

# NEIGHBOURHOODS AS COMMODITIES

## The case of gentrification of Sants-Montjuïc

### INTRODUCTION

Cities are experiencing rapid growth, with the resulting urbanisation processes. Such processes follow similar dynamics across countries: the substitution of lower-income population for higher social classes, threatening basic rights as housing. Moreover, the impact of tourism in gentrification is key for many capitals.

The case of Barcelona is paradigmatic due to the substitution of local residents for tourists: floating, non-permanent population.

The relevance of Sants-Montjuïc is given by its condition of transport hub and the emblematic spots like the Montjuïc hill or Plaça d'Espanya. These factors are breeding ground for gentrification in said district of Barcelona.

### OBJECTIVES

- > Study urbanisation as an economic process.
- > Learn about the causes and consequences of gentrification.
- > Measure the impact of touristification.

### HYPOTHESIS

The district of Sants-Montjuïc is undergoing a process of gentrification in response to tourism.

### ECONOMIC FRAMEWORK

- > The Production of Space (Lefebvre, 1974)  
Urban space is not where commodities are produced anymore but a commodity itself. This implies that it is those who own the space who decide how to produce it based on class interests. It is used as a way of reproducing surplus value.
- > The secondary circuit of capital (Harvey, 1985)  
The division of production processes into three circuits of capital. The secondary circuit of capital encompasses investments into the built environment, and is where urbanisation falls into.
- > Gentrification (Glass, 1964)  
It is the specific pattern of capital accumulation through land use. It is meant to close the rent gap (Smith, 1979) by substituting lower for higher rents.

### MATERIALS AND METHOD

The chore methodology is the modification of the proposal by López-Gay, Sales, Solana and Peralta (2019). The analysis is conducted through a Gentrification Index containing the following parameters:

1. Young population
2. Population's origin
3. Household structure
4. Qualified population
5. Population substitution
6. Housing Prices
7. Velocity of substitution
8. Touristification

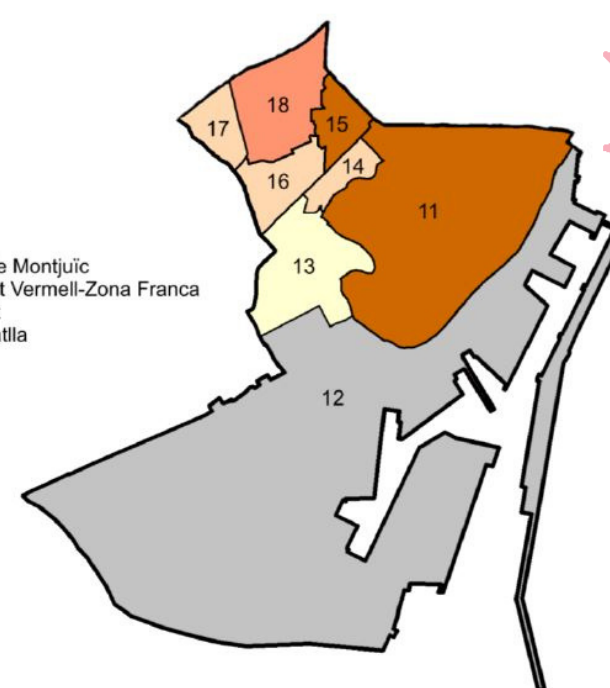
Moreover, an analysis of touristification is conducted thoroughly to attain one of the objectives of the research. The data provided by the Barcelona City Council and the Tourism Observatory in Barcelona is retrieved and processed to obtain some conclusions.

### ANALYSIS

- > The eight parameters for each of the seven neighbourhoods (Gentrification Index).
- > Classification of neighbourhoods by the PEUAT.
- > Impact of the transport hub condition through the analysis of international passengers transit and tourists.
- > Evolution of the % of commercial land use devoted to tourism.
- > Number of tourist accommodations and the ratio to local residents households.

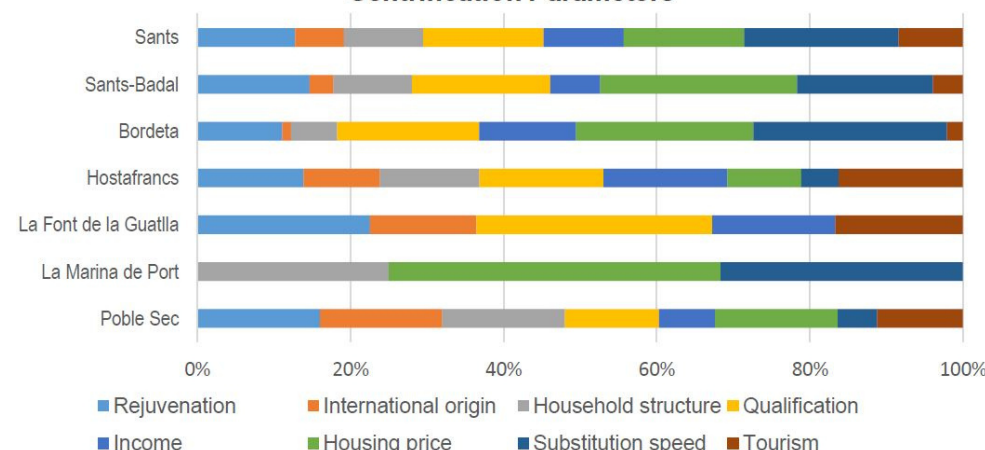
### RESULTS

#	Neighbourhood	Gentrification Index
1	Poble Sec-Parc de Montjuïc	0,7806
2	Hostafrancs	0,7718
3	Sants	0,6185
4	Sants-Badal	0,4267
5	Bordeta	0,4044
6	La Font de la Guatlilla	0,3202
7	La Marina de Port	0,1877



1. Increasing bed offerings for tourists and long-distance passenger transit.
2. Decreasing number of households in relation to tourist accommodations.
3. Overall increase in housing prices and % of touristic land use.

#### Gentrification Parameters



### CONCLUSIONS

- > Sants-Montjuïc is mostly gentrified, with differences across neighbourhoods.
- > Those neighbourhoods closer to the station or the city centre are the most gentrified.
- > Tourism influences the degree of gentrification.

### FUTURE DISCUSSION

- > Repercussion of the PEUAT for neighbourhoods in Zone 3.
- > Effects of remodelling the Barcelona-Sants railway station.
- > Potential public policies to palliate the consequences of gentrification (regulating housing prices, increasing the tourist tax...).

#### RELATED LITERATURE

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