

# Empty Homes Collaborative

## Impact Report Summary



Casas sin Gente  
Colaborativas  
Empty Homes  
Collaborative

# Introduction

## About Empty Homes Collaborative (EHC)

Founded on the belief that values can guide a new, conscious approach to the use of empty homes through collaborative law. Its mission is to unlock the potential of underutilized housing by fostering trust between Homeowners and refugees.

Taking the learnings from 12 prior pilot projects promoting Collaborative Law solutions, EHC has encompassed all the learnings and brought its innovative yet proven successful legal framework, **Conscious Collaborative Accords (CCA)**, that enables empty home owners to confidently make their homes available, supporting a collaborative socially responsible and environmentally friendly housing model. This legal relational Accord prevents and manages the conflict in a collaborative way.

This model has demonstrated success across various fields, including housing, business partnerships and other collaborations. We were inspired to **develop a digital platform to scale and expand the reach of our solution.**



## Opportunity: A relational framework



## Summary of Results:

SROI	Types of CCA developed	EHC Homes occupation prevented	GHG Emissions prevented (tons)	Solid Waste prevented (tons)	Social Awareness Initiatives
2.94	2 CCA & CCA HandShake	50%	396.9	98.3	4



SAAS EONESIA in progress

New role: awareness - EHC

# Conscious Collaborative Accords

## Cross-cutting Framework: Awareness

**CCAs** are a new way of making agreements **based on trust**, focused on what we can build together rather than on what could go wrong. They are based on a fundamental idea: awareness, a way of being with attention, honesty and responsibility.

**It is a guided process** in which the parties listen to each other, recognize one another, and agree on how they want to collaborate, what they need, what limits exist, and how they will care for the relationship if difficulties arise. Its purpose is to facilitate collaboration among people who want to build together with intention, clarity, and respect.

The structure of the accord has **four phases**. First, it begins with **self-knowledge** as the foundation for building trust, analyzing how the parties behave in conflict and what values are most important to each of them. Then, an analysis of these results is carried out to **evaluate compatibility**. Next, strengths, opportunities, aspirations, and results from each side are captured in a **shared roadmap**. Finally, the fourth phase introduces a **“peace pact”**, that is, an explicit commitment on how to face possible tensions without breaking the bond. CCAs do not guarantee that there will be no conflicts, but they ensure that if they do arise, the relationship is not put at risk because there is already an agreed way to take care of it.

### Pillars



**Mutual knowledge means working better together**



**We cooperate, we don't compete**



**We care about impact**



**We seek deep connections**



**We believe in shared responsibility**

## CCA PROCESS

Individual process to be performed prior to Step 2 session



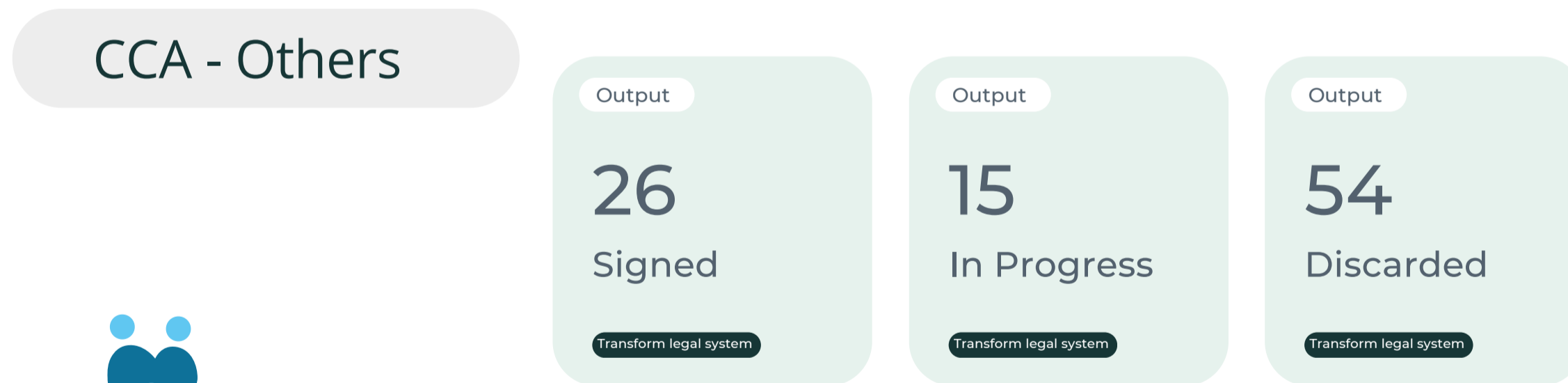
Three separate sessions, by Zoom together with the EHC team



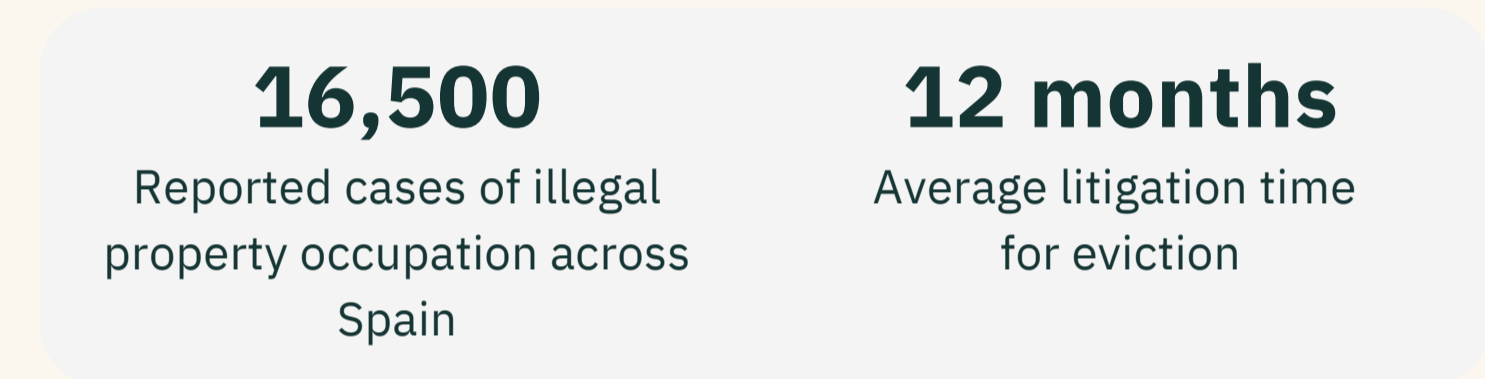
\*The process is carried out through **Design Thinking** and **Appreciative Inquiring** with a **LEAN** and **AGILE methodology**.

# Conscious Collaborative Accords

## Results / Impact



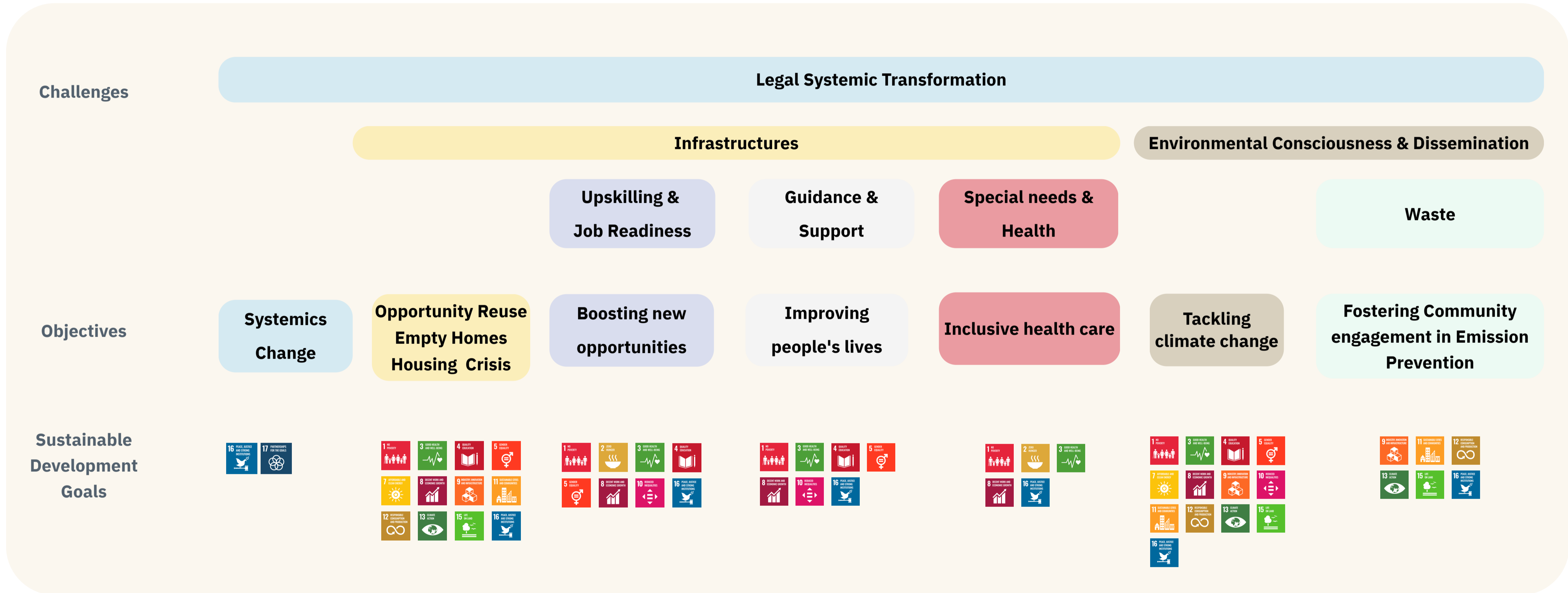
Based on EHC experience, the institutional framework (public administrations and NGOs) is legitimizing illegal occupation due to the challenging housing emergency in Spain.



Thanks to the connection established with the CCA and the experience and support received from the EHC ecosystem, it has been possible to seek collaborative solutions to this situation.



# Reuse Empty Homes - EHC Proven Case Taxonomy



# Performance Overview

## Empty homes for the Refugees

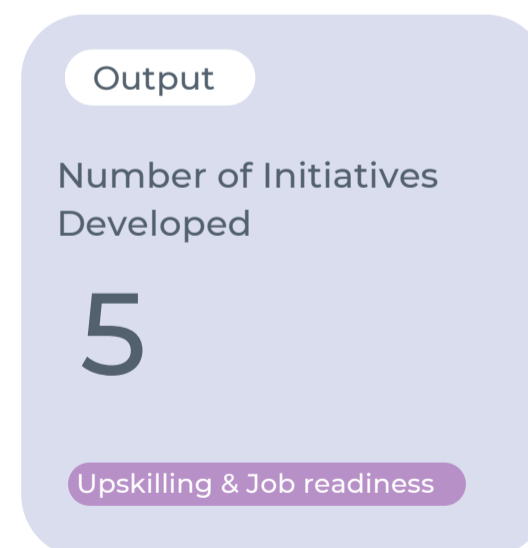
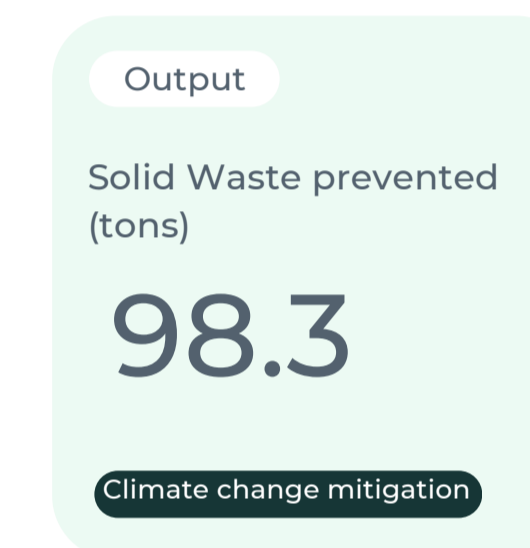
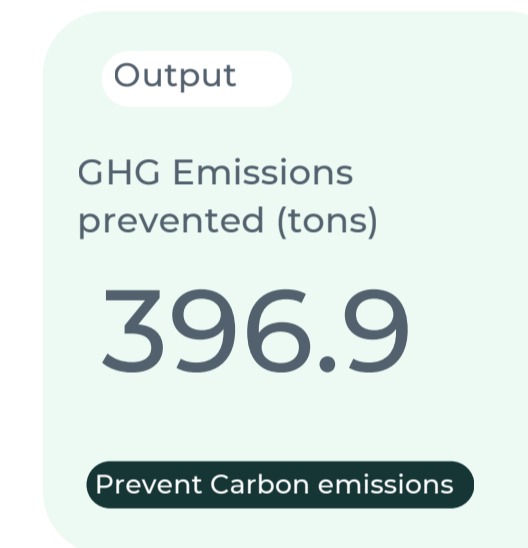
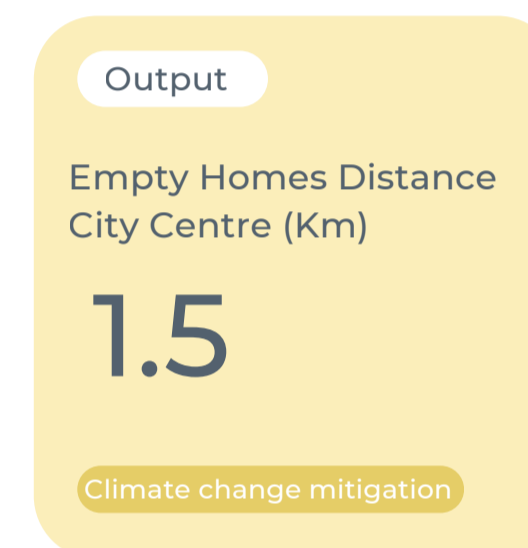
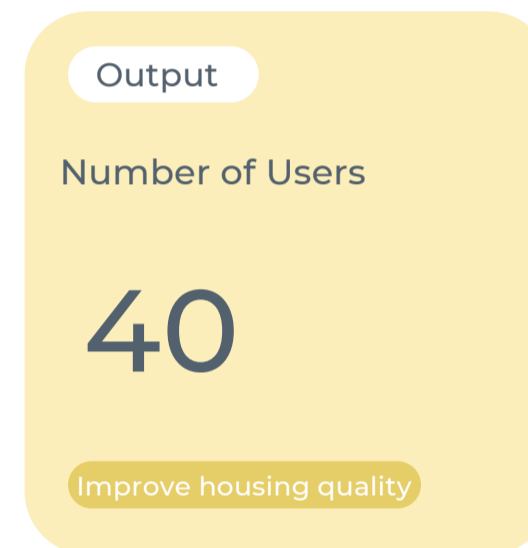
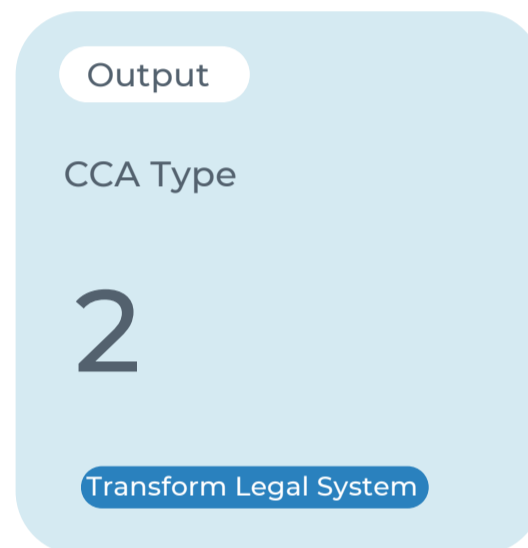
### Highlights & Learnings

This project impacts on **Social, Economical** and **Environmental** aspects.

-Innovative **CCAs** facilitate access to affordable housing for individuals at (risk of) residential exclusion.

-By applying **circular economy** principles and extending the life cycle of the houses, we avoid both the generation of new construction waste and CO2 emissions.

-Our **social impact was quantified** using the SROI framework



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The Common Goodchain



# SROI

The SROI formula is typically used to measure the value of the social, environmental, and economic outcomes created by an activity or an organization. It's expressed as a ratio, indicating how much social value (in terms of benefits to stakeholders) is created for every unit of input (such as money, time, or resources).

$$\text{SROI} = \frac{\text{Social Value Created} - \text{Deadweight and Attribution}}{\text{Investment}}$$

## Components of the Formula:

- 1. Social Value Created:** This is the total value generated by the activity, including both tangible and intangible benefits. It can be measured through various outcomes, like improved health, increased employment, or environmental benefits.
- 2. Deadweight:** This refers to the portion of the outcome that would have happened anyway, even without the intervention. For instance, if a job training program claims to increase employment, but some participants would have found jobs without the program, that portion is considered deadweight.
- 3. Attribution:** This acknowledges that other organizations or activities might have contributed to the outcome. The value is adjusted to reflect only the portion that can be attributed directly to the intervention in question.
- 4. Investment:** The total resources invested to achieve the outcomes, which can include money, time, equipment, etc.



## SDG Goals



# SROI Case Study

## Empty Homes Collaborative

SROI

**1 : 2.94****Name**

Empty Homes Collaborative

Infrastructures &  
Environmental Consciousness and  
Dissemination

**Pillar**

Legal Systemic  
Transformation

**Start - End date**

2017 - 2024



VIT; Vitoria - Gasteiz, Spain

**Executive Summary**

This SROI analysis evaluates the social value generated by Arteale's Foundation Sandbox "Empty Homes Collaborative" with support of social enterprise Maria Jose Anitua SL in Vitoria - Gasteiz over a seven-year period (2017 - 2024). By repurposing empty homes to provide stable housing for refugees, supporting their integration, upskilling, and employment, while generating environmental benefits by preventing new construction.

Monetized benefits are attributed to Refugees, Home Owners, Environment, National Health System, Collaborative Law Professionals, Collaborative Ecosystem, Local SMEs and Society & Public Administration. After accounting for deadweight and attribution, the resulting SROI is 1 : 2.94, demonstrating substantial social returns relative to the investment.

Recommendations include expanding awareness of the potential of empty homes as a key opportunity to drive systemic change.

**Inputs**

- Financial Input : €495,362 (2017–2024)
- Human and Material Resources : Technical expertise, stakeholder coordination.

**Outputs**

- Empty Home reused: 10 - Users: 40,
- CCA signed: 25, CCA discarded: 10 (Home Owner security).
- 5 Illegal Occupation lawsuits prevented through CCA.
- 396 tons CO<sub>2</sub> emissions & 98.3 tons Solid waste prevented.
- 90% refugees achieved independence from EHC.
- 20% Families purchased home after EHC.
- €25K in microcredits (0%) provided to refugees.
- 45% Home renovation low cost.
- +15 Support Network champions activated.

**Social Value Generated for Stakeholders**

This slide provides a brief summary of the total social value generated across 8 stakeholders. For a detailed breakdown, see following slide.

- **Refugees** **S. Value:** €683,200
- **Home Owners** **S. Value:** €519,780
- **Environment** **S. Value:** €42,148
- **National Health System** **S. Value:** €20,000
- **Collaborative Law Professionals** **S. Value:** €175,000
- **Collaborative Ecosystem** **S. Value:** €150,000
- **Local SMEs** **S. Value:** €155,000
- **Society & Public Admin.** **S. Value:** €1,060,955

**Total Social Value:  
(Before Adjustments)** **€2,806,083**

**Deadweight and Attribution**

- Deadweight 30%
- Conservative approach: Average calculated between the original SROI deadweight (35%) and the testimonial analysis (25%).
  - Calculation: €2,806,083 × (1 – 0.35) = €1,964,258
- Attribution 75%
- With 1 partner organization (Empty Homes Collaborative), we attribute 75% of the social value to this project to avoid over-claiming.
  - Calculation €1,964,258 × 75% = €1,473,194

**SROI Calculation**

$$\frac{\text{Final Social Value}}{\text{Total Inputs}} = \frac{1,473,194}{495,362} = 2.94$$



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