration of plots B2 and D, as set out in the now definitively approved Urban Improvement Plan (PMU). This process is essential to ensure an equitable and functional distribution of land, adapted to the new needs of urban planning and development.

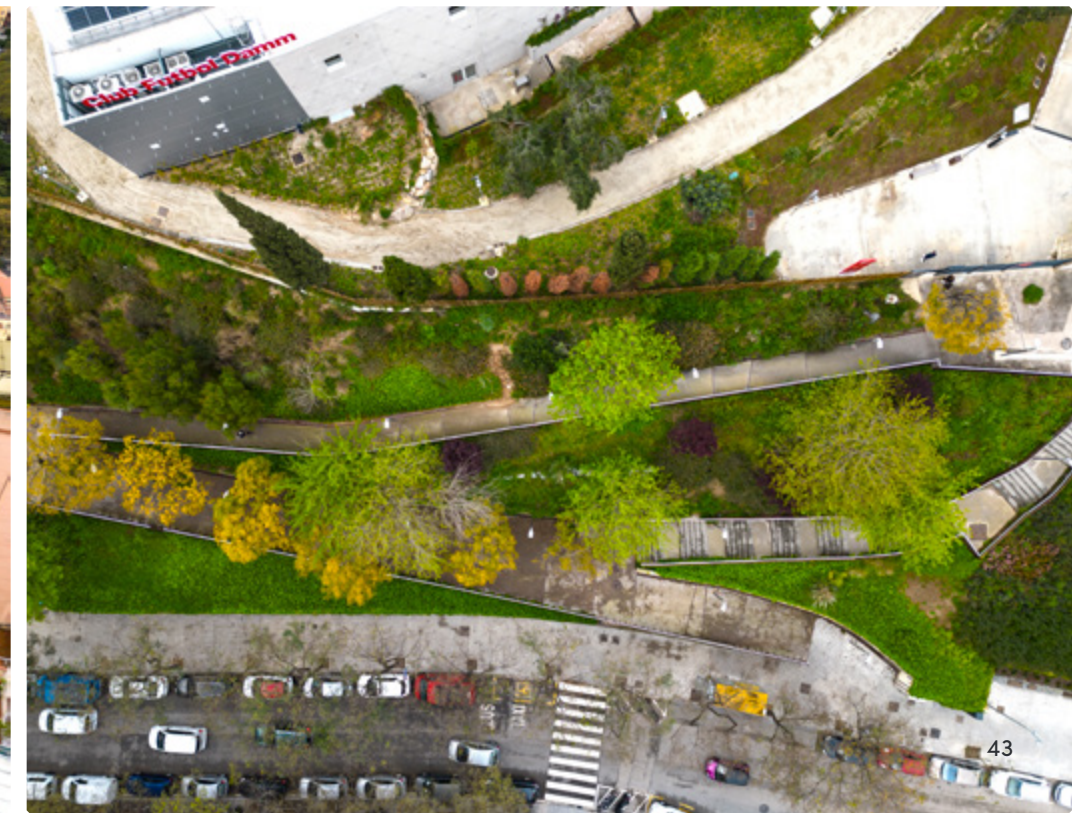
Urban development: the works have been completed, including structural modifications to the retaining wall that supports the Club Natació Montjuïc tennis courts. These changes were necessary to ensure the safety and stability of the facilities. However, due to the drought emergency decree, the works were temporarily suspended. Once the suspension was lifted, development works resumed and were completed, resulting in the creation of new green spaces for the city and the neighbourhood.

The urban development covers an area of more than 24,700 m² and includes 14,400 m² of landscaped space. In line with the sub-sectors defined by the MPGM, it has been divided into the 'larger sub-sector', which features a central promenade and an urban forest, covering an area of 20,100 m², and the 'smaller sub-sector', which covers 4,600 m².

Aerial view. Can Clos



Can Clos, Ferrocarrils Catalans St

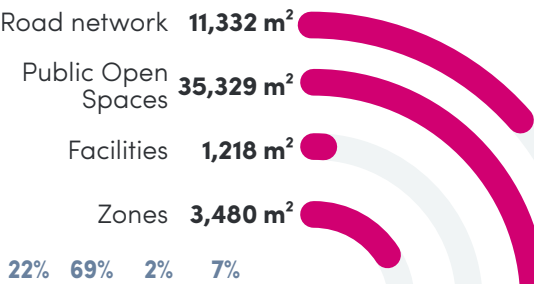


Parameters of the reparcelling

Land

25,516 m²

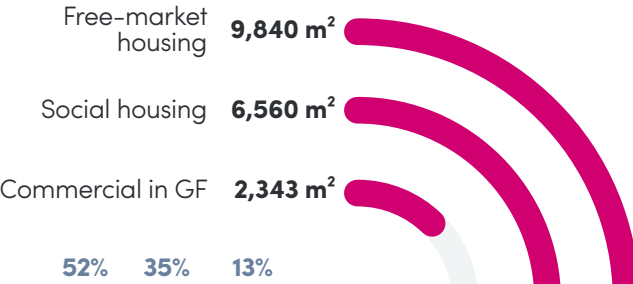
TOTAL LAND



Buildable floor area

18,743 m²

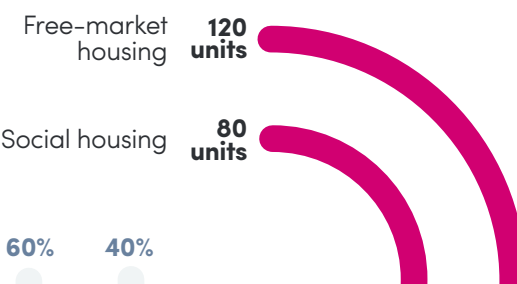
TOTAL FLOOR AREA



Housing potential and assisted housing

200 units

TOTAL HOUSING



Can Clos. Play Area

Aerial view of the urban development



Urban development

COMPLETED WORKS

	SURFACE AREA	COST
Can Clos and its surroundings	23,537 m²	5,207,780 €



Indicators

Other initiatives relating to urban planning, projects and works

In addition to the urban developments in the highlighted transformation areas, the IMU also intervenes in other smaller areas in the city, among which the following can be highlighted.

Ciutat Vella

Passeig de Circumval·lació: the 'instrumental' urban development project has been drafted and definitively approved by the IMU. This has made it possible to approve the Reparcelling project for PAU1 of the MPGM concerning the planning of the land around the Rodalies station and Circumval·lació Ave. This has enabled the regularisation of the plots, the transfer of system land to the City Council, and the allocation of plots in the railway system zones to ADIF.

Drafting of the deconstruction plan for the França Station auxiliary building located at 22X Marquès de l'Argentera Ave.

UA1 of the MPERI for the Raval in the Drassanes sector and surrounding area: Preliminary designs for the development of the area have been drawn up and approved by the Chief Architect's Office and are now awaiting validation from the District.

Sants-Montjuïc

PE Ferrocarrils Catalans, Foc and Nostra Senyora del Port streets (including the amended version): the demolitions in UA1 have been completed. The development works for UA1 and its surroundings were put out to tender, but the tendering process was unsuccessful. Alternative options for awarding the contract are currently being explored.

MPGM in the Tres Xemeneies block: the Reparcelling project has received initial approval. The plan includes the transfer of 1,890 m² for public facilities, along with two payments of €2,288,636 and €6,989,744, representing 10% of the increase in land development value and land transfers for infrastructure that cannot be accommodated within the plot.

L'Eixample

MPGM in the block bounded by Vilanova Ave., Roger de Flor, Alí Bei streets and Passeig de Sant Joan: preliminary designs have been prepared for the development of the areas defined as Work Units (UAs). The area is complex due to the difficulty of implementing the plan in its strictest form. The final stage of the urban development project is currently in the procurement phase.

Les Corts

Modification of the reparcelling project for AAD-1 MpPGM Camí de Finestrelles, Pearson Ave., Joan d'Alòs, and Torrent de les Roses streets.

Sant Martí

UA3 of the Front Marítim: work has been carried out to prepare the update of the urban development project for the roof of the Blood and Tissue Bank on Bilbao St.

Project. Trinitat Nova, Central Green Zone



Project. PE Ferrocarrils Catalans



Sarrià-Sant Gervasi

Approval of the final settlement account for the PMU relating to the amendment of the PE for the area covering Salvador Mundi, Via Augusta and Hort de la Vila streets.

Montclar: the urban development project has been drafted and approved, making it possible to draft the financial Reparcelling plan to distribute street development costs among the property owners within the area defined in 2023.

Vores de la Via Augusta UA1: Development works have begun to define the interior of the block formed by the properties at 188, 190 and 202 Major de Sarrià St.

Mare de Déu de Lorda: preliminary studies have been carried out in preparation for commissioning an amendment to the urban development project, prompted by planning changes and the drafting of the Master Plan for Castell de l’Oreneta Park.

Project. Mare de Déu de Lorda



Horta-Guinardó

La Clota Reorganisation: the Reparcelling project for the PAU has been definitively approved and is currently being implemented by the Compensation Board. An OJC is being processed to exclude two plots and allow the reallocation to be registered.

PAU MPGM Sinaí, Natzaret and Samaria: the correction to the Reparcelling project approved in 2023 has been approved and registered with the Land Registry.

Special Plan for the plots at 8-38 Saldes 8-38 and 119-129 Natzaret streets: the voluntary Reparcelling project (regularising plots and formalising pending land transfers) has been definitively approved.

Lepant-Lisboa: the urban development project has been definitively approved.

Sigüenza Aly AA-S06 of MPGM Carmel and surrounding area: the expropriation of the plots at numbers 89C, 91, 101, 103, 105, 107, 109, and 111-113 has been carried out. Eleven expropriation agreements and two payment agreements have been signed, and five plots have been transferred. The buildings at 89C and 91 have been demolished.

Urbanization. Torre Baró, PAU 2 Sector 1



Nou Barris

Approval of the final settlement account for UA3 Porta.

Trinitat Nova: preparations have been made for the tendering of the projects in Phase 3 of Palamós St. and the green space between Palamós, Aiguablava and Llosa streets. This work is being carried out jointly with Foment de Ciutat and the Chief Architect’s Office, funded by European Regeneration funds. It is part of the PEPI programme.

Torre Baró: development works have been completed for the green spaces of PAU 2 in Sector 1 of the PERI for Torre Baró, equipping the area with services and infrastructure.

Urbanization. Bon Pastor



Sant Andreu

PAU for the Special Plan and Urban Improvement of the property at 24-30 Cinca St. (Clínica Sant Jordi): the voluntary Reparcelling project has been definitively approved (involving the transfer of the existing building).

El Bon Pastor: the development of the works is tied to the progress of the building works. The works around Building H3 have been tendered and completed following the resumption of construction on this HPO development. The final phase will be carried out once IMHAB has demolished the last houses.

Other demolition works

required for the implementation of various planning instruments:

Completed: 56-58 Santuari, 42 Sant Dalmir, 72-74 Burgos, 103-105 Sagunt, 410 and 414 Pere IV streets.

Tendering in process: 35 Petrarca St.

Halted: 14 Isaac Albéniz; 26-28 Panorama, 5-15 Mülberg, 108 Ctra. del Carmel, 15-19 Marsans i Rof streets.

Projects Under Development: 80 Santuari, 35 Burgos, 443-445 Sants streets. Hospital Evangèlic.



Preliminary Project for CAP Raval Sud Drassanes



Volumetric Proposal for CAP Raval Nord

Coordination of city projects

Certain **city projects** that are strategic for the sector require the **intervention of a coordinator**, in addition to the functions carried out directly by the IMU's urban planning services. This coordinator must have cross-cutting knowledge of the project and interact with the public, private, economic and social stakeholders and the different functional areas participating in the process with the goal of ensuring the effective development of the project as a whole.

This is a list of these projects, along with a brief summary of work in 2024:

Sants–Montjuïc district

Sants Station

As in Sagrera, coordination is required not only within the municipal sphere but also with ADIF, local stakeholders, and other actors, primarily municipal organisations. In 2024, phase I works for the renovation and transformation of Sants Station and its surrounding area were tendered and awarded by ADIF. At the same time, the City Council, through BIMSA, has carried out mobility-related works (projects 1, 2, and 3), which included introducing two-way traffic on the seaward side of Països Catalans Square and improving connections with Roma Avenue. It has also commissioned and worked on road and connection projects on the mountain-facing side (Viriat St. and the bus station).

CAP Poble Sec – Font de la Guatlila

Planning for the FIRA area is currently being drafted. A plot has been allocated for the new CAP.

Eixample district

Hospital Clínic

The protocol to locate several Hospital Clínic service facilities on the site at 162 Provença St. has been approved. It has been decided that an agreement will be formalised to define the healthcare project and the educational project.

CAP Casanova

It has been agreed that the site will be located at Provença St.

CAP Fort Pienc

The administrative concession has been formalised. The warehouse at 134–136 Nàpols St. has been demolished, and the private warehouse at 128–132 Nàpols St. has been shored up, clearing the entire site. IMHAB has begun to process the building license for the building that will house the CAP.

CAP Manso

Approval of the modification to the approved special urban development plan is being processed. The design for the first phase of works (installations, façade) is being drafted.

Ciutat Vella district

Primary Care Centre (CAP) Gòtic

The special urban development plan to use to the building at Pi i Sunyer Square as a healthcare facility received initial approval.

CAP Raval Nord

Works on the first phase have begun. Approval of the development project for part of the Tarongers courtyard, which includes the CAP's sunken courtyard, is pending. The agreement for carrying out the development works in the Tarongers courtyard is also being drafted.

CAP Barceloneta

The functional programme has been drafted, and a historical and heritage study has been carried out on the three small buildings at 82–84 and 86 Pescadors St. The conclusion was that a special urban development plan must be drafted to use the top floor as a healthcare facility. CatSalut already owns the properties.

CAP Raval Sud Drassanes

The MPGM is being drafted to offset the public open space that will be allocated for the CAP expansion with the open space of the Official School of Languages, involving a land swap. The preliminary design for a new detached municipal building on the side plot is being drafted, along with an interior refurbishment proposal. This alternative is now being explored collaboratively.

CAP Casc Antic

It has been agreed that the location will be at 41 Ronda de Sant Pere St., in the former Treasury building.

Hospital del Mar

The modification of the special urban development plan for the expansion is undergoing approval. Project drafted.

Sant Andreu district

CAP Congr s i els Indians

The drafting of the construction plan for the new CAP has been awarded.

CAP Sagrera

The addendum to the functional programme for the new CAP has been approved.

Les Corts district

Espai Bar a

Work on the stadium is continuing in accordance with the current building permit. The aim is the partial reopening of the stadium in accordance with the established schedule, in two phases, the first one for 65,000 spectators (first and second sets of stands) and the second for 105,000 spectators (including the third set of stands). Planning applications have been submitted for the stadium UP3 plot and the maternity hospital-side lateral car park UP5. Deficiencies regarding the building and activity permits have been identified and reported. FC Barcelona is working to resolve these issues and also to submit a non-substantial and significant modification the activity permit to expand the side car park (UP5), the building permit and temporary use permits for the installation of temporary press and Operative Control Unit (UCO) booths, and the work notification for the footbridge that will serve as an evacuation route on the maternity hospital side.

The special subsoil plan regulating basement-level uses has been approved. The special plan for the Masia de Can Planas site and the building plan are currently being drafted. The plan for the development of private space designated for public use, which will result in an increase in public space for the city, is also being drafted. A temporary permit has been granted for the ice rink located at the university sports facilities on Diagonal Avenue.

Gr cia district

Parc Sanitari Pere Virgili

Proton therapy: construction of a new building to house a bunker with two machines for cancer treatment in children and adolescents. The special plan has been definitively approved. Approval of the modification of the plan is currently being processed, along with the permit for the service gallery and the preliminary authorisations required for the building permit. The contracts for the project design and implementation have been awarded.

Horta-Guinard  district

CAP La Clota

The reparcelling project and the development project have been approved. The volumetric study is being drafted. The registration of the reparcelling project with the Land Registry is underway in order to register the plot intended for the CAP and transfer it to CatSalut.

Relocation of CAP Sardenya

It has been agreed that the new CAP will be located at Carrer Lepant/Passatge Bon . The City Council has acquired six privately owned plots, and the MPGM to define the new planning framework is currently being drafted.

Vall d'Hebron Hospital

Expansion of the building for new outpatient services. The modification of the approved special plan and the MPGM for La Teixonera is currently being drafted. The District has granted the partial demolition permit for the slab and the permit for relocating the BSM offices. The structural plan has already been completed.

Sant Pau Hospital

Expansion of the Sant Quint  building. The modification of the special development plan for the Reina Victoria pavilion has been approved. The permits required for preliminary works prior to the building licenses are currently being processed.

Nou Barris district

CAP Roquetes

The legal feasibility of the MPGM is being studied to allow the CAP to be expanded above the car park on Carrer Garigliano, which was built on a green space. Separate studies have confirmed the geotechnical and structural feasibility of the project.

Sant Mart  district

CAP La Pau

The expansion works have been completed, and the CAP is now operational.

CAP Bes s

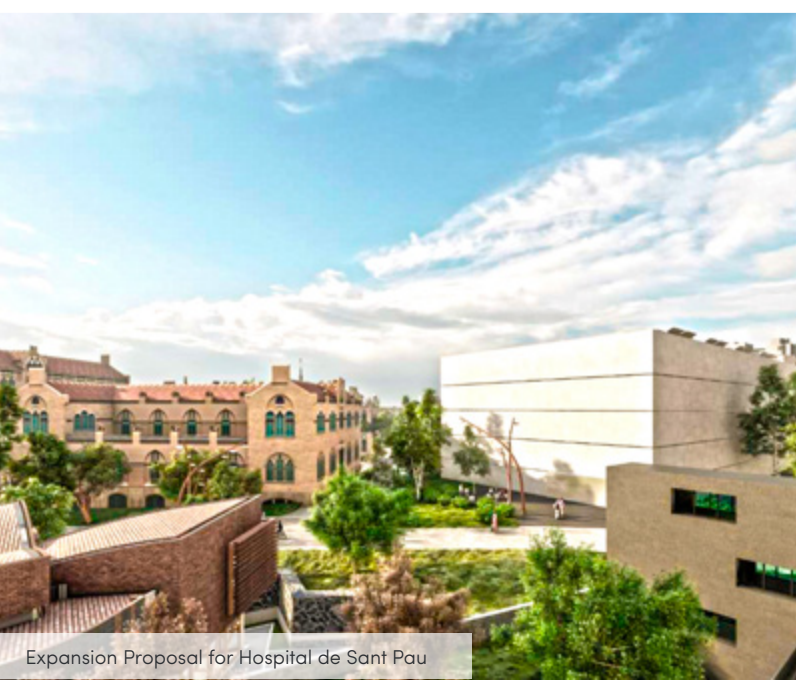
Monitoring of the construction works for the new CAP is ongoing.

CAP El Parc i la Llacuna

Work has been carried out on drafting the plan and preparing the tender.



Expansion Project for Vall d'Hebron Hospital



Expansion Proposal for Hospital de Sant Pau

Parc Sanitari Pere Virgili: Proton Therapy





The IMU aims to prepare by 2028, the plots for the future construction of 10,000 housing units



Ajuntament de
Barcelona

PLA VIURE

PLA VIURE

The Barcelona City Council considers housing to be one of its main strategic priorities. To this end, it has launched a **new strategic initiative** for this term of office, the 'Pla Viure', which takes a cross-cutting approach to coordinating and optimising the efforts of the municipal bodies and operators involved in processes aimed at **increasing the supply of social and affordable housing**.

The City Council has adapted its organisational and executive structure to enable more direct and efficient management, creating a new **Social Housing Department** staffed by personnel from each municipal operator. This department is responsible for planning, coordinating and leading the work under this strategic initiative. IMU, the agency responsible for securing land through planning processes, plays a crucial role in implementing the plan..

IMU's contribution to the Pla Viure objectives

The goal is to ensure that, by 2028, sufficient new land is available to enable the future construction of nearly **10,000 homes**, half of which will be designated as affordable housing.

To support this objective, three technical staff members from the Urban Management Division were initially assigned to work in alignment with the shared vision and management of the Social Housing Department.

This work involves streamlining internal processes and procedures. To that end, the IMU has begun digitalising the key parameters of Reparcelling projects in a centralised database that is accessible to other municipal operators (including the HPO Department, Heritage, and Urban Planning Information, among others). This digital tool allows users to track the status of land acquisition and retrieve data automatically. With this information, the various operators can plan future developments more efficiently and eliminate unnecessary steps in their internal workflows.

The digitalisation of these tools also equips the IMU with modern, digital resources that facilitate the implementation of fully electronic case management.

European Funds



Coordination of European Union funding and grants in the Urban Ecology Area

The IMU identifies and analyses potential calls for EU funding, grants, tenders and projects to design and prepare proposals and the corresponding administrative documentation for submission. It also provides technical coordination for the projects awarded and implemented across different municipal departments. In 2024, the IMU participated in several proposals:

Climres: A project on improving the climate conditions of homes was submitted and was approved and signed by the Grant Agreement. The IMU has received 50% of the allocated budget as an advance payment, and project work is already underway. A stakeholder session is planned for early 2025, with representatives from various Barcelona City Council departments, to gather input on the vulnerability assessment tool currently being developed within the project framework.

Regreenation. A project to regenerate urban spaces in vulnerable neighbourhoods through the creation of green zones has been submitted, approved and signed by the Grant Agreement. The IMU has received 50% of the allocated budget as an advance payment, and project work is already underway. In November 2024, the project partners held their consortium meeting at the IMU's facilities in Barcelona and visited the demonstrator site in Trinitat Nova.

R-APID. In April 2024, a project proposal aiming to industrialise sustainable and more efficient building renovation solutions was submitted. Although the proposal was not selected, a revised submission is being prepared for a second call for proposals in 2025.

UIA-GBG_AS2C. Adapting Schools to Climate Change

Also known as the 'Climate Shelters' project, this is an initiative led by the Barcelona City Council with support and funding from the ERDF as part of the third call for proposals in the Urban Innovative Actions (UIA) programme. The aim is to transform schools by introducing green solutions (such as trees and plants), blue solutions (water points), and grey solutions (shading and ventilation elements). The pilot phase has been completed, transforming eleven schools. The project is now being implemented through the 'Transforming Schools' programme, coordinated by the City Council's Education Directorate. In 2024, the project was presented at the "Pátios Conference" in Lisbon.



Integrated Sustainable Urban Development Strategy (EDUSI)– BESÒS AREA

This year, the project was closed.

Urban Regeneration

Urban regeneration aims to achieve an urban development that transcends the usual considerations of renovation, given that it provides specific solutions to promote inclusion, efficient resource use, climate change mitigation and adaptation and resilience.

The Barcelona Urban Regeneration Programme (PRUB) is a global, **unified and multidisciplinary strategy** of actions that affect both buildings and urban areas when there are situations of insufficiency or degradation of the basic requirements of functionality, safety and habitability of buildings. This strategy is comprehensive in that it **includes social, environmental and economic measures.**

La Trinitat Vella

Approximately 44 residents' communities joined the Barcelona Urban Regeneration Plan (PRUB), and technical inspections have been carried out in the communities that applied to the programme during phases 1, 2 and 3. These inspections enabled the collection of samples to confirm or rule out the presence of aluminous cement and assess the extent of structural damage. A total of 28 precautionary measures have been implemented.

The seven rehabilitation projects that were drafted have been reviewed with the aim of reducing the financial impact on residents. The revised version of the project was presented in 2024 to implementation the execution of the works and launch the Community Cohesion Plan.

Except for the community at 19 Via Bàrcino St., which formally withdrew from the project in November 2024, the remaining projects have moved forward despite some changes to the initial plan for the communities at 21-23 Bàrcino and 87, 89, 98, 102 Foradada streets. The Community Cohesion Work Plan is ongoing, as is the processing of the works implementation agreements.

To support residents, an information point has been set up and is staffed by a dedicated team who assist the public one morning and one afternoon each week at the Trinitat Vella Civic Centre.

Canyelles neighbourhood

Following the completion of construction work for Phase 7 of Canyelles in 2023, the PAU was approved in 2024, and data collection on Community Cohesion indicators began.

The plan for Phase 8 has been drafted, and the relevant agreements have been signed. Procedures have also begun for grants to the six communities involved in this phase, alongside the start of data collection on Community Cohesion. For Phase 9, grants have been processed for one community, and data collection on community cohesion has also begun.



El Besòs i el Maresme

Following the completion of the 2023 inspections, continued progress on PRUB works was made in eight communities in 2024: 44 Alfons el Magnànim, 6 Benevent, 6 Epir, 6 Marsala, 12 Prada, 6 Rodes, 6 Sàsser, and 4 Tessàlia streets, as well as ongoing matters at 11 Messina St.

Despite adjustments to the initial timeline, the work carried out in 2024 has enabled construction to begin in 2025 at the above addresses, except for 11 Prada St., where works began in the second half of this year. In 2024, the communities at 44 Alfons el Magnànim, 6 Marsala, 12 Prada, 6 Rodes and 6 Sàsser streets launched their Community Cohesion Plans.

The Citizen Help and Information Office at the Besòs Civic Centre (82 Rambla de Prim) is staffed by a team of information officers who assist residents. Additionally, a new local information point is expected to open in the second half of 2024.

Area around Jardins de Massana, Congrés i els Indians neighbourhood

The main activity in the Jardins de Massana area has focused on holding weekly meetings with all the homeowners' communities interested in joining the PRUB, as well as with the balcony working group.

The Citizen Help and Information Office at Can Clariana has been operating since October. It is open to the public one morning and one afternoon per week.

La Pau neighbourhood

The main activity carried out in the La Pau area has been the organisation of meetings with 15 homeowners' associations interested in participating in the PRUB and in collecting data to inform the future Community Cohesion Work Plan for 256, 279 Andrade and 2, 6Félix Martí Alpera streets.

The Citizen Help and Information Office at La Pau neighbourhood centre, which has been in operation since January 2024, is open one morning and one afternoon per week.

The Urban Regeneration Technical Office

Since July 2023, the Urban Regeneration Technical Office has been operating at IMU headquarters. It comprises six successful bidder teams covering community support, information, management, technical, legal, and coordination services, with a staff of 23 people



Proposal for Renovation and Installation of an Elevator

Building Typologies in Besòs – Maresme

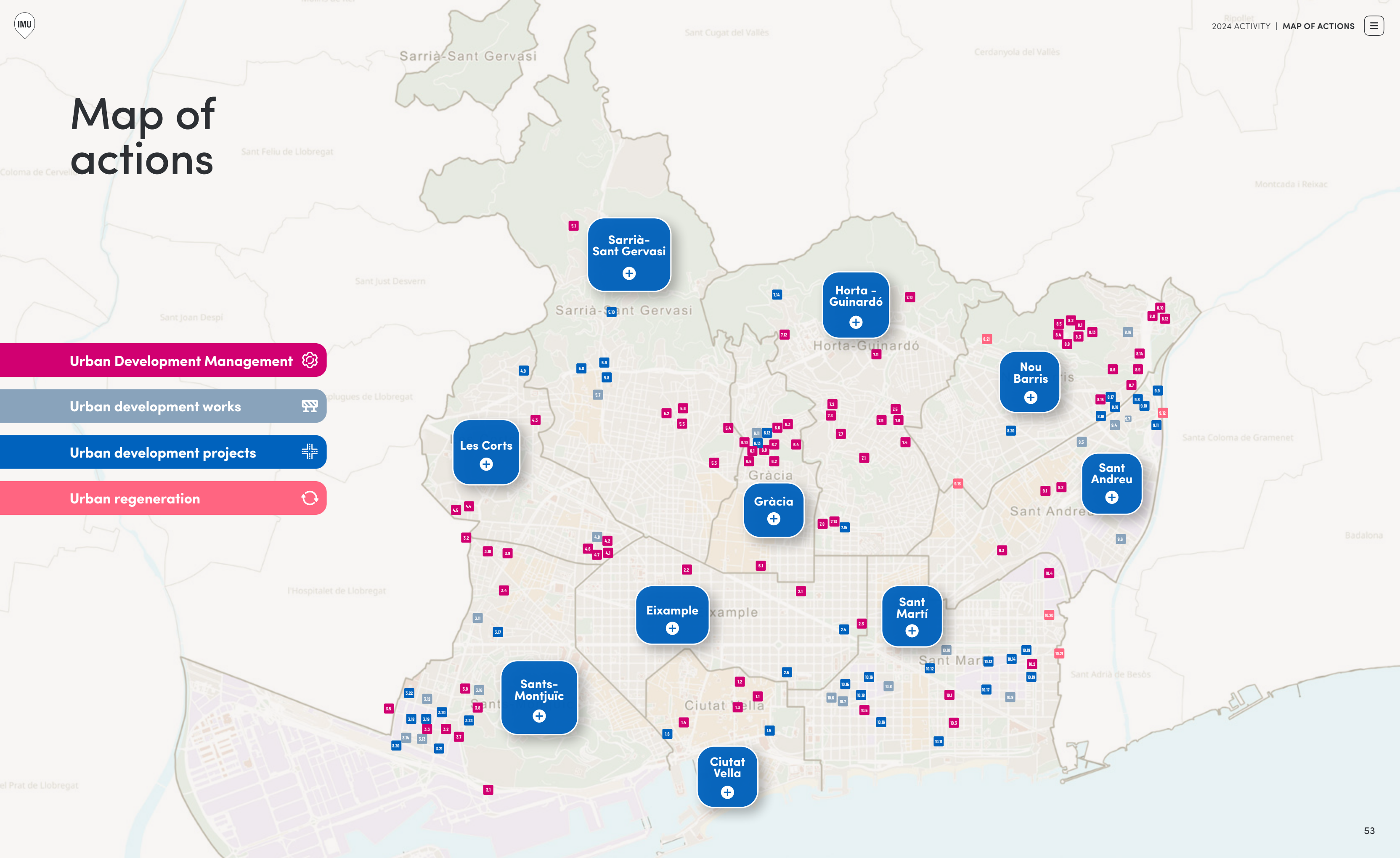


Project. 44 Alfons el Magnànim St



Map of actions

- Urban Development Management
- Urban development works
- Urban development projects
- Urban regeneration



Ciutat Vella

Urban Development Management

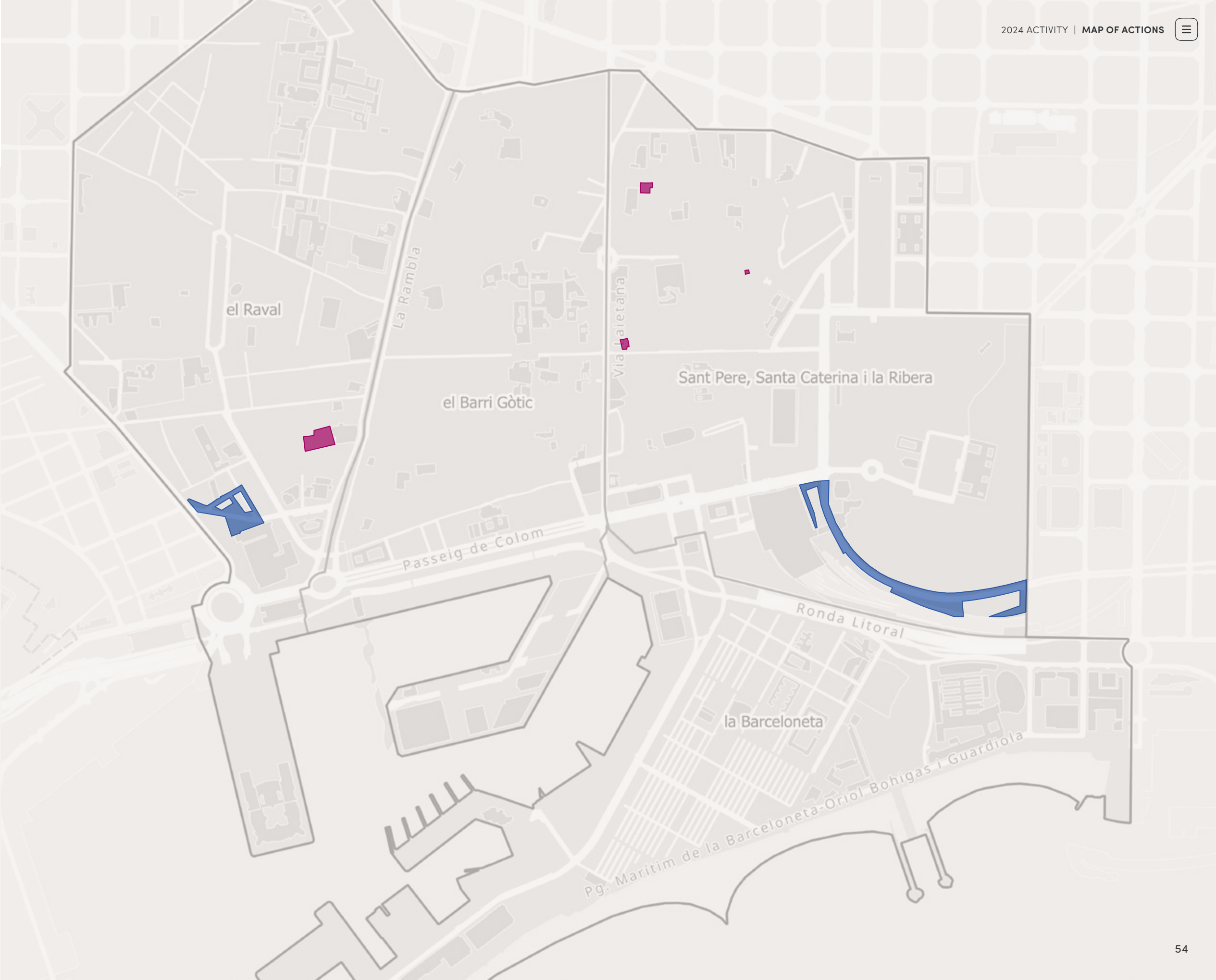
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- 1.1 Expropriation. 12 Montanyans St
- 1.2 Expropriation. Antic Teatre
- 1.3 Expropriation. 14-16, 18 Bòria St
- 1.4 OJC PR cooperation. Arc del Teatre - Lancaster

Urban development projects

⛶

- 1.5 Approved project: Pg. de Circumvallació
- 1.6 Drafted project: Block Perecamps, Portal de Santa Madrona and Cid



Urban Development Management

- | | |
|-----|--|
| 2.1 | Expropriation. Myrurgia Block. 420i Provença St |
| 2.2 | Expropriation. 195 Rosselló St, 238–240 Còrsega St |
| 2.3 | PR cooperation. PAU PMU planning sector Glòries |

Urban development projects

- 2.4 Approved project: PMU planning sector Glòries
-
- 2.5 Drafted project: UA3 MPGM block at Vilanova Ave

Sants – Montjuïc

Urban Development Management

⚙️

- 3.1 Expropriation. 10 Mare de Déu de Port St
- 3.2 Expropriation. UA-2 Riera Blanca. 433 Sants St
- 3.3 Expropriation. 63B Arnes St
- 3.4 Expropriation IP. 35 Burgos St
- 3.5 PR compensation. MPV. Sector 6
- 3.6 PR compensation. MPV. Sector 9
- 3.7 PR cooperation. UA1 PE Foc St, F.C. Ave and M. de Déu del Port St
- 3.8 PR cooperation (Modification). Can Clos and surroundings
- 3.9 PR compensation. PAU A Joan de Sada
- 3.10 PR compensation. PAU B Joan de Sada

Urban development works

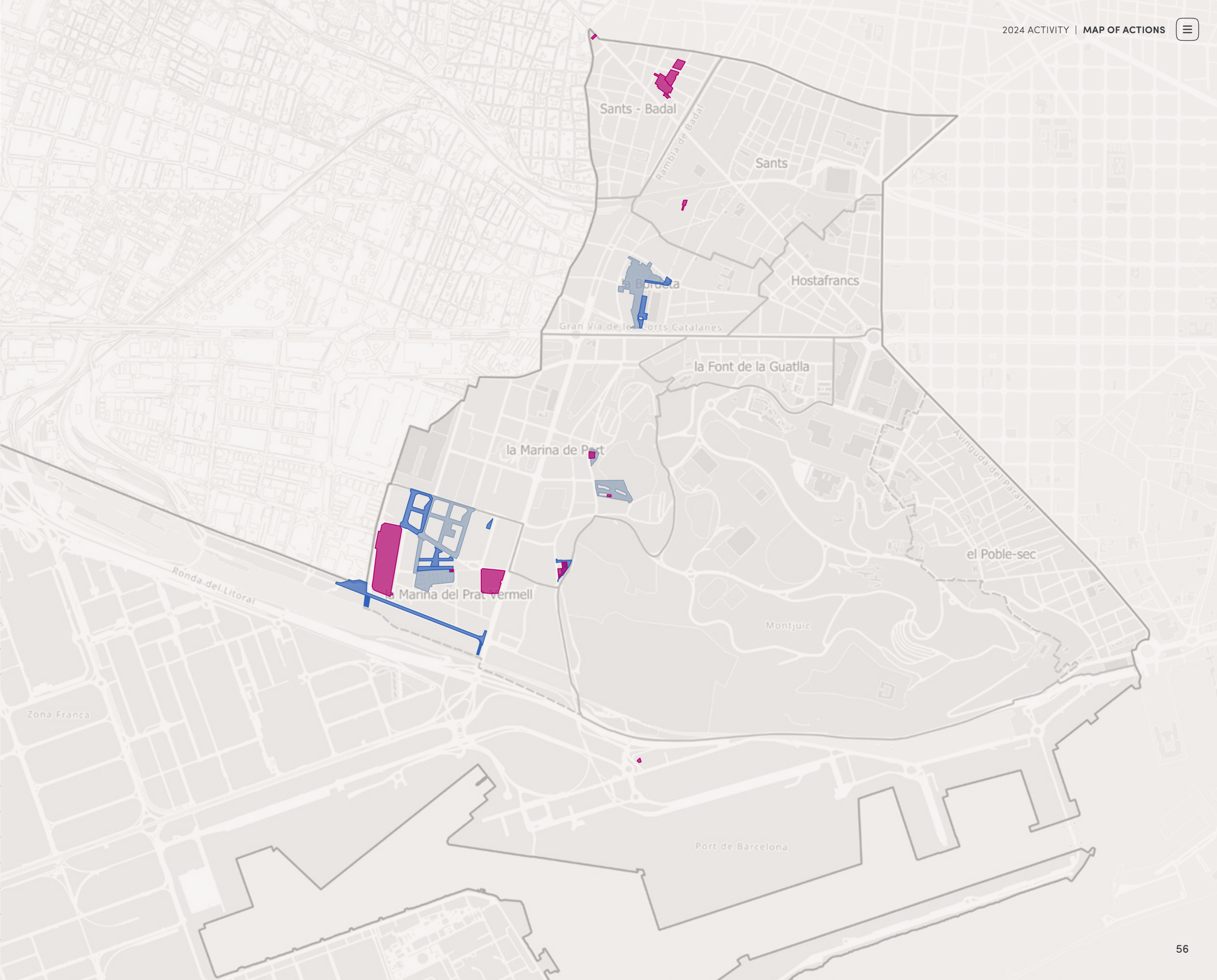
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- 3.11 Completed works: Can Batlló. Green Zone, phase 1
- 3.12 Completed works: MPV. Sector 3. PEI and interior green areas
- 3.13 Completed works: MPV. Parc de les Tretze Roses, phase 1
- 3.14 Completed works: MPV. Photovoltaic pergola in the Parc
- 3.15 Completed works: MPV. PEI Ferro St (Plom/ Arnes)
- 3.16 Ongoing: Can Clos and surroundings

Urban development projects

🏗️

- 3.17 Approved project: Can Batlló. Green Zone, phase 2
- 3.18 Approved project: MPV. Sector 8 PAU 2. Int. roads and green area
- 3.19 Approved project: MPV. Parc de les Tretze Roses, phase 2
- 3.20 Approved project: MPV. Sector 14
- 3.21 Drafted project: MPV. Sector 14 PEI
- 3.22 Approved project: MPV. Sector 2. PEI and green areas
- 3.23 Approved project: UA1 Ferrocarrils Catalans



Les Corts

Urban Development Management

⚙️

- 4.1 Expropriation. Colònia Castells New Phase I
- 4.2 Expropriation. Colònia Castells New Phase II section B
- 4.3 Expropriation. 46x-48x Pedralbes ave (Casa Hurtado)
- 4.4 Expropriation. 23-29 Pintor Tapiró St
- 4.5 Expropriation. PEPI 6-28 Danubi St (phase 3)
- 4.6 Expropriation. IP 25 Taquígraf Serra St
- 4.7 Expropriation. IP 31 Taquígraf Serra St

Urban development works

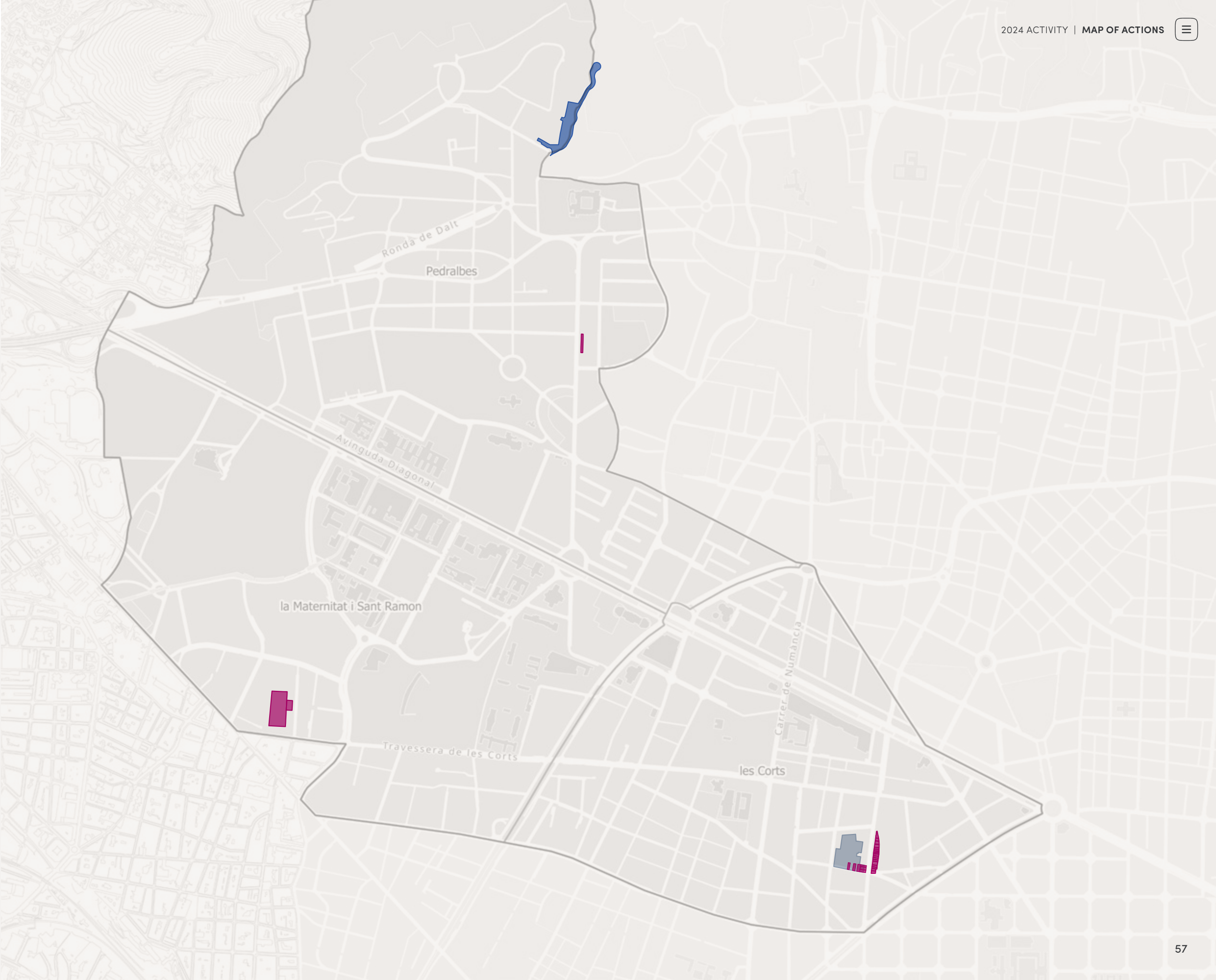
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- 4.8 Completed works: Colònia Castells. Green area

Urban development projects

🏗️

- 4.9 Approved project: Mare de Déu de Lorda (modification)



Sarrià – Sant Gervasi

Urban Development Management

- 5.1

Expropriation. 61-63 Camí de la Reineta St
- 5.2

Expropriation. 6 Sant Joan de Lasalle St (Kubo)
- 5.3

Expropriation. 91 Vallirana St (casa Tosquella)
- 5.4

Expropriation IP. 5-7 Marmellà St
- 5.5

Expropriation IP. 3 Lluçanès St
- 5.6

Expropriation IP. 5 Lluçanès St

Urban development works

- 5.7

Completed works: Major de Sarrià St walls. UA1 via Augusta

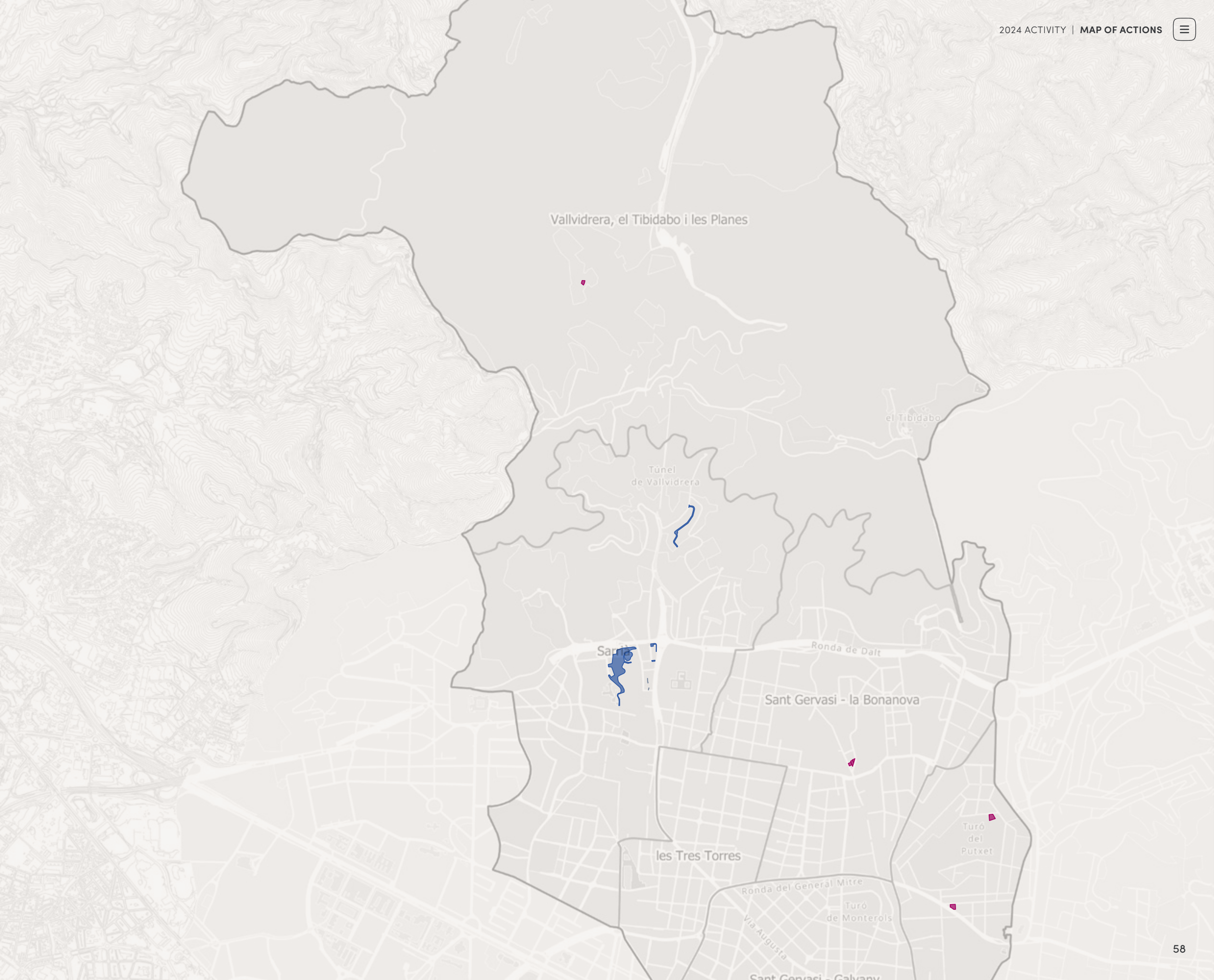
Urban development projects

- 5.8

Approved project: Torrent de les Monges Park Phase 2
- 5.9

Approved project: UA1 via Augusta Phase 2
- 5.10

Approved project: Montclar St



Gràcia

Urban Development Management

- 6.1

Expropriation. 4-6 Milà i Fontanals St
- 6.2

Expropriation. 74 Coll del Portell St (Casa Miranda)
- 6.3

Expropriation. 20D Torrent del Remei St
- 6.4

Expropriation. 23B del Carmel Rd (Casa Trias)
- 6.5

Expropriation. AA1 Hospital Militar. 47 Vallcarca Ave
- 6.6

Expropriation IP. 70-72 Farigola St
- 6.7

Expropriation IP. Pg. 16-30 Turull St
- 6.8

Expropriation. 38-40 Pg. Turull
- 6.9

MPR cooperation. UA5 MPGM Hospital Militar Sub-area A
- 6.10

PR cooperation. PAU2 MPGM Vallcarca

Urban development works

- 6.11

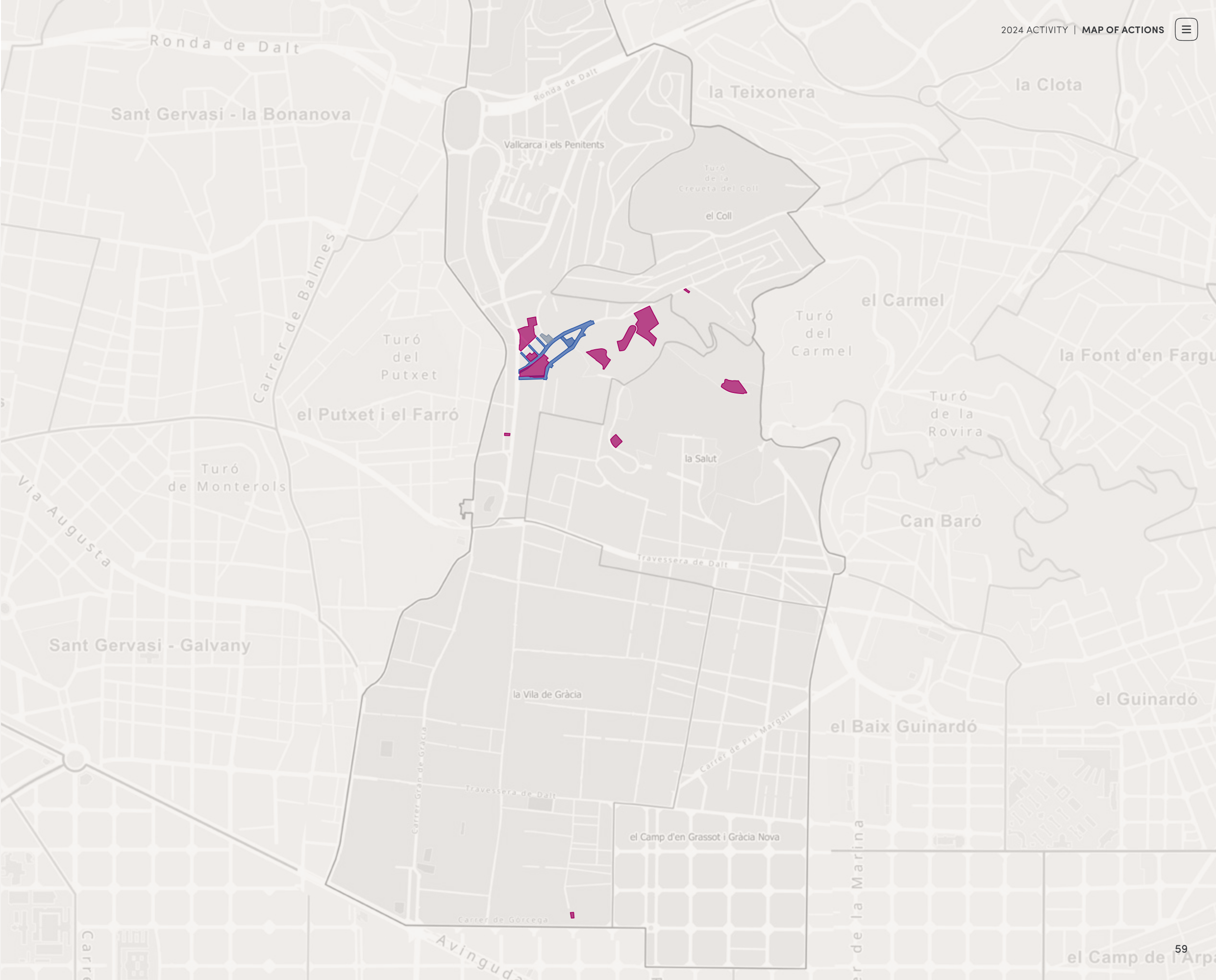
Completed works: Can Carol

Urban development projects

- 6.12

Approved project: Can Farigola Service ring
- 6.13

Approved project: UA2, UA3 and UA5 green areas



Horta-Guinardó

Urban Development Management

- 7.1

Expropriation. 53 Doctor Bové St
- 7.2

Expropriation. 93, 95 and 97-99 Sigüenza Aly
- 7.3

Expropriation. 89c, 91 and 101-113 Sigüenza Aly
- 7.4

Expropriation IP. 383-389 Pg. Maragall (Can Fargues)
- 7.5

Expropriation IP. 1-9 Alighieri
- 7.6

Expropriation IP. 23 Baixada de Can Mateu St
- 7.7

Expropriation IP. 80-82 Conca de Tremp St
- 7.8

Expropriation IP. 8 Sant Pere 8 Aly (CAP Sardenya)
- 7.9

Expropriation IP. 36-44 Llobregós St
- 7.10

Expropriation IP. 7 Mura St
- 7.11

PR compensation. La Clota Reordering
- 7.12

PR compensation. PAU MPGM Sinai, Natzaret and Samaria
- 7.13

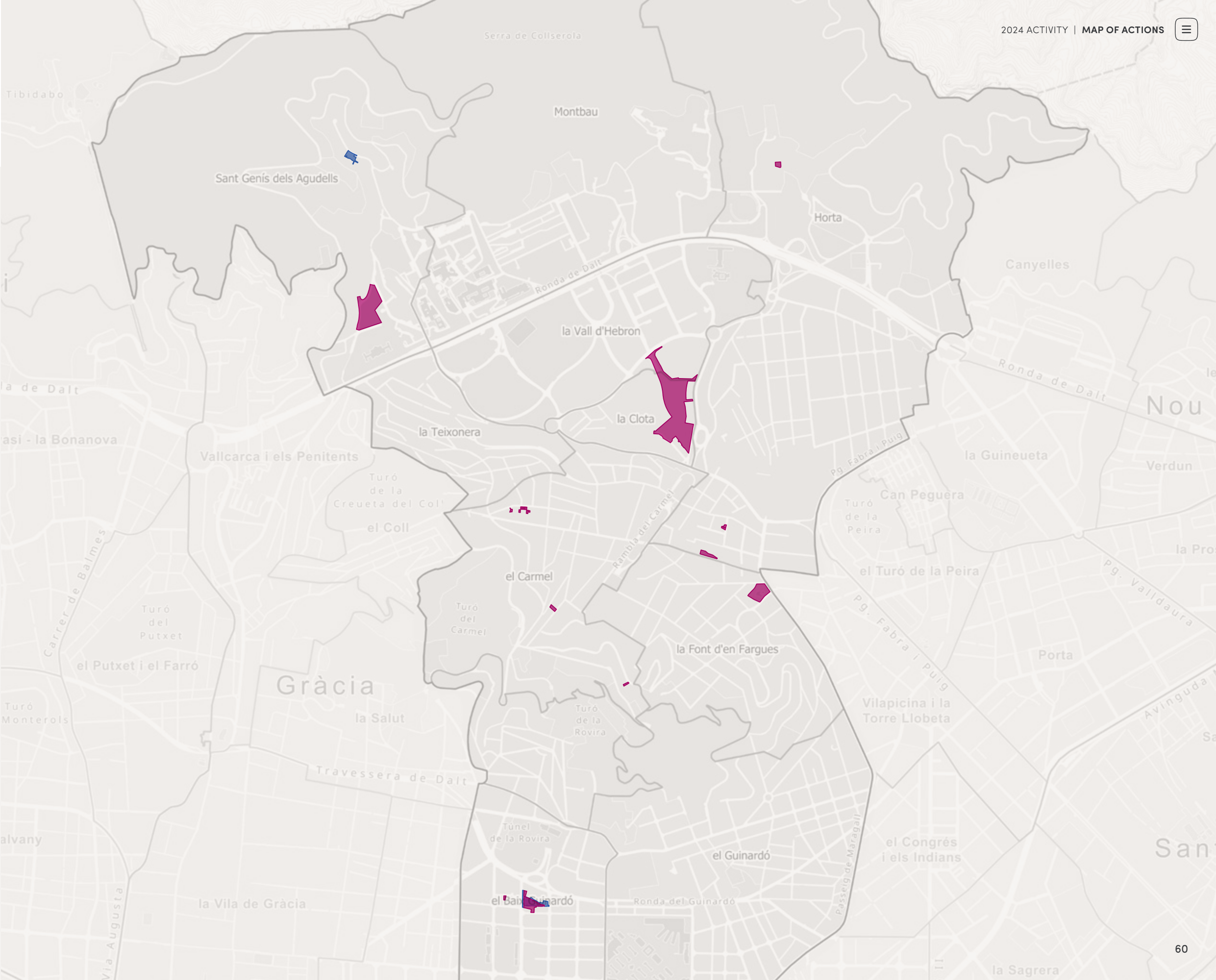
PR cooperation. UA1 MPGM Lepant - Lisboa

Urban development projects

- 7.14

Approved project: UA1 PE Sant Genís dels Agudells Sector
- 7.15

Drafted project: Lepant - Lisboa UA1



Nou Barris

Urban Development Management

- 8.1 Expropriation. 1 Castellví St
- 8.2 Expropriation. 31–33 LliçaSt
- 8.3 Expropriation IP. 36 Castell d’Argençola St
- 8.4 Expropriation IP. 9–11 Lliça St
- 8.5 Expropriation IP. 13–15 Lliça St
- 8.6 Expropriation IP. 40–42 Camí de Quatre Estacions St
- 8.7 Expropriation IP. 129 Aiguablava St
- 8.8 Expropriation IP. 1B Pruit St
- 8.9 Expropriation IP. 173l Llerona St
- 8.10 Expropriation IP. 10 Torrent Tapioles St
- 8.11 Expropriation IP. 12 Torrent Tapioles St
- 8.12 Expropriation IP. 14 Torrent Tapioles St
- 8.13 Expropriation IP. 126 Sant Feliu Codines St
- 8.14 Expropriation IP. 71 Vallbona Ave
- 8.15 Expropriation IP. 16 Platja d’Aro St

Urban development works

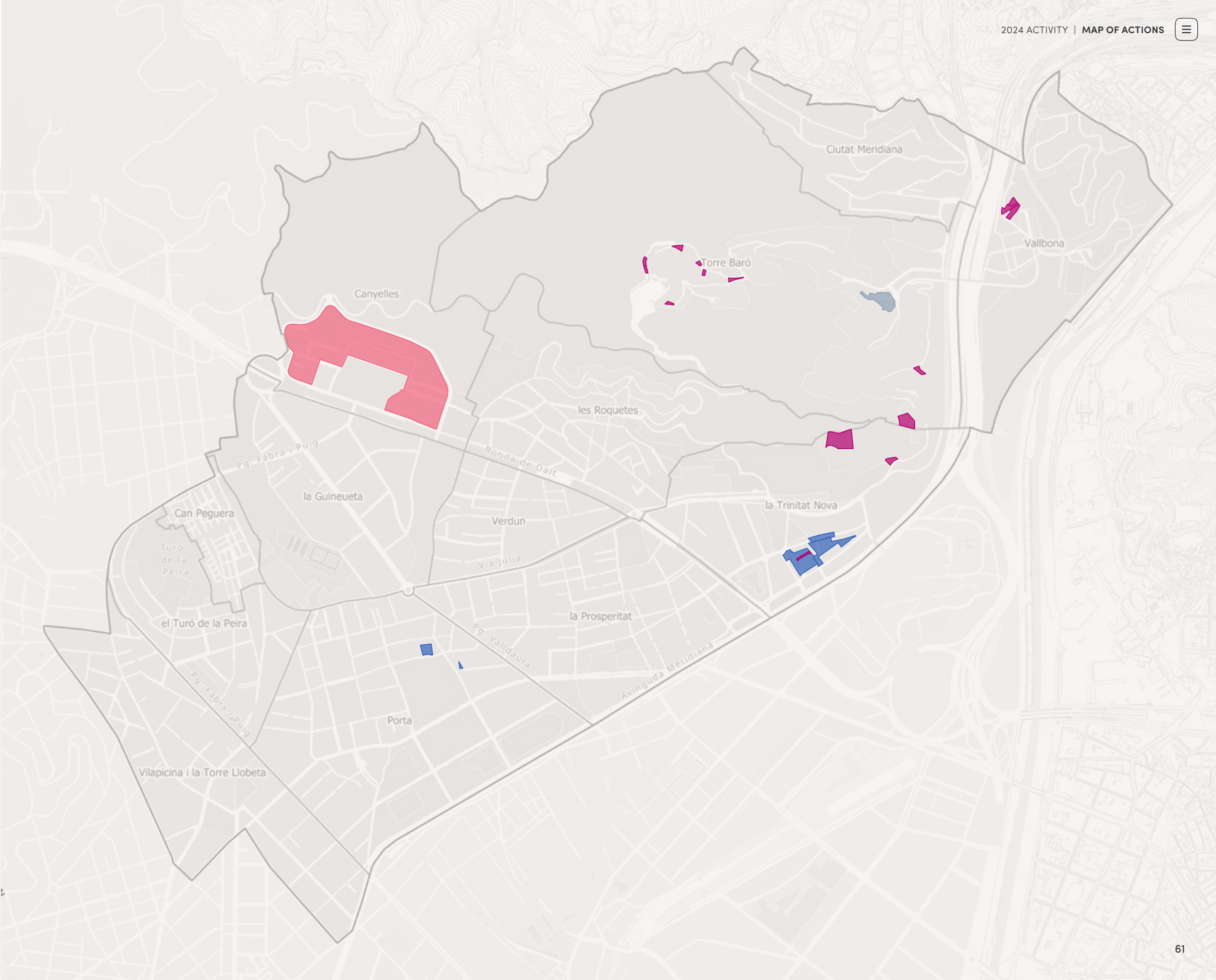
- 8.16 Completed works: Torre Baró. PAU 2 Sector 1

Urban development projects

- 8.17 Approved project: Trinitat Nova. Palamós St
- 8.18 Approved project: Trinitat Nova. Central Green Area
- 8.19 Approved project: Trinitat Nova. Building G environs
- 8.20 Drafted project: Porta UA 10

Urban regeneration

- 8.21 R.U. Canyelles



Sant Andreu

Urban Development Management

- 9.1 Expropriation. 14 Doctor Balari i Jovany St
- 9.2 Expropriation IP. 9 Cinca St
- 9.3 PR cooperation. Sagrera PAU1

Urban development works

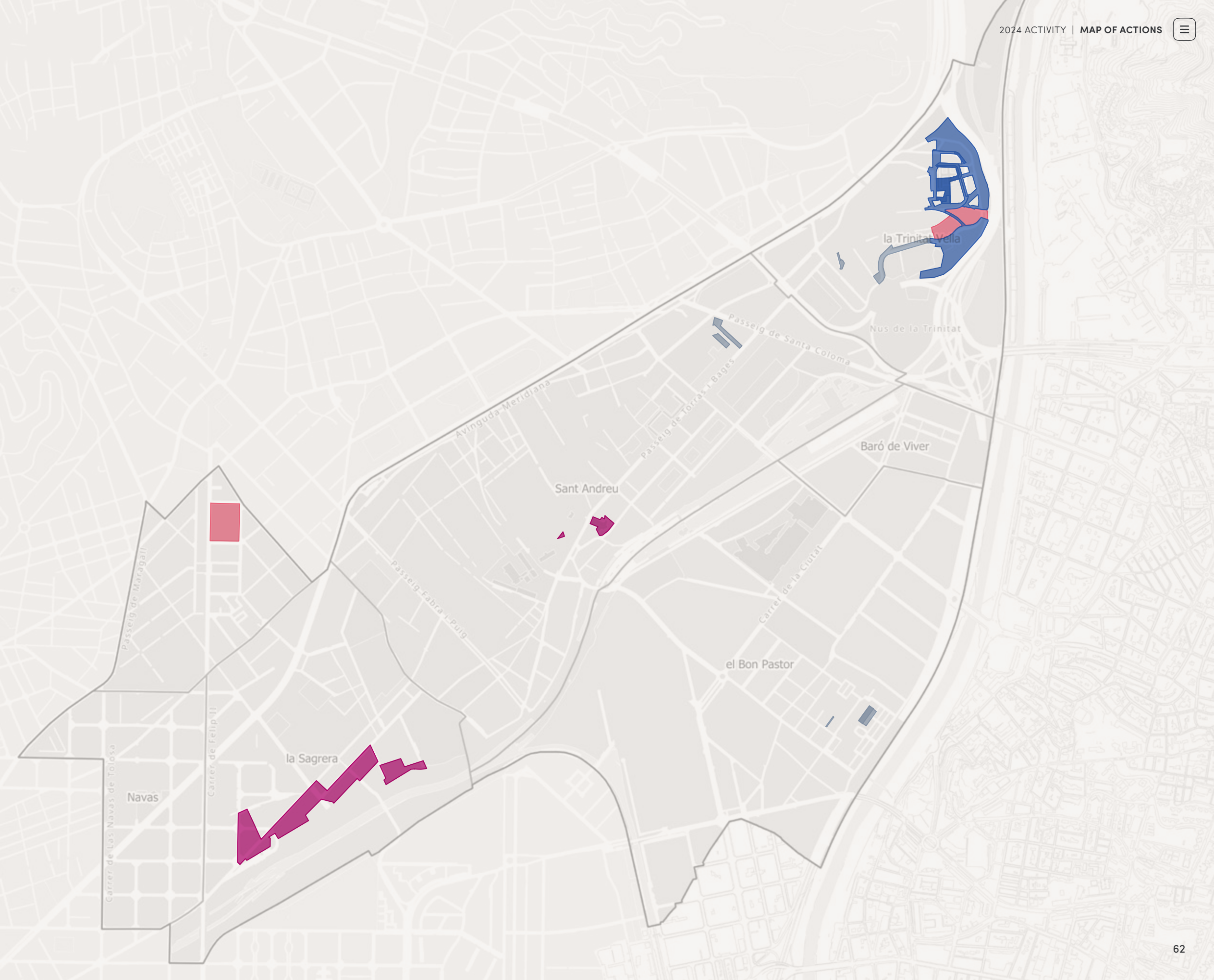
- 9.4 Completed works: Torné St
- 9.5 Completed works: Santiburcio St and residencial Bldg. Environs
- 9.6 Ongoing: Bon Pastor. Bldg. H3 Environs
- 9.7 Ongoing: Final section of the road. Via Bàrcino

Urban development projects

- 9.8 Approved project: Trinitat Vella Prison Environs. Phase 1
- 9.9 Approved project: Trinitat Vella Prison Environs. Phase 2
- 9.10 Approved project: Trinitat Vella Prison Environs. Phase 3
- 9.11 Approved project: Via Bàrcino remaining phases

Urban regeneration

- 9.12 R.U. La Trinitat Vella
- 9.13 R.U. Jardins de Massana



Sant Martí

Urban Development Management

- 10.1 Expropriation IP. 339-341 Pallars St
- 10.2 Expropriation IP. 154-156 Maresme St
- 10.3 PR cooperation. PMU UA2 Tortellà - Pellaires
- 10.4 PR cooperation. Prim. PAU 1
- 10.5 PR cooperation. Trullàs Aly

Urban development works

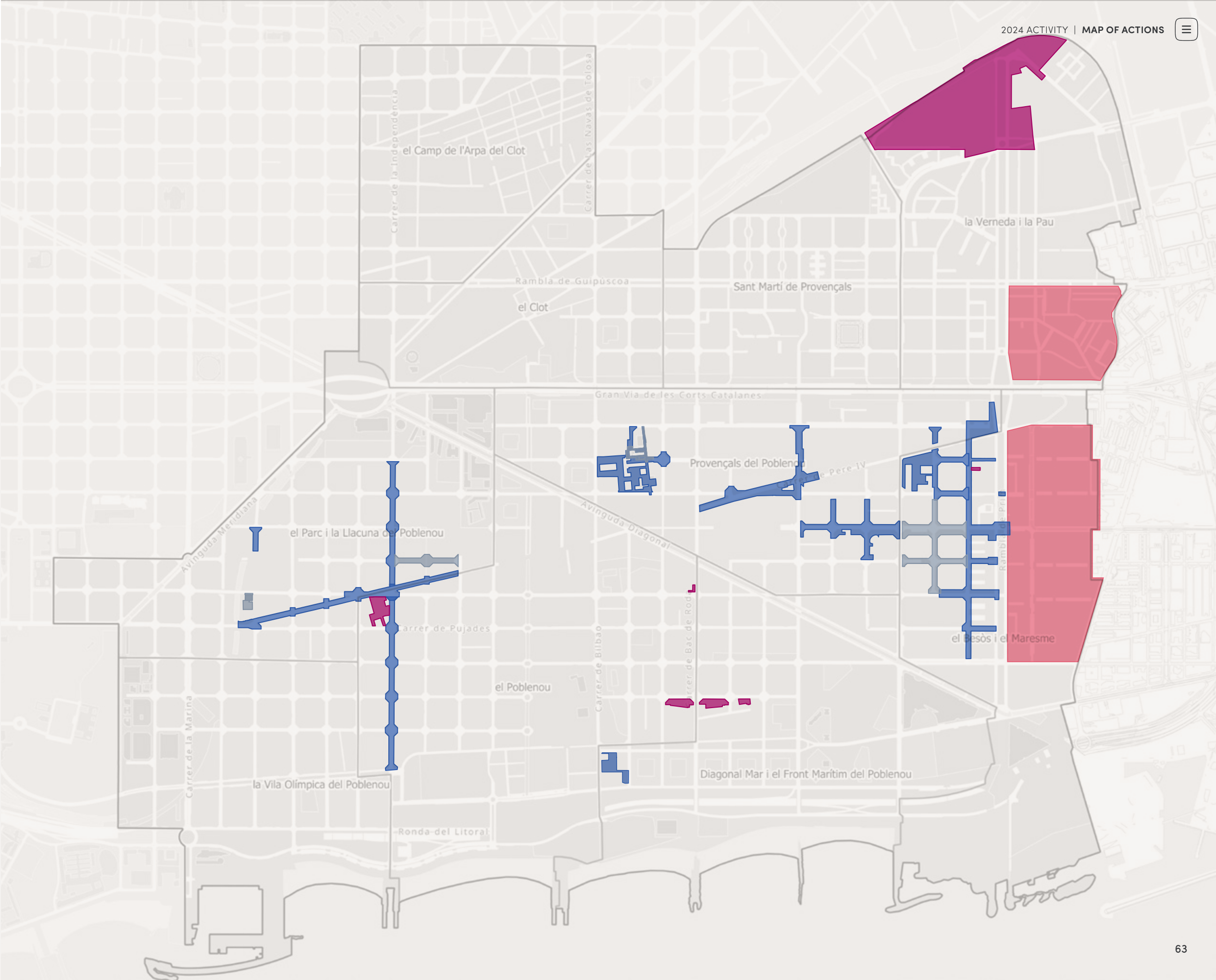
- 10.6 Completed works: Pneumatic waste collection centre (RPRM) 22@ Ponent
- 10.7 Completed works: Central Green Zone on RPRM 22@ Ponent
- 10.8 Completed works: Almogàvers St (Badajoz/ Roc Boronat)
- 10.9 Completed works: Puigcerdà, Cristòbal de Moura and Venèçuela St
- 10.10 Ongoing: Emília Coranty St

Urban development projects

- 10.11 Approved project: Bilbao St Green Area
- 10.12 Approved project: Can Ricart
- 10.13 Approved project: Selva de Mar St (Perú/ Pere IV)
- 10.14 Approved project: Bolívia - Puigcerdà Streets Area
- 10.15 Approved project: Zamora St
- 10.16 Approved project: Badajoz St (Bolívia/ Icària Ave)
- 10.17 Drafted project: Cristòbal de Moura St (Provençals/ Josep Pla)
- 10.18 Drafted project: Pere IV St (Zamora/ Roc Boronat)
- 10.19 Drafted project: Maresme St

Urban regeneration

- 10.20 R.U. El Besòs and Maresme
- 10.21 R.U. La Pau



Strategic report

03

2024 activity indicators

Economic data

Human resources

2024 activity indicators



Reparcelling

ACTIVE VOLUME INDICATORS (DECEMBER 2024)

	COMPENSATION	COOPERATION
1. Reparcelling proceedings in process	73	68
1.1 In the study phase or approval of the statutes and bases	11	8
1.2 Pending approval of the reparcelling project	17	2
1.3 Pending execution of the reparcelling project	28	10
1.4 Pending final account settlement	17	48
Total number of reparcelling proceedings being actively managed (not including 1.4.)	56 (35)	20 (14)
2. Other proceedings associated with reparcelling	6	14
2.1 Delimitation of areas or type of action	0	1
2.2 Additional legal operations (OJC)	5	8
2.3 Direct occupation	0	5
2.4 Agreements to implement urban development work	1	0

The figures in parentheses are proceedings from the mandate.

MANAGEMENT ACTIVITY (TOTAL FOR 2024)

	COMPENSATION	COOPERATION
1. Number of deeds signed and appearances	0	168
2. Amount of payments/appropriations (€)	0	27,425,127
3. Number of requests for fees sent	2	37
4. Amount of fees requested (€)	0	16,801,904
5. Number of family units evicted	0	0
6. Number of activities evicted	5	0
7. Number of projects registered	3	4
8. Number of account settlements definitively approved	6	2
9. Number of Compensation Board meetings	35	--

Two dashes (--) means that the indicator does not apply to that type of reparcelling.

RESULTS OF THE TRANSFORMATION

	FROM THE MANDATE	ACHIEVED IN THE MANDATE	%
1. Use of the land			
1.1. Total surface area (m ² of land)	367,788.94	212,960.96	58%
1.2. Road (m ² of land)	38,734.01	19,499.73	50%
1.3. Open spaces (m ² of land)	145,847.15	124,115.83	85%
1.4. Facilities (m ² of land)	34,260.15	20,306.54	59%
1.5. Social and assisted housing (m ² of floor area)	6,635.00	6,635.00	100%
1.6. Zones (m ²)	142,312.63	42,403.86	30%
1.7. Social housing (m ² of floor area)	110,163.18	64,369.33	58%

Expropriations

ACTIVE VOLUME INDICATORS	2024	2024-2027 MANDATE
Total expropriation proceedings		
1. Expropriations files under management as of December 2024	328	
2. Expropriations started (units)	41	30
3. Expropriations completed (units)	47	10
4. Variation in period (expropriations started – expropriations completed)	–6	20

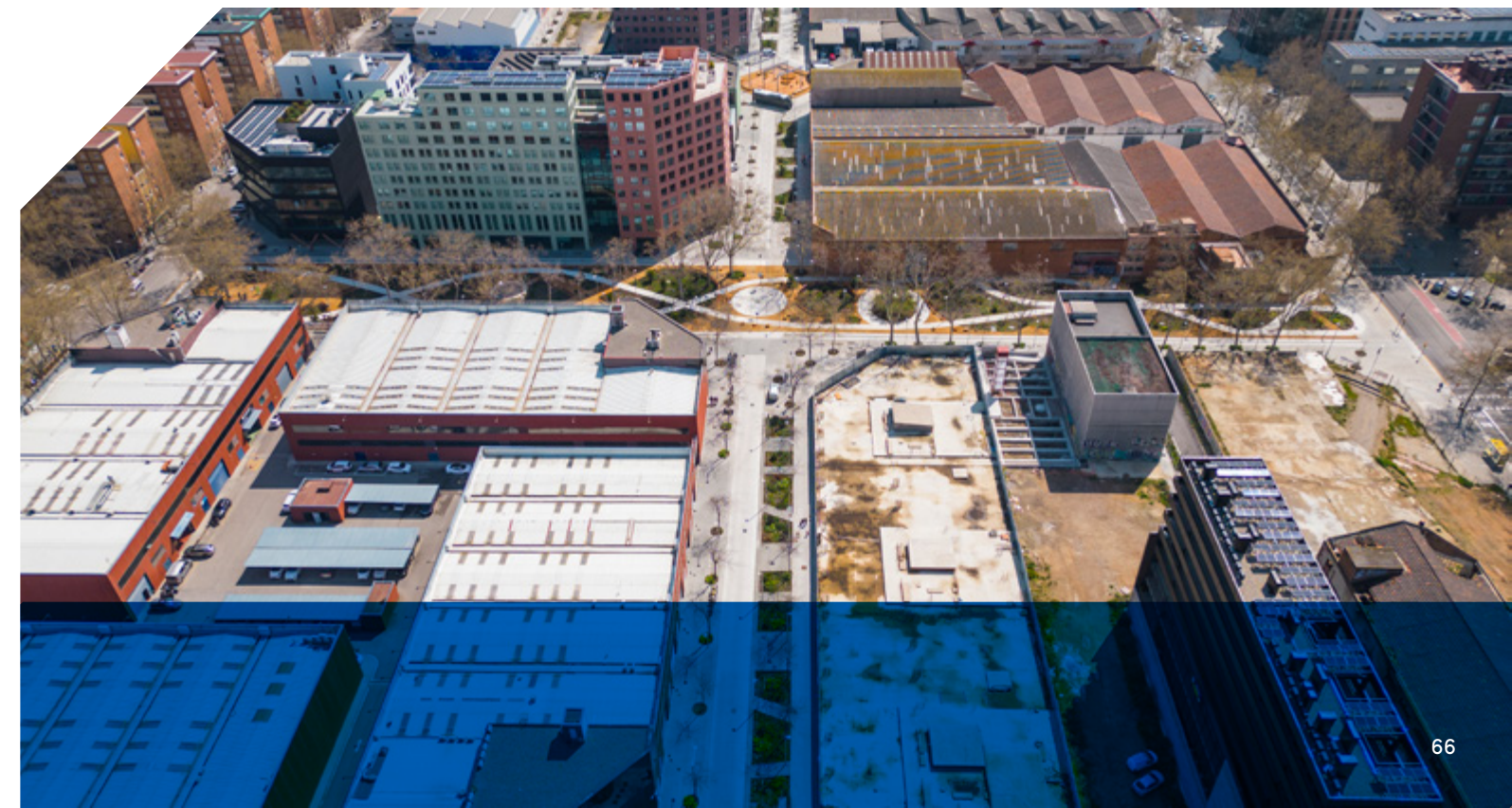
MANAGEMENT ACTIVITIES	2024	2024-2027 MANDATE
1. Land acquired (m²)	25,114	36,048
1.1 Roads	2,448	2,500
1.2 Open spaces	20,675	29,021
1.3 Facilities	1,395	3,590
1.4 Social Housing (HPO)	596	937
2. Land freed up (m²)	1,165	1,165
3. Amount of payments/deposits made	16,441,015.32	33,099,968.78
3.1 Payment-Deposit PIM (Municipal Investment Program) (€)	3,559,765.28	13,091,069.53
3.2 Payment-Deposit White Paper (€)	12,881,250.04	20,008,899.25
3.3 Payment for deposits (not calculated in the sum) (€)	615,367.46	1,130,550.13
4. Number of payment deeds signed	72	120
5. Number of family units evicted or relocated	0	0
6. Number of activities evicted	0	0

RESULT OF THE TRANSFORMATION (MANDATE)	TARGET (current mandate)	ACHIEVED IN MANDATE (cumulative)
1. Areas of action	18	–
2. Land to be acquired (m²)	56,947	63.30%
2.1 Roads	4,203	59.48%
2.2 Open spaces	45,472	63.82%
2.3 Facilities	6,205	57.86%
2.4 Social Housing (HPO)	1,067	87.82%
4. Land to be freed up (m²)	2,496	46.67%
5. Number of family units affected / relocated - vulnerable	42	0.00%
6. Number of activities affected	11	0.00%

Other urban planning management indicators

OTHER URBAN PLANNING MANAGEMENT PROJECTS (Active volume)	Q1	Q2	Q3	Q4
1. Free transfers	22	21	21	21
2. Retrocessions	2	2	2	2
3. Establishment of rights of way	0	0	0	0
4. Reversions	4	4	4	4
5. Property research	10	6	6	6
6. Release of guarantees	0	0	0	0

MANAGEMENT ACTIVITIES	Q1	Q2	Q3	Q4	TOTAL
1. Licences and planning instruments reviewed	11	22	10	12	55
2. Valuations carried out at the request of other operators	8	11	6	10	35
3. Requests answered	23	13	15	11	62
4. HAUS decree-related requests	2	7	4	4	17



Projects and works

1	VOLUM ACTIU PROJECTES D'URBANITZACIÓ/ OBRA ORDINÀRIA	2024
1.1	Total projects managed throughout 2023 (units)	20
1.2	Projects being drafted during the year (units)	11
1.3	Surface area of the projects drafted during the year (m²)	200,415.17
1.4	Amount of projects drafted during the year (Contract Performance Budget [PEC] without VAT)	61,065,904.87
1.5	Projects that can be tendered in December 2023 (units)	28
1.6	Surface area of projects that can be tendered in December 2023 (m²)	294,405.02
1.7	Amount of projects that can be tendered in December 2023 (Contract Performance Budget [PEC] without VAT)	114,536,483.86
1.8	Projects definitively approved in 2023 (units)	4
1.9	Projects pending approval on 30 December 2023 (units)	0
1.10	Number of planning areas	21
2	RESULT OF URBAN DEVELOPMENT PROJECTS	2024
2.1	Number of projects underway since 2023 (units) Not bearing in mind those being implemented externally	7
2.2	Area of actions of the projects underway in December 2023 (m2 of land)	62,765.48
2.3	Amount awarded to projects underway (€)	16,123,810.32
2.4	Amount certified of projects underway (€)	12,100,784.70
	% of works underway certified	75.18%
2.5	Number of completed projects (units)	13
	Area of action of completed projects (m²)	120,994.85
	Area of action of roads (m²)	44,465.22
	Area of action of green zones (m²)	76,529.63
2.6	Amount of projects completed (€)	48,060,352.55
2.7	Completed urban development module (€/m²)	392.21
2.8	Number of planning areas	12
3	ACTIVE VOLUME OF DEMOLITION PROJECTS	2024
3.1	Total demolition projects (units)	17
3.2	Demolition projects being drafted (units)	9
3.3	Demolition projects pending implementation (units)	8
3.4	Number of planning areas	12
4	RESULT OF DEMOLITION WORKS	
4.1	Demolition works underway (units)	4
4.2	Completed demolition works (units)	7
4.3	Amount of demolition works implemented (€)	1,182,408.84
4.4	Number of planning areas	8

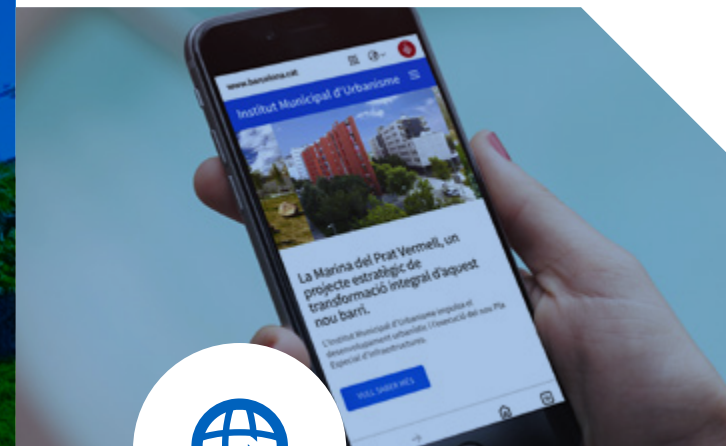


Public services:

IRIS and the IMU Website

IMU website

The IMU website, which provides information about the Institute's activities and areas of operation, has received a total of 29,125 visits, averaging 2,427 visits per month.



ajuntament.barcelona.cat/instituturbanisme/ca

29,125

Visits 2024

2,427

Monthly Average
of Visits

IRIS

The Incidents, Complaints and Suggestions (IRIS) system is governed by Mayoral Decree S1/D/2017-2348, dated 7 July 2017.

This decree establishes the new regulations for the IT system used to manage messages from the public, including incidents, complaints, suggestions, service requests, website enquiries and thank-yous. The IRIS system also allows field teams to detect, report and manage incidents online at any time using their mobile remote access devices.

The Institute responds to messages on the following subjects:

- Urban development works that are being carried out by the IMU.
- Enquiries regarding urban planning impacts and Reparcelling projects in managed areas.
- Enquiries about urban regeneration and the EDUSI.

In 2024, the Institute received a total of 234 IRIS records (an average of 20 per month), of which 150 were handled by IMU departments and directorates (95 by the Projects and Works Directorate, 51 by the Land Management Directorate, and 4 relating to Urban Regeneration), and 84 were managed in coordination with other City Council departments. The average response time was 11 days.

The management of IRIS records by the IMU received a score of 9 out of 10 in the supplier evaluation process within the framework of the ISO 9001:2015 quality management system.

IRIS cases

234

Total IRIS cases
handled in 2024



Average response
time **11 dies**

95

Works and
Projects

4

Urban
Regeneration

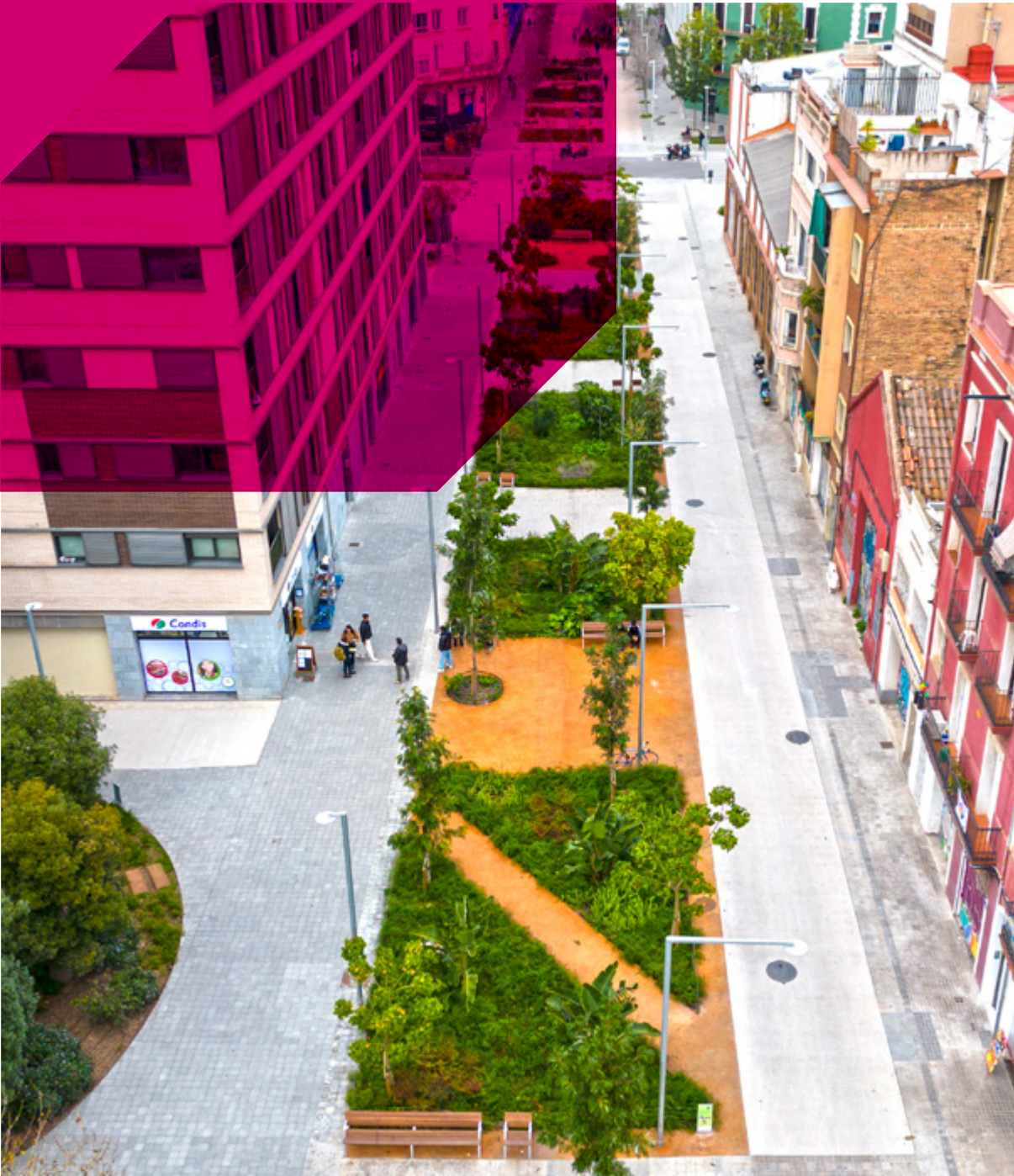
51

Land
Management

84

Managed
by other
City Council
operators

Economic data



Summary of investment activities

In 2024, the implementation of this programme was as follows (in euros):

ACTION	MUNICIPAL AMOUNT (€)
Demolition Nápoles St. by Bingo Billares	16,397.21
PIM Expropriation 195 Rosselló and 238-240 Córcega St.	8,921.83
PIM Expropriation 420l Provenza St.	147,624.60
Urbanization Can Batlló-Magòria scope	6,104,040.38
Reparcelling Marina de la Zona Franca, Sector 8 scope	220,927.12
Works. Electric sub-station BZ Marina-Sants	355,694.66
Urbanization Can Clos canopies	30,155.62
Expropriation 443 Sants St.	63,000.00
IP Expropriation 35 Burgos St.	1,870,520.95
Urbanization Colonia Castells	1,132,680.22
PIM Expropriation. Colònia Castells, New Phase I	369,736.55
PTC Colonia Castells, New Phase II	38,647.40
Expropriation PIM 46x-48x Pedralbes Ave. (Casa Hurtado)	296,552.99
Expropriation PIM 23-29 Pintor Tapiró St.	1,587,261.87
Improvements 'Vores via Augusta'	167,522.39
IP Expropriation 5-7 Marmellà St.	13,642.96
IP Expropriation 3 Lluçanès St.	624,633.95
IP Expropriation 5 Lluçanès St.	299,926.14
Reparcelling Vallcarca scope	13,465.89
Municipal fee. Vallcarca PAU 2 area	193,100.00
Vallcarca. Services Ring	4,840.00
Demolition. Hospital Evangélico	39,765.08
IP Expropriation 70-72 Farigola St.	3,395,603.05
IP Expropriation 16 Pg. Turull	1,353,013.28
Tres Turons Phase 0	135,611.62
Demolition Sigüenza Aly, Phase 2	1,013,706.45
Reparcelling La Clota reordering	445,306.00
Demolition c. Dalmir 42	44,544.90
Reparcelling Sinaí, Nazaret and Samaria streets	932,000.00
IP Expropriation. 383-389 Pg. Maragall (Can Fargues)	2,597,843.54

ACTION	MUNICIPAL AMOUNT (€)
PIM Expropriation. 93, 95 and 97-99 Sigüenza Aly	95,283.40
PIM Expropriation. 89c, 91 and 101-113 Sigüenza Aly	954,228.23
IP Expropriation. 1 Alighieri St.	302,068.37
IP Expropriation. 23 Bajada Can Mateu St.	274,428.38
IP Expropriation. 80-82 Conca de Tremp St.	679,782.45
IP Expropriation. 33 and 35 Passerell St.	524,422.90
IP Expropriation. 8 Sant Pere Aly	321,502.24
IP Expropriation. 36-44 Llobregós St.	2,200,000.00
Reparcelling. Roquetes PAU 1	284,216.07
Demolition. 35 Petrarca St.	2,477.84
PIM Expropriation. Trinitat Nova Phase 3 - K	2,098.62
PIM Expropriation. Pla de Barris, Castellví, Lliçà and Castell d'Argençola st.	2,089.67
IP Expropriation. 40-42 camí Quatre Estacions	6,820.91
IP Expropriation. 129 Aiguablava St.	78,335.69
IP Expropriation. 36 Castell d'Argençola St.	36,164.60
IP Expropriation. 9-11 Lliçà St.	39,828.16
IP Expropriation. 13-15 Lliçà St.	59,867.54
IP Expropriation. 1B Pruit St.	41,922.75
IP Expropriation. 173l Llerona St.	10,810.02
IP Expropriation. 10 Torrent Tapioles St.	1,262.99
IP Expropriation. 12 Torrent Tapioles St.	4,151.00
IP Expropriation. 14 Torrent Tapioles St.	1,654.55
IP Expropriation. 126 Sant Feliu Codines St.	90,000.00
IP Expropriation. 71 Vallbona Ave.	190,717.04
Urbanization. Bon Pastor neighbourhood	259,274.77
Improvements. Trinitat Vella Prison area	419,402.11
Casernes de Sant Andreu Park	288,165.26
Reparcelling. Sagrera PAU1. Outside the area	721,665.47
Urbanization. PAU1 Sector 1 (Prim/Canyelles)	292,872.76
Urbanization. 35 Torrent d'Estadella St.	77,520.97
Urbanization. Torné St.	41,639.21

ACTION	MUNICIPAL AMOUNT (€)
Urbanization. vía Bàrcino	842,421.98
IP Expropriation. 9 Cinca St.	1,890,035.01
Special Infrastructures Plan 22@	7,699,317.05
Urban Regeneration. Besòs - Maresme	180,857.93
Municipal Fee. Reparcelling. Glòries	1,248,833.61
Urbanization L'Escocesa. Cuota Municipal	283,611.41
Expropriation y Demolition c. Pere IV - Marroc	889.35
Demolition. 154-156 Maresme St.	3,993.69
IP Expropriation. 339-341 Pallars St.	13,858.96
Urban Regeneration. Besòs - Maresme. Pilot test phases 1 and 2	5,442,547.05
Demolitions at Expropriations	196,635.62
Demolitions, Guards and Homes IMHAB. Actions	152,941.51
Reparcelling. Various areas	265,021.02
TOTAL INVESTMENT PAID WITH MUNICIPAL FINANCING	50,042,324.81

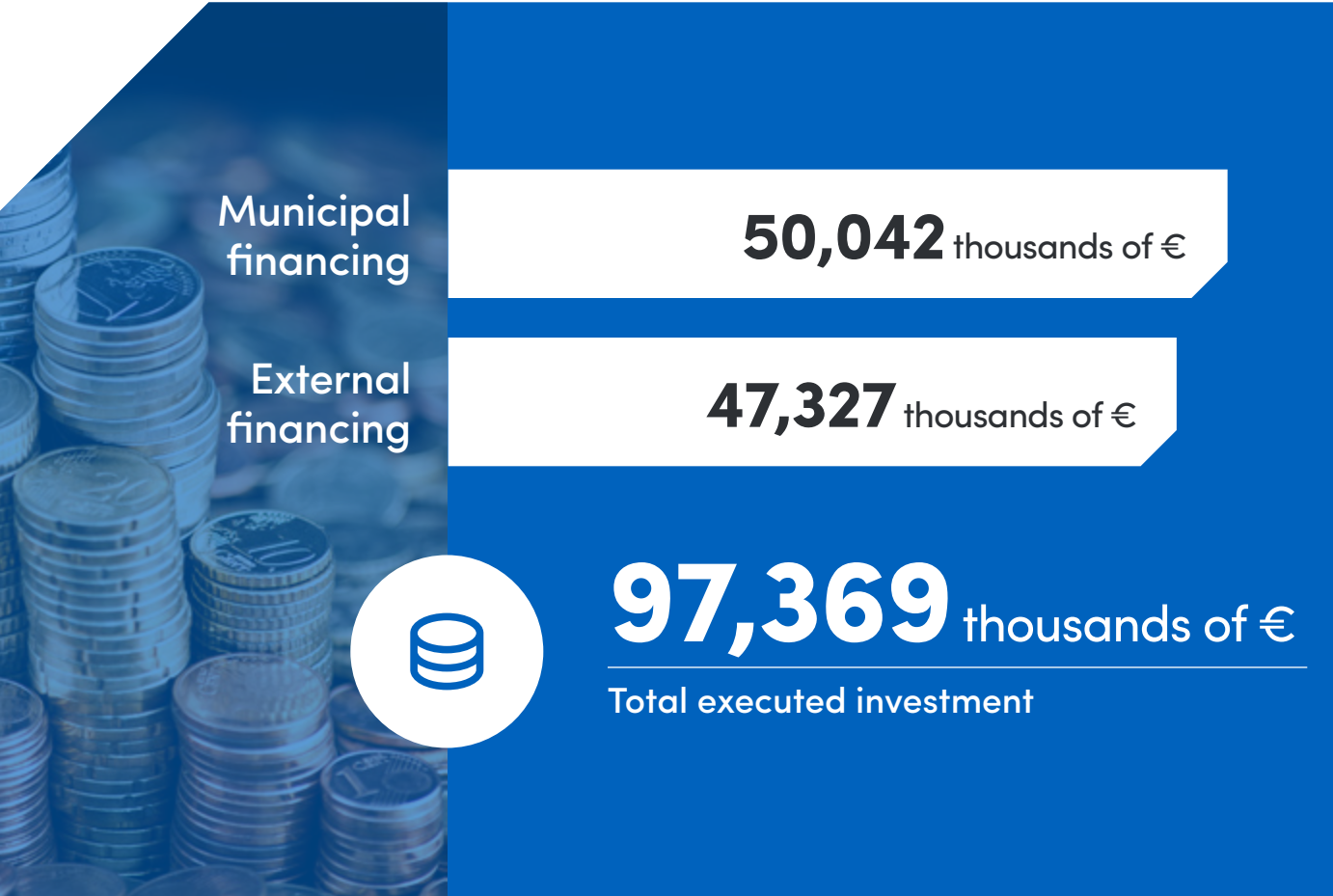


ACTION	EXTERNAL AMOUNT (€)
Reparcelling. Arc del Teatre - Lancaster	35,369.07
Pg. Circumvalació	14,709.98
8-10 Pg. Sant Joan	372,092.48
Reparcelling. Marina de la Zona Franca. Sector 8	3,891.83
Reparcelling (PEI). Marina de la Zona Franca area	5,427,308.16
Reparcelling. Marina de la Zona Franca. Sector 3	160,435.54
Urbanization. Marina de la Zona Franca. Sector 2	78,615.74
Reparcelling. Can Batlló	756,852.46
Reparcelling. PAU Foc, Mare de Déu del Port Sts. and Ferrocarrils Ave.	79,039.74
Reparcelling. Can Clos	3,185,769.42
Works. Electric sub-station BZ Marina-Sants	151,188.37
Urbanization. Montclar St.	21,598.50
Reparcelling. Sub-area A MpPGM UA5 and UA3 Hospital Militar	4,975,263.35
Reparcelling. PAU2 MPGM Vallcarca Ave., Bécquer and Farigola St.	804.06
Reparcelling. UA1 MPGM Lepant and Lisboa St.	1,171.89
Reparcelling. Torre Baró area	639,008.87
Urbanization project. UA10 Porta	12,100.00
Urbanization. Colorantes	5,340,319.96
Urbanization. PAU Sector 1 (Prim/Canyelles)	3,231.25
Special Infrastructures Plan 22@	858,563.17
Reparcelling. Sagrera PAU1	11,005.78
Reparcelling. Parc Central Poblenou	1,137,384.67
Reparcelling. PMU planning sector Glòries	24,060,129.34
Reparcelling. PMU UA2 Tortellà and Pellaies St.	1,174.21
TOTAL INVESTMENT PAID WITH EXTERNAL FINANCING	47,327,027.84
TOTAL INVESTMENT	97,369,352.65

The 2024 investment summary is shown in the attached indicator chart. The Municipal Institute of Urban Planning invested a total of €97,369 million, of which €50,042 million came from municipal funds and €47,327 million from external funding.

GENERAL ACTIVITY-LEVEL INDICATORS	2022	2023	2024
Average workforce size (persons)	74	73	75
Investment	61,428	85,661	97,490
Own resources	15	0	121
From the City Council	38,194	41,064	27,298
White Paper / IP (at the request of a party)	3,728	8,062	16,905
Via cooperation	19,273	35,688	47,327
Interest from Chapter IV expropriations	218	784	396
Chapter VII grants not activated	0	63	5,443
Comparable result	-246	55	22
Cash flow	-230	67,5	225

Amounts in thousands of euros



ASSETS	2024	2023
NON-CURRENT ASSETS		
Intangible fixed assets	13,723.67	-
IT applications	13,723.67	-
Tangible fixed assets	90,678.55	15,960.49
Technical installations and other tangible fixed assets	90,678.55	15,960.49
Assets for deferred tax	6,052.11	7,005.57
NON-CURRENT ASSETS	110,454.33	22,966.06
CURRENT ASSETS		
Trade and other accounts receivable	65,853,304.96	99,393,706.36
Clients	1,233,543.38	-
Clients from related entities	49,238,935.06	68,111,817.71
Miscellaneous debtors	15,347,572.46	31,273,776.03
Staff	1,381.50	843.4
Assets for current tax	-	0.44
Other debts with public administrations	31,872.56	7,268.78
Investments in associated organisations	19,972,323.97	14,208,742.00
Other financial assets	19,972,323.97	14,208,742.00
Short-term financial investments	71,764.50	-
Cash and cash equivalent liquid assets	5,557,903.09	3,008,447.81
Treasury	5,557,903.09	3,008,447.81
TOTAL CURRENT ASSETS	91,455,296.52	116,610,896.17
TOTAL ASSETS	91,565,750.85	116,633,862.23

Amounts in euros

NET EQUITY AND LIABILITIES	2024	2023
NET EQUITY		
Balance	137,098.91	82,022.27
Profit (loss) for the year	20,991.80	55,076.64
TOTAL NET EQUITY	158,090.71	137,098.91
NON-CURRENT LIABILITIES		
Long-term provisions	239,638.79	825,806.88
Other provisions	239,638.79	825,806.88
Long-term accruals	496,800.00	100,670.87
TOTAL NON-CURRENT LIABILITIES	736,438.79	926,477.75
CURRENT LIABILITIES		
Short-term payables	74,445,176.01	103,630,997.41
Other financial liabilities	74.445.176.01	103,630,997.41
Payables to associated organisations	351,890.50	352,892.82
Commercial trade and other accounts payable	15,379,976.13	11,318,064.76
Suppliers	2,056,966.33	551.71
Suppliers, associated organisations	3,611.06	-
Various creditors	9,741,837.70	1,884,169.28
Staff, remuneration pending payment	294,536.92	308,635.52
Other debts with public administrations	3,283,024.12	9,124,708.25
Short-term accruals	466,672.01	52,523.88
Short-term provisions	27,506.70	215,806.70
TOTAL CURRENT LIABILITIES	90,671,221.35	115,570,285.57
TOTAL NET EQUITY AND LIABILITIES	91,565,750.85	116,633,862.23

Amounts in euros

PROFIT AND LOSS ACCOUNT	2024	2023
ONGOING OPERATIONS		
Net amount of business turnover	460,407.24	395,683.81
Provision of services	460,407.24	395,683.81
Other operating income	9,717,426.04	8,142,540.97
Operational subsidies incorporated into the financial year's results.	9,717,426.04	8,142,540.97
Staff expenditure	(-)5,072,484.91	(-)5,101,020.90
Wages, salaries and similar expenses	(-)4,224,131.55	(-)4,043,218.91
Social security contributions	(-)1,036,653.36	(-)1,057,801.99
Provisions	188,300.00	
Other operating expenditure	(-)5,059,279.93	(-)3,556,347.50
External Services	(-)4,713,958.61	(-)3,585,993.16
Taxes	14,118.68	29,645.66
Losses, impairment and variation in supplies for commercial operations	(-)359,440.00	
Fixed-asset depreciation	(-)32,669.41	(-)12,512.76
Other results	-	(-)25.00
RESULT OF USE	13,399.03	(-)131,681.38
Financial revenue	8,546.23	187,463.12
From third parties	8,546.23	187,463.12
Financial expenditure	-	(-)567.00
FINANCIAL RESULT	8,546.23	186,896.12
PRE-TAX RESULTS	21,945.26	55,214.74
Tax on profits	(-)953.46	(-)138.10
RESULTS OF THE FINANCIAL YEAR FROM ONGOING OPERATIONS	20,991.80	55,076.64
PROFIT (LOSS) FOR THE YEAR	20,991.80	55,076.64

Amounts in euros

Statement of Recognised income and Expenditure

Result of the profit and loss account

2024
20.991,80

2023
55.076,64

TOTAL
RECOGNISED
INCOME AND
EXPENDITURE

2024

20,991.80 €

2023

55,076.64 €

Total statement of changes in net equity

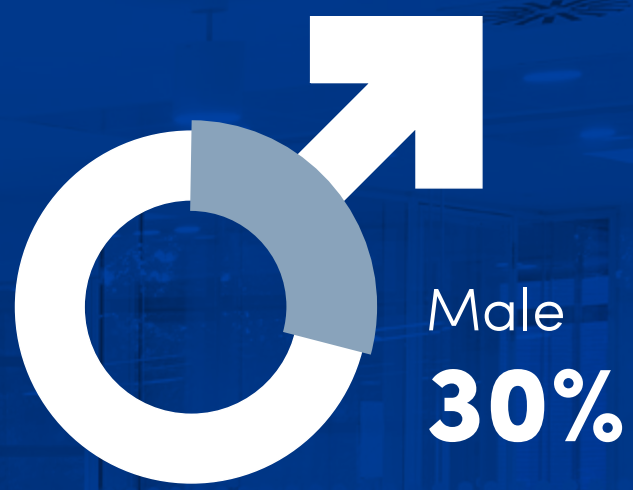
	Balance	Profit (loss) for the year	TOTAL
Balance at start of 2022 financial year	328,233.02	(-)246,210.75	82,022.27
Total recognised income and expenditure	-	55,076.64	55,076.64
Application of the result	(-)246,210.75	246,210.75	-
Final balance of 2022 financial year	82,022.27	55,076.64	137,098.91
Balance at start of 2023 financial year	82,022.27	55,076.64	137,098.91
Total recognised income and expenditure	-	20,991.80	20,991.80
Application of the result	55,076.64	(-)55,076.64	-
Final balance of 2023 financial year	137,098.91	20,991.80	158,090.71

Human Resources

When closing financial year 2024, the Institute had a staff of 76 people

76
people

Total staff



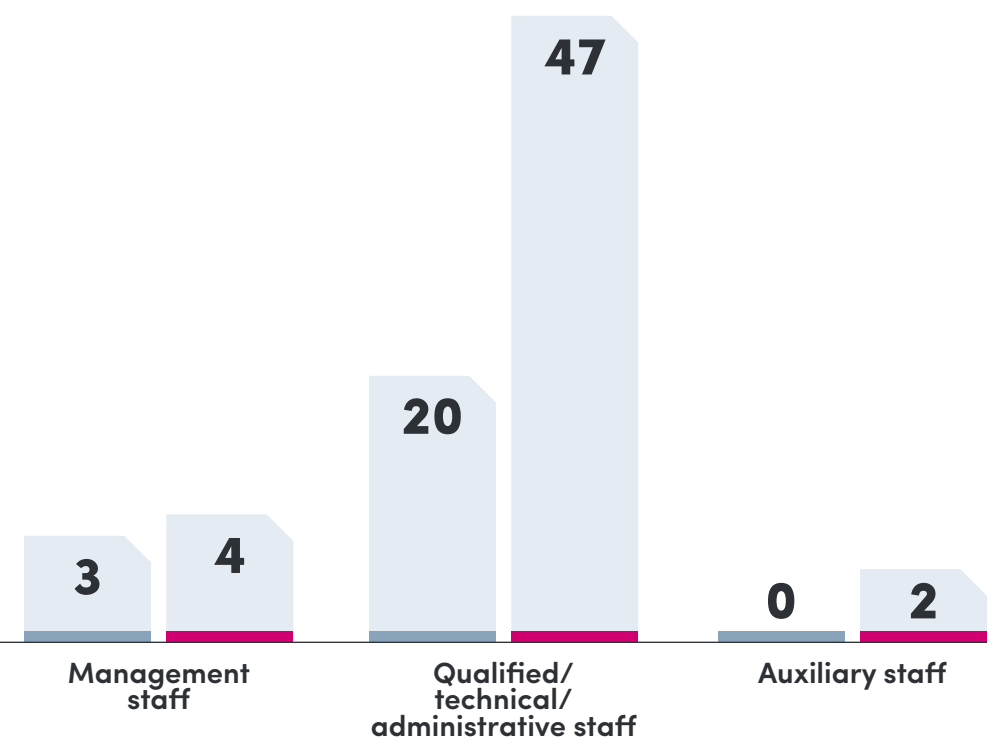
Female
70%



Civil servants

♂ TOTAL MALES
23

♀ TOTAL FEMALES
53



The staff list of the Institute, as of December 2024, is as follows:



Manager’s Office	Glòria Viladrich González M. Mercè Mainar Font Saray Molins Pérez
La Marina Office	Aurora López Corduente Arantzazu García González
Legal Services and Secretariat Department	Braulio Rabaneda Gimenez Carme Badell Pau José Piedrafita Quiroga Lourdes Madir García Ricardo Lahoz Castells
Urban Planning Services Department	Francisco Arrabal Martínez Ana Maria Rodríguez Martín
Economic and General Services Department	M. Isabel Prat Peco Núria Vera Jovani
Human Resources Unit	Yolanda Albuixech Matas
Economic Management Section	Vicente García Alonso M. Carmen Fernández Antón Meritxell Rosell Barral Montserrat Llarch Berlanga Pilar Santiago Trujillo

Urban Management Services Department	Marta da Pena Gómez Héctor Ayón Auhing M. José Lluch Francés M. Pilar Siso Escalona Mireia Navarro Fortuny Sergio Montenegro de Paz Yolanda Xartó Delgado
Project Coordination Services Department	M. Carmen Marzo Carpio
Projects and Works Services Department	Lluís Lamich Arocas Blai Collado Botigué Carles Coll Blanco Elisa Adrover Molins Gemma Sánchez Subirà Maria Egea Albes Marta Penna Andreu Maria Redondo González Núria Jardí Llorente Roberto Soto Fernández
Urban Regeneration, Coordination of European Projects and ‘Llei de Barris’ Section	Enrique Cremades Pastor Ana Maria Rodríguez López Ángel García Ribas Daniel Maduell Garcia Glòria Pairó Sánchez Jessica Jorge Jiménez Teresa Riba Ventura

Land Reparcelling Section	Inmaculada Ramírez Muñoz Aranzazu San Miguel Iglesias Silvia Castro Serres Eva Villar Álvarez M. Elena Muniesa Marco Judith Zapata Hernández Blai Marba Tarin Gisela Araujo Vera
Expropriations Section	Pedro A. Prado Izquierdo Berta Merino Sánchez Claudia Segura Lozano Cristina Sánchez Martínez Cristina Costa López Patricia Serra Sánchez Sandra López Pérez M. Aranzazu Martínez Redondo
Assessments Section	Cristina Yuste Bravo Aleida Martinell Munujos Bernardo González Martínez Fco. Javier Fraga Cadórniga Maria Victoria Pagán Betorz Susana Calvo Bota
Contract Management Section	Juan José Seguí Coll Eva Juan Garcia Jose Manuel Fernández Alonso María Usón Manzana Remedios Martínez Boza

As of December 2024 they were in progressive cessation	Antonia Martín Romo Lidia Rodríguez Fernández M. Camino Suárez García Neus Aleu Vila
There have been departures during 2024	Josefina Argelés Toló Clara Pere Garcia Mariona Pi Tapies M. Lourdes Pellicer Llimós Margarita Codina Balart Joaquim Pascual Sangrà Josep Badia Sánchez

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