



Organize your building and neighbourhood

A guide for neighbours, old and new. Fem pinya.

A building that stands together can't be split by a fake lease, a rent rise or a story about who's to blame.

Nine steps, a first-meeting agenda, a building map, and a checklist for welcoming newcomers.



Why organize

One tenant alone can be pressured, ignored or replaced. A building that stands together can't. Fem pinya: in a castell, the human tower stands because hundreds of people hold the base together.

Barcelona knows how to do this. From the late 1960s, neighbours organised street by street for schools, transport, green space and decent homes ([Universitat de Barcelona](#)); in 1972 they founded the FAVB, which still brings together more than a hundred neighbourhood associations ([Ajuntament de Barcelona](#)). In 2024 and 2025, tens of thousands marched for lower rents, rattling their house keys ([3Cat](#)).

Today the fake "holiday" lease is splitting buildings in two: long-time neighbours who see their stairwell fill with suitcases, and newcomers paying more for fewer rights. This guide is for bringing both halves of the building together.

Nine steps, one stairwell at a time

- 1 Start with your stairwell.** Knock on doors. Introduce yourself, say why, swap numbers. Every door: locals and newcomers, owners who live there and tenants.
- 2 Make a building group** in a messaging app. Two rules: respect, and no one's private details shared outside the group.
- 3 Map what's happening.** Use the building map on the next page. Which flats are on "temporary" or "holiday" leases? Same owner, same agency? When do leases end? Who's been asked to sign that they're on holiday?
- 4 Hold a first meeting** in the lobby, a bar or the local casal. Use the agenda below. Pair anyone who doesn't speak Catalan or Spanish yet with someone who does.
- 5 Join the bigger union.** Contact the Sindicat de Llogateres or your neighbourhood housing union, and your associació de veïns. You don't have to invent tactics: they've been doing this for years.
- 6 Pair newcomers with neighbour guides** for the padró, the health centre (CAP), the school, and their first assembly.
- 7 Act together.** Joint letters to an owner. People at each other's hearings. The whole building at the march. When one tenant is pressured, the building answers.
- 8 Keep it fair and safe.** Target practices and companies, never a private person's home or family. Don't publish anyone's personal details. Share evidence only with consent.
- 9 Celebrate together.** A sopar popular in the street, the festa major, a castell. Community is the point, not just the means.

First meeting agenda

About an hour. One person keeps time, one takes notes.

- 1 Welcome and names** (10 minutes). Everyone says their flat, how long they've lived here, and one thing they love about the street.
- 2 What's happening** (15 minutes). Go around: rent rises, lease end dates, pressure, repairs refused, "holiday" declarations.
- 3 What the law says** (10 minutes). Share the facts from the guide "Cracking the fake holiday lease". Nobody needs to be an expert.
- 4 What we want** (10 minutes). Pick one shared goal for the next month: everyone on the padró, a joint letter, getting advice for the next lease that ends.
- 5 Who does what** (10 minutes). Names next to tasks, with dates.
- 6 Next meeting** (5 minutes). Same time next month. Invite the doors that weren't there.

Building map

Fill in only what people agree to share. Keep it inside the building group.

Flat	Lease type	End date	Owner or agency	Notes (OK to contact? language?)

Welcoming a newcomer: the neighbour guide checklist

- ✓ Help them register on the padró at their address (free; a lease of three months or more).
- ✓ Show them where the health centre (CAP) is, and how to register.
- ✓ If they have children, help with school enrolment.
- ✓ Point them to the guide "Cracking the fake holiday lease" if they're in a temporary or holiday lease.
- ✓ Bring them to their first assembly, and sit with them.
- ✓ Offer some Catalan: a coffee, a conversation, or Voluntariat per la llengua (cpnl.cat).
- ✓ Introduce them to the neighbours on the stairs. That's the whole point.

What to bring to an assembly

- Your contract, and a copy of anything you've signed.
- Your file: listing screenshot, messages, payment records, padró certificate.
- Your lease end date, and the name of the owner or agency.
- A neighbour. Someone who speaks the language, if you don't yet.

Keep it fair and safe

- **Consent first.** Never share someone's situation, name or documents without asking.
- **Practices, not people.** Call out what an agency or company does. Don't target anyone's home or family, and don't publish personal details.
- **Stay lawful.** Never stop paying rent as an individual tactic without the union's advice ([3Cat](#)). Never damage property.
- **Everyone in.** Locals and newcomers, every language, every background. Ens volen dividits. Ens trobaran junts.

Contacts

- **Sindicat de Llogateres:** the tenants' union of Catalonia.
- **FAVB:** Barcelona's federation of neighbourhood associations; find your associació de veïns.
- **Barcelona housing offices:** free legal advice, one per district ([habitatge.barcelona](#)).
- **Bar Association free guidance (ICAB):** [icab.es](#).
- **Rent calculator:** [habitatge.gencat.cat/preuslloguer](#).
- **Report a breach:** [tramits.gencat.cat](#) (Decret llei 1/2025).
- **Catalan courses and conversation partners:** [cpnl.cat](#).

Same city. Same rights. Same fight. We will not be used against our neighbours.

Not legal advice. This guide reflects the rules as of 26 October 2026. More, in six languages: veiavei.com

Sources

1. Universitat de Barcelona, on the neighbourhood movement: <https://diposit.ub.edu/items/3156baff-6def-4cef-9407-9de19107a536/full>
2. Ajuntament de Barcelona, on the FAVB: <https://ajuntament.barcelona.cat/usosdeltemps/en/organization/federacio-dassociacions-de-veines-i-veins-de-barcelona>
3. 3Cat, 23 November 2024: <https://www.3cat.cat/324/23n-manifestacio-a-barcelona-per-reclamar-una-baixada-del-preu-dels-lloguers/noticia/3323355/>
4. betevé, 5 April 2025: <https://beteve.cat/societat/manifestacio-habitatge-sindicat-llogateres-5-abril-2025/>
5. betevé, on the castellers' campaign Tots som una colla: <https://beteve.cat/cultura/les-colles-castelleres-engeguen-la-campanya-a-tots-som-una-colla/>
6. 3Cat: <https://www.3cat.cat/3catinfo/que-es-una-vaga-de-lloguers-i-guines-consequencies-pot-tenir-per-als-inquilins/noticia/3323225/>
7. Barcelona housing offices: <https://www.habitatge.barcelona>
8. Barcelona Bar Association, free housing guidance: <https://icab.es/ca/serveis-al-ciutadana/justicia-gratuïta/soj-on-line/consultes/habitatge/>
9. Generalitat rent-price calculator: <https://habitatge.gencat.cat/preuslloguer>
10. Generalitat, complaint procedure (Decret llei 1/2025): <https://tramits.gencat.cat/ca/tramits/tramits-temes/23800-Sancions-Decret-lei-1-2025>
11. Consorci per a la Normalització Lingüística: <https://www.cpln.cat>