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Holiday apartments and displacement

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Caixa Geral
de Depósitos



Protests against vacation flats. Barcelona, summer 2014. Photograph by Ernest Cañada.



1. Aims and objectives

2. Case study

3. Methodology

4. Results

Quantitative: the supply of holiday rentals

Qualitative: holiday rentals and displacement

5. Conclusions



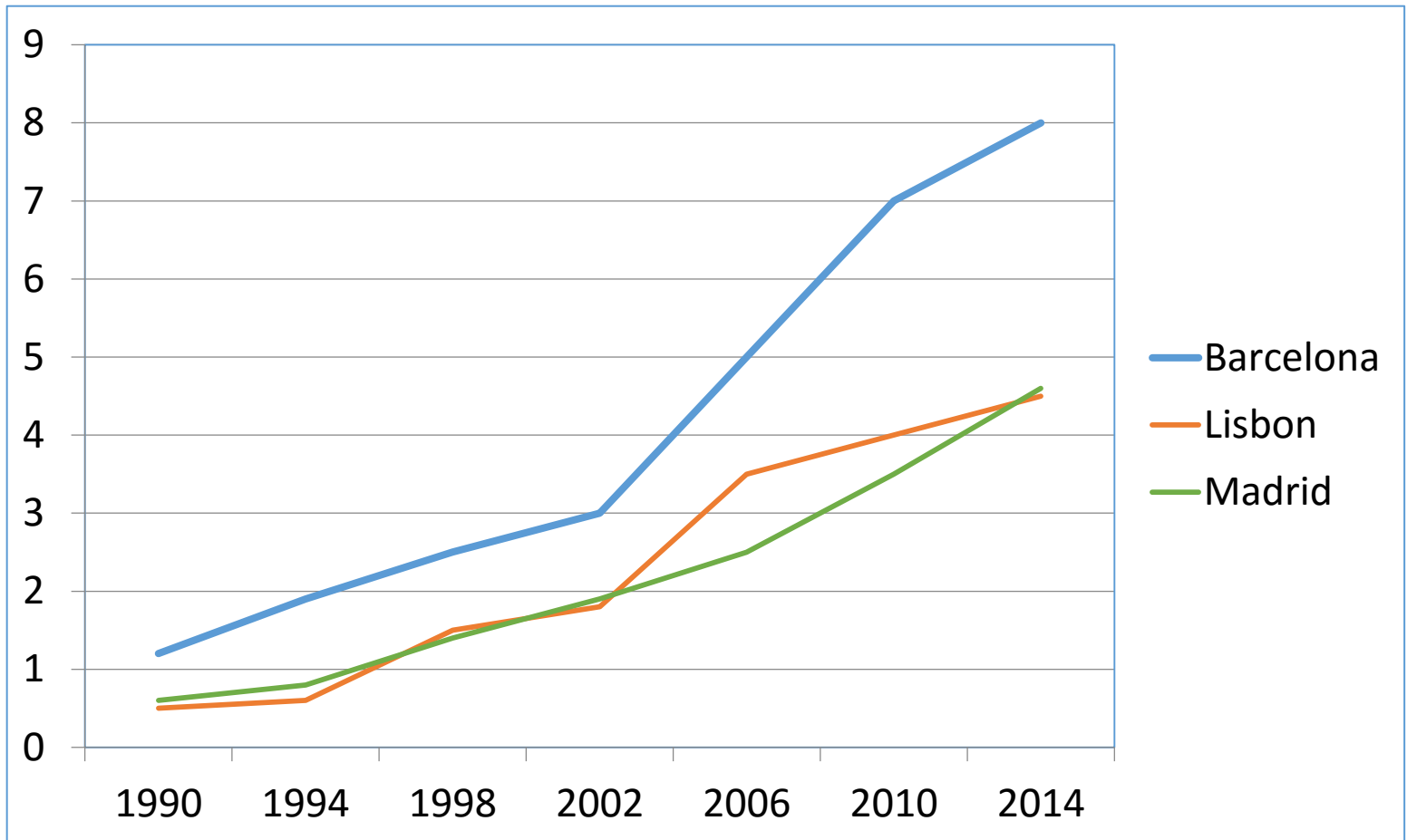
1. Aims and objectives

To examine the extent to which housing has been converted into holiday rentals

To explore how such a conversion affects residents on a daily basis

2. Case study

Barcelona



Millions of visitors a year (hotel stays only)

2. Case study

Gòtic neighbourhood in Barcelona city centre



3. Methodology

Conducted between February and October 2015

Quantitative:

Survey: 220 households

Airbnb

Inside Airbnb

Qualitative:

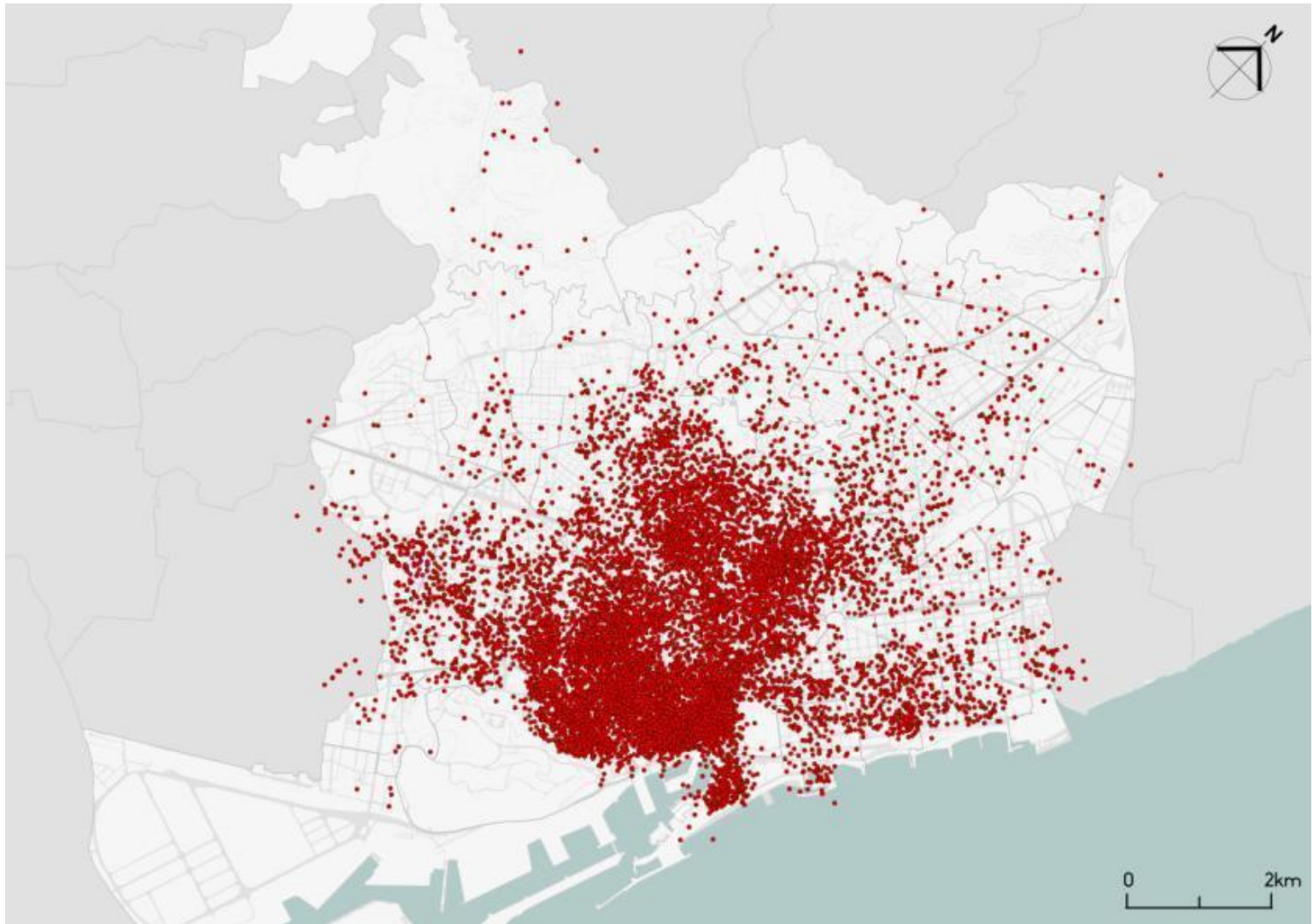
42 interviews with long term residents

14 interviews with key informants

Participant observation

4. Results

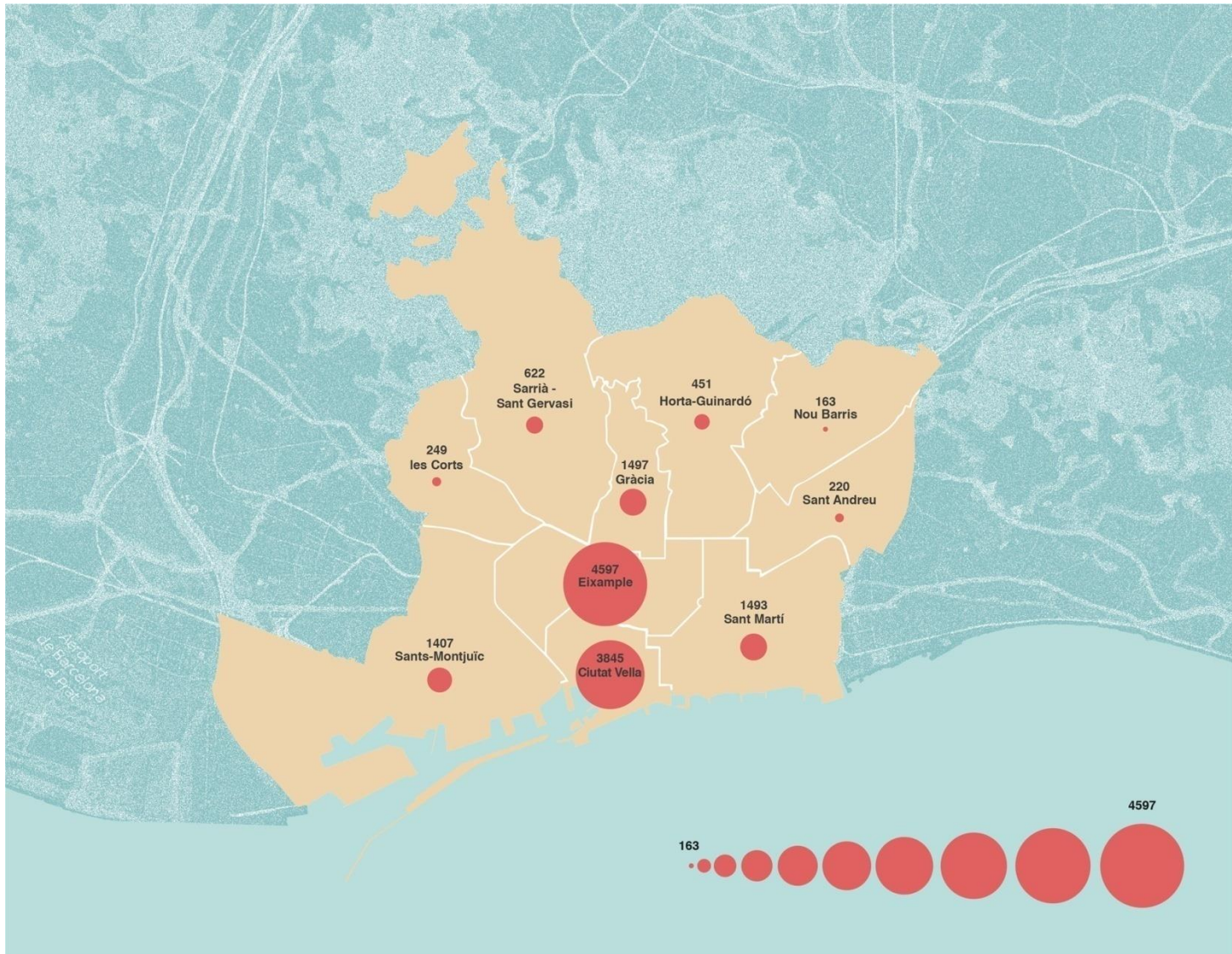
Quantitative: the supply of holiday rentals: Barcelona



Vacation flats in Barcelona. Airbnb listings, 2 October 2015.

4. Results

Quantitative: the supply of holiday rentals: Barcelona



Vacation flats in Barcelona. Airbnb listings, 2 October 2015.

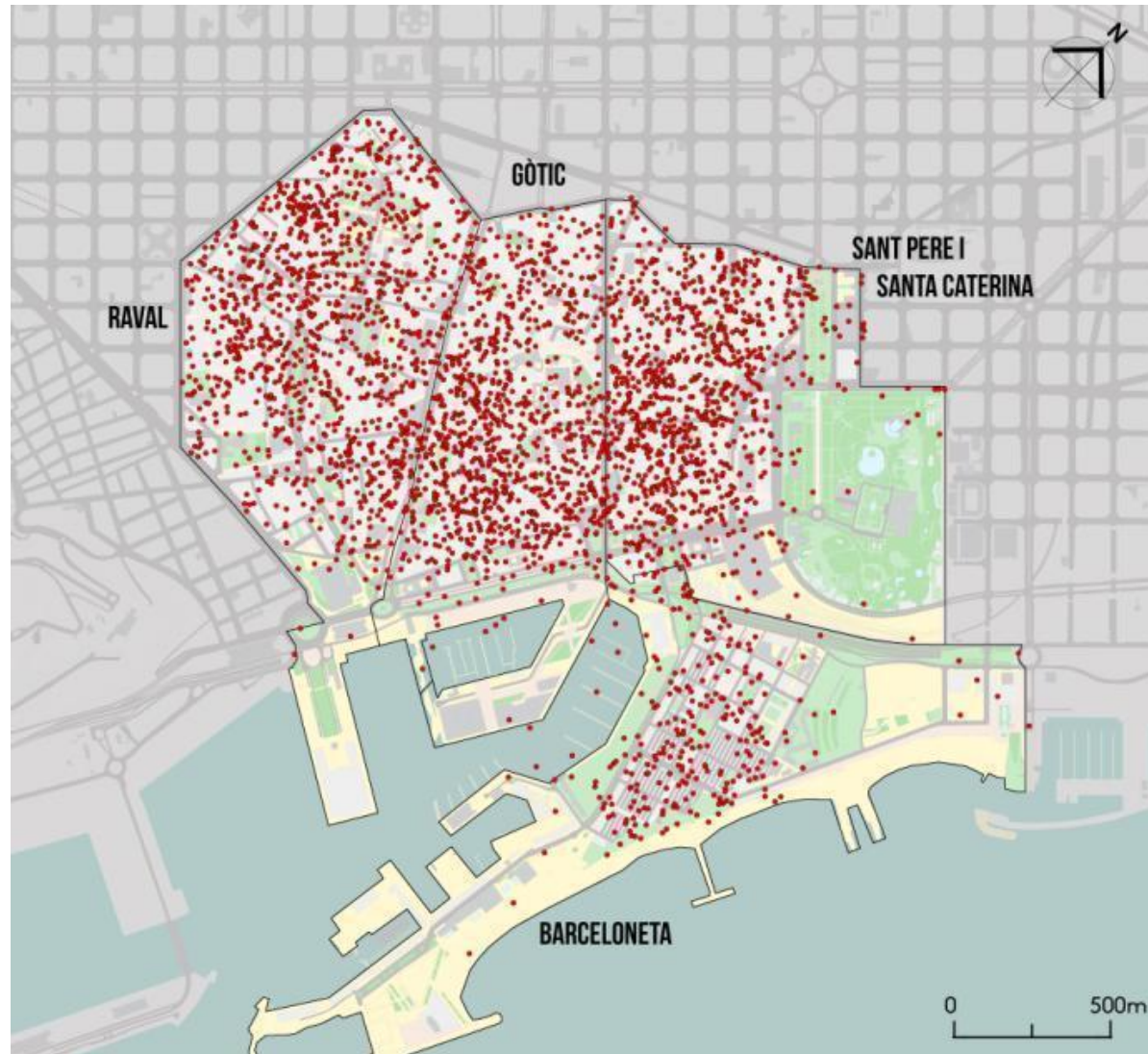
4. Results

Quantitative: the supply of holiday rentals: Barcelona

2015	Airbnb listings	Households	%
Barcelona	14,539	655,175	2.2%
Eixample	4,597	112,075	4.1%
Ciutat Vella	3,845	39,926	9.6%
Gràcia	1,492	52,534	2.8%
San Martí	1,493	94,034	1.5%
Sants-Montjuïc	1,407	73,671	1.9%

4. Results

Quantitative: the supply of holiday rentals: city centre



Vacation flats in the city centre. Airbnb listings, 2 October 2015.

4. Results

Quantitative: the supply of holiday rentals: city centre

2015	Airbnb listings	Households	%
Raval	1,340	16,776	7.9%
Gòtic	1,091	6,461	16.8%
S Pere, S Cat., Ribera	1,111	9,869	11.2%
Barceloneta	303	6,821	4.4%

However, the survey shows that it reaches 20% in relation to households.

4. Results

Qualitative: holiday rentals and displacement

Different forms of displacement

1. Direct displacement:

Evictions

End of tenancy agreements

“one thing is to choose to move out and another thing is not to choose to move out. I do not choose to leave. I feel forced to leave and that is a different thing “.

4. Results

Qualitative: holiday rentals and displacement

Different forms of displacement

2. Displacement pressures:

2.1 Noise

Daily disruptions

“in the building 14 out of 20 flats were holiday apartments. Some of them were actually youth hostels. And they radically changed our lives (...)”.

2.2 The pressure of tourist investors

Residents forced to sell their flats

4. Results

Qualitative: holiday rentals and displacement

Different forms of displacement

3. Exclusionary displacement:

Lack of accommodation available for long term tenants

Lack of affordable accommodation

“it took me ages simply to find a flat available to long-term residents. But they are so expensive that you cannot afford them on local wages”.

5. Conclusions

All forms of displacement take place at the same time

Consequence:

“Collective displacement”

Residents are moving out

Other residents cannot move into the area

The only buyers are tourist investors

Substitution of residential life by tourism

Population decline

5. Conclusions

Recommendations for public policy

Limitation of both tourism growth and promotion of oversaturated destinations

But tourism is not the main problem:
liberalisation of housing market!

Housing regulation: limitation of the free market-oriented conversion of housing into tourist accommodation

Making easier the access to housing: rent controls, social housing



Thanks!

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