

HOUSING+ BRIDGING THE GAP IN HOUSING STUDIES

Housing + Project. Summer Course 2022
From 4th to 8th July 2022

DRAFT FULL PROGRAMME v. 27-6-2022

GOAL OF SUMMER COURSE: Housing+ partners should assure to have a functional version of their tasks (on-line course, game, blockchain transaction and videos), test them and co-create with prospective students (junior and senior, policymaker, real estate agents, property managers and civil servants; students come from URV (10), NUI (5) and U. Silesia (5)), in order to fully complete them and make them fully operational towards the end of the project (The European Housing Studies Course, EHS; housingstudies.eu). Thus, allocated co-creation sessions are practical sessions with students to test whether each developed tool works properly.

Please, refer to the document “**Schedule**” (Doc. 1) for a summarized table of the Summer Course programme.



[El Seminari Centre Tarraconense](#) (Sant Pau St., 2, Tarragona) will be the venue of the **Summer Course during mornings**. Afternoon sessions will take place in different municipalities. We will go there altogether by bus, departing from Tarragona.

DAY 1 (Monday 4, July 2022)

9:30-10:00 h Breakfast in *El Seminari Centre Tarraconense*

1. Presentation of the Housing+ project (Monday 4, 10:00 -10:45 h; Task: **Gemma Caballé**)

Goal: participants will be informed about what the Housing+ project is about (reason why, training needs of professionals, etc.), which are its partners and goals and what are

our progresses so far. In addition, participants will be informed on how the Summer Course week has been designed and what is expected from them, especially the co-creation and material testing sessions. The final goal is that all participants understand the Housing+ project in broad terms and the aim of the Summer Course.

Description of the activity: Dr. Gemma Caballé, who is the project manager of [Housing+ project](#), will address the audience relating the aforementioned described topics. At the end there will be time for Q&A to clarify and discuss any query from the audience.

BREAK (10:45- 11:00 h)

2. Co-creation session 1. On-line course (IO1) (Monday 4, 11-13 h.; Task: **Sergio Nasarre and Gemma Caballé**).



Goal: In this session, participants will understand the state-of-the-art of real estate professionals training in a comparative perspective and how Housing+ project tries to fill in this gap. After a brief explanation, participants will be asked on how they perceive housing-related professions, why an ad-hoc training is important and how they imagine it if they were the ones to design its contents. In particular, this session is devoted to Intellectual Output 1 (IO1 onwards), that is the on-line training course (The European Housing

Studies Course, housingstudies.eu), in relation to which participants will be asked to co-create.

Description of the activity:

1. Students will be provided beforehand with a handout “**The Academic training on housing in Europe**” (Doc. 5) explaining 1) why an ad hoc training of real estate/housing professionals is needed in current paradigm; and 2) describing the state-of-the art of housing and real estate professionals’ training in different countries. (**Gemma**)
2. Re-organization of the room. Participants will be organised in **small groups** (eg. 5) of four or five, paying attention to mixticity (background, origin, profession, gender, age, etc.). Each group will be provided with a set of [Manual Thinking](#) (**Gemma**).
3. Participants will be asked the following question: “**Why and how housing and real estate professionals should be trained?**”. Expected answers will relate to relevant topics on several real estate/housing professions not easily solved on daily duties or that are not properly covered, variety of needs according to their background or experience, modern challenges, different methodologies, etc. (**Sergio and Gemma; all**).
4. Resulting mindmaps will be hanged on the walls and will be present there the whole week. Groups will be allowed to **modify their mindmaps** during the week but only in a **transparent and limited way** (i.e. using **different colours** or editing the text previous nodes; nor removing them; stickers colours: Monday: black; Tuesday: blue; Wednesday: red; Thursday: green; Friday: yellow) (**all**). **Final version** of the mindmaps will be discussed on Friday (activity 14).
5. Short explanation of the on-line course (IO1) and its modules (**Sergio**). Co-creation with students through the use of the platform (reachable from: housingstudies.eu) (**all**).
6. Conclusions and final remarks (**Sergio**).

13:15- 14:45h LUNCH: [Les Coques](#) Restaurant (C. de Sant Llorenç, 15, Tarragona)

15:00 h: Bus Stop - *Portal de Sant Antoni* (Passeig Sant Antoni, 26, Tarragona)

3. Field Trip 1. Affordable Housing (Monday 4, 15:30-18:00 h; Task: **Gemma Caballé**)

Venue: Municipality of Reus - Casal de les dones (Plaça de la Patacada, 9, Reus). We will go there by bus from Tarragona.

Goal: this activity is devoted to understand the complex topic of “affordable housing”. Housing affordability is currently the biggest challenge in cities worldwide and is affected by +30 multi-level factors. Housing professionals should be part of the solution.

Description of the activity: To approach the topic in a deeper way, a seminar with international experts and a city tour have been organised.

a) Seminar on affordable housing:

Núria Lambea Llop, Postdoctoral researcher of UNESCO Housing Chair URV.

Title: Guaranteeing social and affordable housing in the EU: challenges, lessons learned and recommendations

Michal Gluzac, Cracow University of Economics. **Title:** Housing Affordability: Drivers of housing demand and supply and policy implications.

Gonzalo Lacurcia Abraira, UN Habitat Spain consultant. **Title:** Affordable housing in the framework of sustainable urban development.



b) Housing city tour: Reus

1. Development of social housing for rent: building "La Patacada" located at Pl. de la Patacada del Barri del Carme

2. "Casa dels Mestres": a municipally owned building located at no. 3 of Passeig Mata for of people in a risk situation

DAY 2 (Tuesday 5, July 2022)

9:30-10:00 h Breakfast in *El Seminari Centre Tarraconense*

4. Co-creation session 2. Videos (IO 5) (Tuesday 5, 10:00-10:45h; Task: **Sergio Nasarre, Gemma Caballé and Rubén Borrás**)

Goals: 1) to show and explain the training videos on the field of housing, which are related to the nine modules of online course:

Part I. The theory of housing studies

Part II. The right to housing

Part III. Development of housing

Part IV. Access and tenure of housing

Part V. Forced loss and lack of housing

Part VI. Housing as market. Transactions with homes and funding

Part VII. Roles and functions of Housing and Property Professionals and Stakeholders in Europe

Part VIII. Housing, city, territory and environment

Part IX. Housing and New Technologies

2) To test a sample video with students.

Description of the activity: Explain the process of video creation with motion graphics and have the feedback of users.

Questions to attendants:

- Have you understood the video?
- What is the idea behind the video?

Venue: *El seminari*, centre Tarraconense (Tarragona)

BREAK (10:45- 11:00 h)

5. Co-creation session 3. MULTI-UNIT BUILDINGS GUIDE (IO 6) (Tuesday 5, 11:00-13:00h; Task: **Maria Figueira**)

Goal: Presentation of UIPI and its activities, and presentation and validation of the Multi-Unit Buildings guide

Description of the activity: Introduction by UIPI, presentation of the multi-unit buildings guide (concept, what has been done so far, next steps and guide structure) and validation the first version of the glossary, the structure and the methodology for data collection through brainstorm activities.

13:15- 14:45h lunch: [Les Coques](#) Restaurant (C. de Sant Llorenç, 15, Tarragona)

15:00 h: Bus Stop - *Portal de Sant Antoni* (Passeig Sant Antoni, 26, Tarragona)

6. Field trip 2. Housing stakeholders. (Tuesday 5, 15:30-18:00h, Task: **Gemma Caballé**)

Goal: in this seminar we will learn about the role of different housing stakeholder with national and international experts in this field. Afterwards, we will undertake a field trip around Tarragona to see different types of housing in Tarragona.

Description of the activity:

a) Seminar on housing stakeholders:

Beatriz Toribio: Real estate sector expert. **Title:** The challenge of the professionalization of the Spanish real estate sector

Gemma Caballé Fabra postdoctoral researcher of the UNESCO Housing Chair. **Title:** The *iter* of housing and real estate stakeholders.

Christoph Schmid Professor of European Economic Constitutional Law, Economic Law and Private Law, Director Centre of European Law and Politics.

Title: Consumer market study on the functioning of the real estate services for consumers in the European Union.



Venue: Municipality of Tarragona- Colegio de Arquitectos (Sant Llorenç, 20, Tarragona).

b) Housing city tour: Tarragona

1.- Rehabilitation of a building to be used for eight homes - María Asunción Vidal Layel & Antoni Bou Monclús. "Rehabilitation of a building to be used for eight homes" selected work at the XII Alejandro de la Sota Biennial.

This is the rehabilitation project for the Ca l'Abadessa complex, consisting of three buildings, two facing Comte Street and one facing Misser Sitges Street. The houses have the ground floor in common.

Both family realities and life preferences are very varied and diverse, and they also evolve over time. Different types of homes, flexible both in size and distribution, and easily adaptable, will allow us to satisfy the needs of all realities.

Compositely, the building is organized from interior patios to improve the orientation of the facades, guaranteeing the cross ventilation of all the dwellings and the necessary privacy of its exterior spaces.

The result is eight homes (with parking space and storage room) in a historical architectural environment designed according to the needs of their owners, who are the end users, located in an urban environment where it is very difficult to find homes with the necessary standards of comfort, health and dimension.

2.- The Kube by Kronos - DNA Barcelona

The Kube is born to become an icon of Tarragona. It's careful interplay of spaces and it's 19-story tower are a landmark in the city's skyline.

Spectacular 2, 3 and 4 bedroom homes, duplexes and penthouses with large terraces and a perfect orientation.

DNA Barcelona has designed The Kube homes as the cells of an organism; all delimited and well defined, but, at the same time, integrated and consistent with the whole. The result is a residential where each home has been treated individually to contribute to the success of the whole project.

The large terraces and windows of The Kube form a network of openings and overhangs that gives texture to the façade and generates an unmistakable aesthetic.

DAY 3 (Wednesday 6, July 2022)

9:30-10:00 h Breakfast in *El Seminari Centre Tarraconense*

7. Presentation: Gamification of housing studies (IO 2 and IO 3) (Wednesday 6, 10:00-10:45h; Task: Flavio Escribano and Sergio Alloza).

Goal: The goal of this activity is for workshop attendees to have detailed knowledge of the gamification tools used during the activity as well as the results and the process carried out in the programming of the gamified application.

Description of the activity: The person in charge of the task at GECON.es will share in detail the results of the gamification design with the rest of the assistant team, reviewing the deliverables available on the date according to the activity report: Gamification Manual for Teachers, GEAR (Gamification Engagement Architecture Report) and finally the game design of the gamified application (GDD).

BREAK (10:45- 11:00 h)

8. Co-creation session 5. GAMIFICATION (IO 2 and IO 3) (Wednesday 6, 11:00h-13:00h; Task: Flavio Escribano and Sergio Alloza)

Goal: Participants will understand the process to be carried out to convert a standard Housing+ lesson (narrative) into a gamified one (game design) through the interface-friendly gamified application.

Description of the activity:

1. The prototype version of the application and the gamification manuals will be used for the different students and teachers involved.
2. Participants will be grouped into teams and the different lessons available for that day will be distributed so that each team can design and create their own version of the lessons.
3. Finally, a cross-test (by the teams) will be carried out to check the pedagogical quality of the created lessons and they will be corrected-evolved.
All processes will be monitored and mentored

13:15- 14:45h lunch: [Les Coques](#) Restaurant (C. de Sant Llorenç, 15, Tarragona)

15:00 h: Bus Stop - *Portal de Sant Antoni* (Passeig Sant Antoni, 26, Tarragona)

9. Field trip 3. Housing tenures (Wednesday 6, 15:30-18:00h, Task: **Gemma Caballé**)

Venue: Municipality of Cambrils – Sala d’actes del casal municipal de la gent gran (Passeig la Salle, 13-14, Cambrils). We will go there by bus from Tarragona.

Goal: in this seminar we will learn different housing tenures with national and international experts in this field. Afterwards, we will undertake a Field trip around Cambrils to see different types of housing.

Description:**a) Seminar on housing tenures:**

Sergio Nasarre Aznar, Civil Law Full Professor of Rovira i Virgili University and PI of the Housing+ project. **Title:** From homeownership to squatting

Pablo Vázquez Moral, Spanish notary. **Title:** Spanish notaries and real estate

Rosario Jiménez: Spanish Land Registrar. **Title:** Real rights on housing registration procedure in Spanish Land Registry and the interconnection of European Land Registries.

**b) Housing city tour: Cambrils**

1. “Plaça de la Vila”
2. “Forn del Tallero”, emblematic municipal building.
3. “Torre del Llimó”, emblematic municipal building.

DAY 4 (Thursday 7, July 2022)

9:30-10:00 h Breakfast in *El Seminari Centre Tarraconense*

10. Presentation: Blockchain transaction of real estate (Thursday 7, 10:00-10:45h; Task: **Qiang Tang**)

Goal: This seminar will introduce the Distributed Ledger Technologies (DLTs), which include Blockchain as the most popular technology. The main goal of this seminar is to first to demonstrate the motivation of Blockchain to show that Blockchain is something natural in the development of our society, and then show how Blockchain can provide

more “trust” guarantees than other IT solutions, and finally provide a global picture on how this technology is developed and adopted with a focus on real estate use cases.

Description: Dr. Qiang Tang will deliver a presentation to address the above topics, with potential interactions from the audience. At the end of the presentation, there will also be time for Q&A to address any questions from the audience.

BREAK (10:45- 11:00 h)

11. Co-creation session 4. BLOCKCHAIN (Module 4 IO 1) (Thursday 7, 11:00-13:00h:
Task: **Oussama Gharsallaoui**)

Goal: This session will give the audience hand-on experiences on Blockchain-enabled applications. The audience will be taught how to interact with smart contracts on Blockchain and execute tasks, including signing and managing tenancy contracts and mortgage application and negotiation.

Description: Oussama Gharsallaoui will guide the audience through the process of setting up the Blockchain environment, configuring smart contracts, and performing real-world tasks via smart contracts.

13:15-14:45h lunch: [Les Coques](#) Restaurant (C. de Sant Llorenç, 15, Tarragona)

15:00 h: Bus Stop - *Portal de Sant Antoni* (Passeig Sant Antoni, 26, Tarragona)

12. Field trip 4. Proptech (Thursday 7, 15:30-18:00h, Task: **Gemma**)

Venue: Municipality of Altafulla - Antiques Escoles Teresa Manero (Carrer de les Escoles, 3). We will go there by bus from Tarragona

Goal: in this seminar we will learn on blockchain and proptech with national and international experts in this field. Afterwards, we will undertake a Field trip around Altafulla.

Description:

a) **Round table on proptech**

Rosa Maria Garcia Teruel, Postdoctoral researcher of the UNESCO Housing Chair. **Title:** Blockchain for real estate: myth or reality?

Juan Carlos Asensio, PhD student on proptech real estate agencies. Title: “Proptech: to renew or to die. exploring the digitisation of the real estate brokerage agency in Spain

Alfredo Díaz Araque, CEO & late Co-founder – Prontopiso. **Title:** Real Estate agents in tech era: the power on intermediation



b) **Housing city tour:** T.B.D. Altafulla. We will go there by bus from Tarragona.

20:30h: OFFICIAL DINNER OF SUMMER COURSE at [Áncora](#) restaurant (Locals 4-6 Port Esportiu, Tarragona).

DAY 5 (Friday 8, July 2022)

9:30-10:00 h Breakfast in *El Seminari Centre Tarraconense*

13. Panel: Cross-border housing in Europe (IO 4) (Friday 8, 10:00-11:15h; Task: **Sergio Nasarre**)

Goal: to learn and be aware about the complexities of cross-border housing transactions from the real estate and personal point of view.

Description:

- a) Prof. Padraic Kenna (NUI Galway), *Freedom of movement and refugees.*
- b) Prof. Sergio Nasarre-Aznar (URV), *Complexities in real estate cross-border transactions*

Discussion

BREAK (11:15- 11:30 h)

14. Co-validation. (Friday 8, 11:30h-13:00h; Task: **Sergio, Gemma**)

Goal: Discussion about improving IOs of Housing+ project, conclusions and concluding remarks. Outcome of the Summer course.

Description:

- 1. Questions to students and answers with Mindmap (for each group)
- 2. Final survey
- 3. If applies, final altering of the Mindmap on the wall (**all**).
- 4. Concluding remarks

13:15-14:45h LUNCH: [Les Coques](#) Restaurant (C. de Sant Llorenç, 15, Tarragona)

15:00 h: Bus Stop - *Portal de Sant Antoni* (Passeig Sant Antoni, 26, Tarragona)

15. Field trip 5. Housing, city and territory (Friday 8, 15:30-18:00h, Task: **Gemma**)

Venue: municipality of Espluga de Francolí - Sala Folch i Torres del Casalet (Avda. Països Catalans, 4). We will go there by bus from Tarragona

Goal: in this seminar we will learn about territorial coherence with national and international experts in this field. Afterwards, we will undertake a field trip around Espluga de Francolí.

Description:

a) Seminar on housing, city and territory

Irene Lebrusán Murillo, PhD in sociology, Harvard Law University. **Title:** Housing: shaping inequality and future challenges.

Laia Soriano-Montagut i Jené, Lawyer of the Contract Management Service. Directorate of Transport Management and Administration in the Barcelona Metropolitan Area (AMB). **Title:** Housing, urban design, city and community: challenges for the future

Marcel Compte i Joan, Omplim (Responsible Building and Management), **Title:** Omplim, an approach to sustainable real estate development.



b) Housing city tour: Esplugas de Francolí

1. Residential area (detached houses / garden city / school area) near of "casal".
 2. Future area "Milmanda-Riu Sec"
 3. "Joan Amades" promotion (social housing)
 4. La Bòvila industrial area.
 5. Private development Guasch Mill
 6. Old town (Capuig-Castell)
 7. Urban center
 8. Carreras Urbanization (Social Housing)
 9. Commercial area
 10. "Casal"
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