

SUMMER 2026 NEWS



HOUSING POLICY NEWS

Commission presents Affordable Housing Act and recommendation on housing supply

On 9 September, the European Commission presented its proposed Affordable Housing Act, accompanied by a Commission Recommendation, to support national, regional and local authorities in addressing housing affordability and availability in areas facing significant pressure. The proposed Regulation would establish a common framework for identifying areas under housing stress and assessing whether housing-related measures are justified and proportionate. It aims to provide greater legal certainty for authorities considering measures concerning short-

term rentals, secondary homes and vacant dwellings. Authorities would retain discretion over whether to intervene and which measures to adopt, subject to requirements including evidence, necessity, proportionality, transparency and review.

The accompanying Recommendation addresses structural housing shortages through measures to accelerate the supply of affordable, social and student housing. These include better use of land and existing buildings and simpler planning and permitting procedures. The Commission underlines that restrictions alone cannot resolve housing shortages.

The European Committee of the Regions welcomed the proposal's recognition of local housing pressures. CoR President Kata Tüttő called for stronger investment support, while Barcelona Mayor and CoR rapporteur Jaume Collboni indicated that the Committee would seek improvements, particularly regarding primary residences.

The Regulation remains a legislative proposal. Build Europe will continue contributing its input and analysis to the EU institutions and is preparing a lobby paper to actively follow up.

More information can be found [here](#), [here](#), and [here](#).

Commission discusses progress on European housing initiatives with Member States

On 25 September, the European Commission convened representatives of housing ministries from all EU Member States for a follow-up meeting on the European Affordable Housing Plan.

Discussions covered the European Housing Alliance, the Affordable Housing Act and the Housing Simplification Package, alongside the Commission's ongoing analysis of speculation, financialisation and transparency in the housing market.

France's Housing Ministry and Caisse des Dépôts presented the French National Hub for Social, Intermediate and Sustainable Housing. Participants also received updates on the work of the European Parliament's Special Committee on the Housing Crisis and the Irish Presidency of the Council. More information can be found [here](#).

Build Europe President invited to housing dialogue with Commissioner Jørgensen

Build Europe President Andreas Ibel has been invited by Commissioner for Energy and Housing Dan Jørgensen to an Implementation Dialogue on housing supply, taking place on 14 October 2026 at the European Commission's Berlaymont Building in Brussels. The dialogue will gather practical evidence to support implementation of the European Affordable Housing Plan and preparation of the Housing Simplification Package scheduled for 2027. Discussions will examine how EU legislation and its implementation at national level affect housing supply and affordability. The Commissioner has invited concrete examples of regulatory obstacles and proposals to reduce disproportionate costs, shorten delays and streamline administrative procedures for new construction and renovation, while respecting wider EU policy objectives.

The meeting will bring together public and private housing providers, civil society, industry, financing institutions and local and regional authorities. It offers Build Europe a direct opportunity to bring developers' and homebuilders' practical experience into the Commission's work on increasing affordable housing supply.

European Parliament examines housing speculation and affordable housing models

On 13 July, the European Parliament's Special Committee on the Housing Crisis discussed a study on housing speculation, corporate landlords and institutional investment. The researchers recommended directing investment towards affordable housing and strengthening conditions attached to public funding. The European Commission welcomed the report as a contribution to its work, while stressing that its analysis was only beginning. Its representative also clarified that the Commission's approach seeks to involve private investors in defining socially sustainable investment.

Build Europe responded with a position paper, recognising the need to address abusive practices while questioning whether the study establishes financialisation as the principal structural cause of Europe's affordability crisis. The paper highlights limitations in the available evidence and calls for greater attention to housing shortages, planning constraints, permitting delays, land availability and construction costs.

Build Europe also stresses the need to distinguish residential development, long-term investment and speculation. It argues that policies should encourage investment delivering additional affordable homes and that public support should be accessible under equivalent conditions to all providers meeting the relevant requirements, including private developers. Build Europe also argues that housing scarcity and rising prices may themselves attract institutional investors. Restricting investment without addressing the underlying supply constraints could therefore reduce the funding available for housing while leaving shortages unresolved. The response calls for an evidence-based approach focused on removing barriers to housing delivery while protecting affordability and tenants' rights.

Build Europe's reaction can be found [here](#).

Build Europe submits strategic recommendations on the Affordable Housing Act and Housing Alliance

On 20 July, Build Europe submitted its Policy Paper on the forthcoming Affordable Housing Act, together with the Companion2030 analysis and its annex, to the European Commission's Housing Task Force. The documents, prepared by Managing Director Filiep Loosveldt, were also shared with members of the European Parliament's Special Committee on the Housing Crisis.

The submission calls for European housing policy to focus on measurable outcomes: additional homes, improved affordability and greater mobilisation of public and private investment. It advocates a provider-neutral framework, allowing all qualified housing providers to contribute on equal terms, while respecting the diversity of national housing systems.

The accompanying analysis examines Housing2030 and experiences from Ireland, France, Vienna and the Netherlands. It stresses that lessons must be assessed within their legal, financial and institutional context before being transferred elsewhere, rather than treating any single housing model as a European blueprint.

Building on its earlier contribution to the European Housing Alliance, Build Europe also advocates an integrated approach covering affordable rental housing, homeownership and hybrid tenure models. It calls for the Alliance to remain an open forum for evidence-based dialogue, with balanced representation and a focus on removing barriers to housing delivery.

Build Europe submits recommendations for the Housing Simplification Package

On 25 September, Build Europe submitted its contribution to the European Commission's consultation on housing supply and affordability through regulatory simplification. The submission welcomes the preparation of a Housing Simplification Package and argues that increasing housing delivery requires a simpler, faster and more predictable regulatory framework, while preserving high environmental and social standards.

Build Europe calls for clearer VAT rules, faster permitting through binding timelines and coordinated digital procedures, and an assessment of the cumulative impact of EU, national and local requirements. It also recommends better coordination of environmental assessments, greater legal certainty under biodiversity legislation and proportionate procedures to support brownfield regeneration. On energy performance, the contribution advocates stable and proportionate implementation of the revised Energy Performance of Buildings Directive, with whole-life carbon requirements introduced only once harmonised methods and tools are operational. It also calls on Member States to assess the affordability impact of stricter national requirements and avoid unnecessary gold-plating.

The submission further highlights digital permitting, industrialised construction, Building Information Modelling, and harmonised standards as tools to support competitiveness and housing delivery.

Build Europe's contribution and annexes can be found [here](#).

Build Europe participates in the European Commission's workshop on municipal housing

On 14 September, Federico Nahuel Lazzari, Secretary-General of Build Europe, participated online in the workshop "*Developing an efficient ecosystem for municipal housing*", organised by the European Commission's Housing Task Force together with Housing Europe. The meeting brought together public authorities, housing providers and European stakeholders to discuss tenant engagement, risk-sharing mechanisms and sustainable management and maintenance models.

Presentations from Spain, the Netherlands, Denmark and Italy highlighted different approaches to financing and managing affordable housing, including loan guarantees, revolving funds and cooperation between municipalities, housing associations and tenants. Discussions also addressed the growing costs of climate adaptation and the challenge of maintaining affordable rents while ensuring sufficient investment in the housing stock. State aid uncertainty was raised as a potential obstacle to public support for emerging nonprofit housing providers. Of particular relevance to Build Europe, the Commission confirmed that regulatory simplification is a high priority and invited stakeholders to submit concrete proposals to reduce costs and accelerate housing delivery. The exchange underlined the importance of predictable financing and clear responsibilities between public and private actors, key considerations for ensuring that European housing initiatives translate into more homes on the ground.

Build Europe advocates local and regional solutions to Europe's housing crisis

On 14 July, Federico Nahuel Lazzari, Secretary-General of Build Europe, participated in the workshop “Regions, Cities, Municipalities and the Local Economy at the Heart of Europe's Housing Debate”, organised by SME Connect and the German County Association at the European Committee of the Regions. MEP Marion Walsmann delivered an opening contribution. The discussion examined how the EU can support affordable housing while respecting subsidiarity and the diversity of local housing markets. Participants highlighted the need to increase supply by addressing land scarcity, accelerating permitting, reducing unnecessary regulatory burdens and improving access to investment. Build Europe stressed that new housing projects must remain economically viable, requiring predictable approval procedures, realistic construction costs and sufficient public and private financing. Lazzari also highlighted the importance of innovation and productivity, including modern construction methods, and the need to remove technical barriers that prevent their wider uptake. The debate also explored how better infrastructure and connections between cities and surrounding regions could expand housing choices and support local economies. Participants emphasised that European action should strengthen the capacity of regional and municipal authorities to respond to their specific housing needs. More information can be found [here](#) and [here](#).

Build Europe participates in The District in Madrid

On 22 and 23 September, Build Europe President Andreas Ibel and Secretary-General Federico Nahuel Lazzari attended The District in Madrid, contributing to discussions on housing affordability and the future of European cities.

Andreas Ibel joined Bosco Quinzanos Oria, President of ADI México, and Alfredo Díaz-Araque Moro, Managing Director of APCEspaña, to discuss international responses to the housing crisis. The exchange highlighted shared challenges, including insufficient supply, rising land and construction costs, excessive regulation and lengthy permitting procedures. Ibel stressed the importance of European developers and housebuilders working together, sharing best practices and presenting practical solutions to policymakers.

In a separate panel, Mr Lazzari joined former MEP Josianne Cutajar, Chair of the Future of Cities Coalition; Radoslav Kotlarov of Glavbolgarstroy Holding (GBS); Karel Platteau of Airbnb; and Maria Regina Maroncelli Florio of ELFAC. He emphasised that increasing housing supply must remain a priority, calling for fewer unnecessary barriers to residential development, faster permitting and a more predictable investment environment. The discussion also explored the connections between housing, mobility, demographics, infrastructure and quality of life.

The visit to Madrid also provided an opportunity to exchange with Elena Campelo from the European Investment Bank, as well as with Build Europe's members APCEspaña and Assoimmobiliare.

More information can be found [here](#) and [here](#).

Build Europe follows the Housing Alliance debate at the ENHR Conference in Oslo

Build Europe attended the European Network for Housing Research (ENHR) Conference in Oslo from 30 June to 3 July 2026. The conference was particularly relevant in the context of the newly established European Housing Alliance, in which ENHR actively participates, while several leading ENHR researchers also serve on the European Housing Advisory Board.

A dedicated session on the European Affordable Housing Plan brought together representatives of the European Commission's Housing Task Force and leading housing researchers. The discussions provided valuable insight into the academic thinking likely to influence the emerging

European housing agenda, with particular emphasis on long-term institutional and non-profit housing models, active land policies and safeguards against financialisation. Several contributions also questioned whether increasing housing supply should remain the primary policy response to Europe's affordability challenge.

For Build Europe, the conference underlined the importance of ensuring that the European housing debate reflects the full diversity of national housing systems and the experience of all actors involved in financing, developing and delivering housing. European policy should focus on measurable outcomes (including additional housing supply, affordability and investment mobilization) rather than promoting any single institutional housing model as a European blueprint. The discussions in Oslo subsequently helped inform Build Europe's contribution to the Affordable Housing Act, including its dedicated Policy Paper and its Companion Analysis to Housing2030.

Build Europe attends a European Parliament discussion on housing and families

On 9 September, Federico Nahuel Lazzari, Secretary-General of Build Europe, participated in a discussion at the European Parliament on how housing policies can better respond to families' needs. Organised by the European Large Families Confederation (ELFAC) and its partners, the event brought together MEPs, the European Commission, local authorities and housing and family organisations. Build Europe stressed that increasing housing supply is essential, while highlighting the importance of where new homes are built. Better connections and infrastructure could make small and medium-sized cities more attractive, directing part of housing demand towards areas where land is more available and affordable. Lower land costs could facilitate the delivery of larger homes at more accessible prices, responding to families' need for additional space. Mr Lazzari emphasised that a more balanced distribution of demand could give families greater choice, support smaller cities and regions, and help ease pressure on Europe's most expensive urban areas.

More information can be found [here](#).

Eurostat highlights housing pressures facing young Europeans

Eurostat's latest analysis, using data extracted in September 2026, shows that young people face higher rates of overcrowding and housing cost overburden than the EU population overall.

In 2025, 26.9% of people aged 15–29 lived in overcrowded households, compared with 16.8% of the total population. The highest youth overcrowding rates were recorded in Romania (60.4%), Latvia (54.9%) and Bulgaria (52.8%). Housing costs also placed a disproportionate burden on young people: 9.1% lived in households spending at least 40% of their disposable income on housing, compared with 7.7% overall. Those aged 20–24 were particularly affected, with a rate of 11.1%. The average age of leaving the parental home was 26.3 years, ranging from 21.3 in Finland to 31.5 in Croatia. Eurostat notes that earlier departures often coincide with greater housing cost pressures, while remaining at home longer can coincide with overcrowding. These patterns vary between countries and reflect housing costs, employment conditions and cultural factors.

More information can be found [here](#).

Construction output stable in the euro area and down in the EU in July

On 18 September, Eurostat published first estimates showing that seasonally adjusted construction output remained stable in the euro area and fell by 0.3% in the EU in July 2026 compared with June. Compared with July 2025, total construction output decreased by 2.0% in the euro area and 1.8% in the EU. Construction of buildings recorded a sharper annual decline, falling by 6.4% in the euro area and 5.6% in the EU. On a monthly basis, building activity remained stable in the euro area and decreased by 0.4% in the EU.

Among Member States with available data, Hungary, Poland and Sweden recorded the largest monthly declines in total construction output, while Belgium, Czechia and Slovakia registered the strongest increases. The figures cover construction activity more broadly and should not be interpreted as housing production alone.

More information can be found [here](#) and [here](#).

FISCAL & FINANCIAL NEWS

Build Europe selected for the Pan-European Investment Platform's Housing Working Group

On 29 September, the European Commission confirmed Build Europe's selection as a member of the Working Group under the Pan-European Investment Platform for Affordable and Sustainable Housing. The group will bring together stakeholders to contribute practical expertise on financing and delivering housing across Europe.

Its work will focus on three areas: financing models for the construction and renovation of social, affordable and sustainable housing; innovation in construction; and digitalisation of financing applications. Preliminary proposals include combining public and private financing, developing guarantees, mobilising institutional investment with long-term affordability safeguards, and supporting industrialised and off-site construction. Digital workstreams would explore reusable project information and more consistent reporting to reduce repeated submissions and administrative work.

The launch meeting will take place on 20 October at the European Commission's Charlemagne Building in Brussels. Members will discuss the proposed deliverables and working arrangements, with each organisation expected to contribute actively to at least one subgroup.

Build Europe calls for proportionate banking rules to support housing finance

On 17 September, Build Europe submitted its contribution to the European Commission's consultation on competitiveness in the single banking market. Building on its earlier response to the call for evidence and accompanying technical annex, the contribution highlights how banks' capital requirements affect the availability and cost of residential development finance, while reaffirming the importance of financial stability.

Build Europe's recommendations focus on Acquisition, Development and Construction (ADC) exposures under Article 126a of the Capital Requirements Regulation. They call for a review of

the default 150% risk weight and the conditions allowing residential projects to qualify for a lower 100% risk weight, including whether that lower benchmark adequately reflects certain low-risk developments. The framework should better recognise binding pre-sales, substantial developer equity and equivalent safeguards, while accounting for national consumer-protection rules restricting buyer deposits. The submission also addresses mixed-use projects and the risk of financing constraints exacerbating housing market downturns.

These recommendations follow a direct approach to DG FISMA on 15 July, when Build Europe welcomed the emphasis on proportionality and simplification in a draft Commission report on banking competitiveness. The draft recognised that prudential requirements can affect housing supply and cautioned that increased mortgage lending could push up prices where supply remains constrained. In that exchange, Build Europe requested an explicit reference to residential development finance alongside mortgages. Its central message was that housing finance must also encompass the construction of new homes: access to development lending is essential to increasing supply and delivering the European Affordable Housing Plan. The request sought better recognition of this role while maintaining prudential safeguards.

Build Europe's contribution can be found [here](#).

Build Europe co-authors joint recommendations on the EU Tax Omnibus

Build Europe co-authored and co-signed a joint position paper with EPRA, INREV and national real estate organisations on the European Commission's proposed changes to interest limitation rules under the EU Tax Omnibus. The paper focuses on Article 4 of the Anti-Tax Avoidance Directive (ATAD), calling for rules that better reflect the substantial upfront investment, reliance on borrowing and long development cycles involved in housing and real estate. The signatories welcome the Commission's recognition that existing rules can disproportionately affect capital-intensive sectors. Their recommendations include preserving the proposed mandatory exclusion for certain third-party financing, a harmonised 30% EBITDA cap and a mandatory, indexed €3 million safe harbour. They also call for improved carry-forward mechanisms, greater legal certainty across Member States and stronger recognition of social and affordable housing within the public-benefit project exemption.

The joint initiative includes IVBN, NEPROM, FPI France, PZFD, UPSI-BVS, APPII, APCEspaña and Asociace developerů (WeDevelop). It underlines that a stable and predictable tax framework is essential to mobilise investment in housing delivery, urban regeneration and renovation. More information can be found [here](#) and [here](#).

European Mortgage Federation publishes Hypostat 2026 on housing and mortgage markets

On 14 September, the European Mortgage Federation (EMF) published the 2026 edition of Hypostat, its annual statistical review of housing and mortgage markets. Covering data up to the end of 2025, the report provides country analyses and comparative statistics for 31 European countries, including all EU Member States, alongside data from nine countries outside Europe. This edition includes four expert articles examining housing affordability, the balance between competitiveness and financial stability, the role of public-private partnerships in increasing housing supply, and the mobilisation of private capital for affordable housing and reconstruction. Presenting the publication, EMF-ECBC Secretary-General Luca Bertalot highlighted the recovery in mortgage lending during 2025, while stressing that lasting improvements in affordability require financing and housing supply to advance together. The report provides a comparative reference for understanding national housing markets and the financing conditions underpinning access to homes.

More information can be found [here](#).

New guidance on how EU State aid rules enable social support and investments, including housing

On 27 July 2026, the European Commission published new guidance explaining how Member States can use EU State aid rules to support social objectives and social investment. The guidance gives particular attention to Services of General Economic Interest (SGEIs) and reflects the revised SGEI Decision (EU) 2025/2630, which significantly broadens the possibilities for supporting both social and affordable housing without prior notification to the Commission. Importantly, the Commission recalls that an activity can only be entrusted as an SGEI where there is a genuine need for a public service obligation, in particular where the market would not

provide the service or would not provide it under the required conditions. The new possibilities for State aid to social and affordable housing therefore remain embedded in the fundamental SGEI requirement of addressing an identified market failure.

For the housing sector, the guidance also clarifies the conditions attached to SGEI compensation, including the rules on eligible costs, reasonable profit and overcompensation. Social and affordable housing supported under the SGEI Decision must in principle remain dedicated to that purpose for at least 20 years. Specific exceptions apply, notably to certain providers whose commercial activities remain very limited and which are legally required to reinvest their profits in the SGEI.

Build Europe will continue to assess the implications of the revised SGEI framework, in particular the concepts of market failure, the distinction between social and affordable housing, and the conditions for effective private-sector participation in the delivery of affordable housing.

More information can be found [here](#).

Committee of the Regions and EIB strengthen cooperation on affordable housing

On 2 July, the European Committee of the Regions (CoR) and the European Investment Bank (EIB) signed a cooperation agreement covering housing and other shared priorities. During the CoR plenary debate, EIB President Nadia Calviño confirmed the EIB Group's intention to increase housing investment to €6 billion in 2026, following around €5 billion in financing in 2025.

Discussions highlighted the Pan-European Investment Platform's role in bringing public authorities and private investors together to increase housing supply. Local and regional leaders called for easier access to financing and for housing to remain a priority in the EU's 2028–2034 budget.

Of particular relevance to Build Europe, MEP Borja Giménez Larraz stressed the need to increase supply and remove barriers to construction and renovation. He advocated a Housing Simplification Package, 60-day permit procedures, easier access to construction services, lower taxation on housing and the mobilisation of available land.

More information can be found [here](#).

Upcoming workshop on scaling up cooperative housing investment

On 5 November 2026, a workshop entitled “Overcoming the scale issue for cooperative housing investments” will take place at the Albert Borschette Conference Centre in Brussels, from 09:00 to 13:00 CET, with web streaming available to registered participants.

The workshop will examine how housing cooperatives and associations can overcome financing barriers linked to small project sizes and limited balance sheets. Discussions will focus on pooling projects and using financial intermediaries to facilitate access to funding from the European Investment Bank, the Council of Europe Development Bank and national promotional banks, with support from InvestEU and fi-compass. Registration closes on 30 October 2026 at 23:59 CET. You can register by clicking [here](#).

ENVIRONMENTAL & TECHNICAL NEWS

Commission to hold technical dialogue with cities on affordable housing

On 14 October, the European Urban Initiative will organise a European Commission technical dialogue on affordable housing in Brussels. The event will bring together city representatives and the European Housing Task Force to discuss practical challenges and inform implementation of the European Affordable Housing Plan. The dialogue forms part of the EU Agenda for Cities and aims to strengthen cooperation between urban authorities and the Commission. Discussions will focus on identifying good practices and opportunities to reduce administrative burdens, with simplification central to the process.

This will be the second technical dialogue on affordable housing, following the first meeting held in Rome on 16 June. It will take place alongside the EU City Lab on Housing, jointly organised with URBACT.

On the same day, Commissioner for Energy and Housing Dan Jørgensen will hold an Implementation Dialogue on the European Affordable Housing Plan in Brussels, to which Build Europe President Andreas Ibel has been invited (see HOUSING POLICY NEWS).

More information can be found [here](#).

Commission proposes Public Procurement Act with new rules for construction

On 9 September, the European Commission proposed a Public Procurement Act that would replace the three existing directives on public procurement, utilities and concessions with a single, directly applicable regulation. The proposal aims to simplify procedures, improve access for SMEs and strengthen digital procurement. The reform would reduce procurement procedures from five to three, allow greater flexibility for negotiations and support innovative solutions. An interconnected digital procurement marketplace would facilitate cross-border tendering and reduce repeated requests for information and documentation.

For construction, the proposal would require Building Information Modelling (BIM) in the execution of public works contracts worth at least €25 million, subject to specified exceptions and limitations. It would also restrict unjustified requirements for previous public-contract experience. Contract awards would generally follow the best price-quality ratio, with quality accounting for at least 30% of points, rising to 50% for labour-intensive contracts. Buyers could depart from these requirements where quality is ensured through other specified means, explaining their choice. The text also consolidates the framework for mandatory green procurement requirements, including those concerning construction products. The proposal remains subject to examination by the European Parliament and Council.

More information can be found [here](#) and [here](#).

Build Europe participates in focus group on the Construction Services Act

On 16 July, Federico Nahuel Lazzari, Secretary-General of Build Europe, participated in an online stakeholder focus group supporting the preparation of the Construction Services Act. Organised by Technopolis Group and its partners for a study commissioned by the European Commission's DG GROW, the meeting gathered evidence on barriers to providing construction and installation services across EU borders. Discussions focused on differences in national authorisation and certification requirements, recognition of certificates issued in other Member States, administrative procedures for accessing construction sites, and access to national energy subsidy schemes.

Participants examined possible responses, including simpler and digital procedures, mutual recognition and closer cooperation between national authorities. The discussion also highlighted the need to assess administrative costs alongside the safety and enforcement benefits of existing requirements.

The focus group formed part of the evidence-gathering process for the Commission's impact assessment. Further consultation and analysis were planned to evaluate the costs and benefits of potential measures, with the supporting study expected to conclude around January 2027.

Build Europe joins Brussels discussion on construction competitiveness and innovation

On 1 September, Build Europe attended the roundtable “Another 125 years of competitiveness and innovation”, organised by Hansgrohe in Brussels to mark the company's 125th anniversary. Build Europe was represented by Secretary-General Federico Nahuel Lazzari. The event brought together EU decision-makers and representatives of the construction, housing, manufacturing and environmental sectors.

Barbara Bonvissuto of the European Commission's Directorate-General for Internal Market, Industry, Entrepreneurship and SMEs delivered the keynote address. Other speakers included MEP Prof. Dr. Andrea Wechsler, Lúcio Vinhas de Souza of BusinessEurope, Christophe Sykes of Construction Products Europe and Ursula Hartenberger of the Climate Positive Europe Alliance. Participants discussed the conditions needed to strengthen the competitiveness of Europe's construction industry while supporting innovation, sustainability, quality and housing affordability. The exchange covered declining housing production, rising construction costs, building permits, regulatory simplification, the Single Market for construction products, investment in new technologies, and energy and water efficiency in buildings. In his intervention, Mr Lazzari highlighted the continued decline in housing production and building permits, warning that the upfront costs of innovation and additional regulatory requirements could place further pressure on an already weakened sector. While acknowledging the Commission's efforts to support competitiveness, he urged it to address permitting barriers and create stronger incentives for cities, regions and Member States to increase housing output, stressing the structural nature of Europe's housing shortage. More information can be found [here](#).

Build Europe calls for fair remediation rules and support for brownfield regeneration

On 30 September, Build Europe President Andreas Ibel wrote to Commissioner Jessika Roswall, submitting a strategic discussion paper on contaminated sites and brownfield regeneration in the context of implementing the EU Soil Monitoring Law.

Following concerns raised by Belgian member UPSI-BVS, Build Europe warned that owners and developers acting in good faith could face unpredictable costs for historic contamination they neither caused nor aggravated. Such exposure could discourage investment in previously developed land and undermine housing delivery. The letter calls for the polluter-pays principle, effective protection for innocent owners and developers, and proportionate, risk-based remediation. The accompanying paper also advocates better coordination between remediation, planning and infrastructure, alongside public-private partnerships and improved access to European financing.

A central proposal is to explore “Soil Health Credits”: adaptable fiscal incentives linking verified remediation outcomes to financial value that could attract private investment. An additional Affordable Housing Bonus could recognise projects that also deliver qualifying affordable homes. Build Europe invited the Commission to consider these proposals through implementation guidance, stakeholder dialogue and exchanges of good practice.

More information can be found [here](#).

Build Europe participates in the Commission’s stress test of the Birds and Habitats Directives

On 21 September, Build Europe attended the European Commission’s “Reality Check” stakeholder consultation in Brussels, organised as part of the stress test of the Birds and Habitats Directives. The event examined practical implementation challenges and opportunities to reduce unnecessary administrative burdens while maintaining biodiversity protection.

Build Europe expressed support for the Directives’ objectives and called for more efficient, predictable, and consistent implementation. Its proposals include reusing scientifically valid environmental data, coordinating assessment and permitting procedures, strengthening

administrative capacity and providing clearer guidance. Build Europe also seeks greater recognition of demonstrated housing needs, including clearer guidance on when housing projects may qualify as “Imperative Reasons of Overriding Public Interest”, subject to the Directives’ conditions and irrespective of whether the provider is public, private or nonprofit.

Several themes discussed at the event were consistent with these priorities. Participants identified fragmented responsibilities, insufficient data and legal uncertainty as obstacles, and explored better coordination, digital tools, earlier planning and proportionate procedures for low-impact activities. In its closing remarks, the Commission acknowledged administrative fragmentation, capacity constraints and interactions between permitting procedures as issues requiring further work.

More information can be found [here](#).

Build Europe responds to consultation on extending the EU Steel Regulation

On 29 September, Build Europe submitted its response to the European Commission’s targeted consultation on the first product scope review under the EU Steel Regulation. The review examines whether trade measures should be extended to additional categories of cast-iron pipes and profiles, wire and forged bars. Build Europe does not support additional measures on the basis of the evidence currently available, calling for any extension to be justified through a transparent, product-specific assessment of necessity and proportionality. The response stresses that housing affordability and construction project viability must receive explicit consideration, alongside the interests of steel producers. Build Europe highlighted the potential risks of higher material costs, procurement uncertainty and delivery delays for housing projects. It also called on the Commission to assess whether suitable EU supply is available in practice, considering specifications, certification, quantities and delivery times.

Should measures nevertheless be proposed, Build Europe requested adequate notice, consideration of binding procurement commitments, and monitoring of shortages, delays and price effects. It also urged the Commission to consult developers, housebuilders and their suppliers directly and publish the findings of its downstream assessment.

Build Europe’s contribution can be found [here](#).

New European Bauhaus catalogue showcases affordable and resilient housing projects

On 8 June, the New European Bauhaus published its Catalogue of Blueprints for Affordable and Resilient Homes, bringing together 21 housing projects from across Europe. The publication explores how design, governance, participation and locally adapted approaches can contribute to housing affordability and resilience. Developed in collaboration with PDR at Cardiff Metropolitan University, the catalogue is intended as a practical resource for public authorities, architects, designers and project developers. Each project is presented as a conceptual blueprint, explaining how it responds to its particular environmental, social and economic context. This approach helps users identify relevant examples and adapt their methods to local conditions. The first edition is expected to expand over time under the NEB Lab on Affordable Housing, incorporating additional projects and lessons from across Europe. More information can be found [here](#).

Commission opens infringement procedures over incomplete EPBD transposition

On 15 July, the European Commission announced infringement procedures against all 27 EU Member States for failing to fully transpose the revised Energy Performance of Buildings Directive (EPBD) into national law. The deadline for notifying national transposition measures was 29 May 2026, apart from provisions on financial incentives for fossil-fuel boilers, which had an earlier deadline. The revised Directive introduces minimum energy performance standards for non-residential buildings and national trajectories for reducing energy consumption in residential buildings. It also includes requirements concerning solar energy and sustainable mobility infrastructure, alongside renovation advice services and financing provisions. The Commission sent letters of formal notice, giving Member States two months to respond, complete transposition and notify their measures. It indicated that it could issue reasoned opinions if responses were unsatisfactory. More information can be found [here](#).

Commission publishes first assessment of National Building Renovation Plans

On 14 July, the European Commission published its first assessment of draft National Building Renovation Plans submitted by 15 Member States and Belgium's Walloon Region between December 2025 and May 2026.

According to the assessment, the plans project reductions in primary energy consumption ranging from 24% to 73% by 2050 compared with current levels. Around half target greenhouse gas emission reductions exceeding 90% by 2050, while many aim for renewable energy to cover between 40% and 90% of buildings' energy consumption by 2030.

The Commission examined the ambition of national targets, planned policies and measures, funding adequacy and the inclusiveness of public consultation. Its assessment is intended to help countries refine their plans ahead of the deadline for final submissions on 31 December 2026.

The plans will support implementation of the revised Energy Performance of Buildings Directive by establishing long-term renovation trajectories and more predictable investment pipelines.

More information can be found [here](#).

EU Building Stock Observatory: improving data to support renovation and local planning

Two events held in June explored how the EU Building Stock Observatory (BSO) could better support buildings policy, renovation investment and local planning.

At a workshop on 4 June during the eceee Summer Study, Guidehouse and the Buildings Performance Institute Europe gathered feedback on the Observatory's development. Participants called for more detailed building-stock information, stronger geographical coverage and mapping functions, and closer links with data on income, affordability and vulnerability. Potential applications included heating and cooling planning, grid connection needs and monitoring national targets.

A European Sustainable Energy Week session on 11 June examined how building data could support implementation of the Energy Performance of Buildings Directive and the Energy Efficiency Directive. Discussions highlighted the Observatory's contribution to harmonised indicators and National Building Renovation Plans. Priorities included improved data quality,

broader coverage of EPBD indicators and better connections between national databases and EU tools.

Both discussions identified opportunities for further development, emphasising cooperation across levels of government and more accessible information for planning and investment decisions.

More information can be found [here](#) and [here](#).

NEWS FROM BUILD EUROPE MEMBERS' AND OTHER COUNTRIES

France – France launches national hub for social, intermediate and sustainable housing

On 23 September, at the French HLM Congress in Bordeaux, France's Ministry for the City and Housing, Caisse des Dépôts, the Union sociale pour l'Habitat, the European Investment Bank and the Council of Europe Development Bank signed a declaration of intent to establish a national housing hub.

Supported by the European Commission, the initiative aims to facilitate access to European financing and technical support for housing projects. Social housing and accommodation will be its priority, alongside support for affordable and intermediate housing. The Hub's work will cover three areas: improving access to funding, supporting project promoters and sharing expertise on investment needs and delivery barriers. Partners will also exchange good practices on project preparation, financing and innovative construction and renovation methods. Identified obstacles could inform proposals for legislative or regulatory changes.

The initiative builds on the European Alliance for Sustainable and Inclusive Social Housing in France, established in 2020. Commissioner for Energy and Housing Dan Jørgensen encouraged other countries to draw inspiration from the approach.

More information can be found [here](#).

Germany – European Construction Observatory examines Germany’s construction innovation programme

A European Construction Observatory factsheet examines Germany’s “Future of Construction” programme, known as Zukunft Bau. Launched in 2006, the initiative supports research and innovation addressing affordability, sustainability, resource efficiency and building quality. Led by the Federal Ministry for Housing, Urban Development and Building and implemented by BBSR, the programme receives approximately €20 million annually. It combines competitive research funding, studies addressing policy needs and pilot building projects, with an emphasis on cooperation between researchers and construction practitioners, including SMEs.

According to the factsheet, 1,183 of the programme’s 1,407 projects had been completed by May 2026. A 2023 evaluation of its main research-funding pillar found that around two-thirds of surveyed projects fully achieved their objectives, while a further 20–30% largely met them.

More information can be found [here](#).

Portugal – Portugal approves further reform of development permitting

Portugal has approved a further reform under Simplex Urbanístico to simplify development permitting and support increased housing supply. The changes streamline prior-notification procedures, reduce administrative steps and strengthen predictability, while retaining public oversight and legal safeguards.

More information can be found [here](#).

Portugal – European Construction Observatory examines Portugal’s housing strategy

A European Construction Observatory factsheet examines “Construir Portugal”, Portugal’s housing strategy combining 30 measures on supply expansion, fiscal incentives, permitting reform,

and public investment. According to the publication, the strategy targets 59,000 homes by 2030, backed by €4.2 billion in European and national funding.

The study can be found [here](#).

Spain – Housing crisis sparks renewed protests

Spain's housing crisis triggered renewed demonstrations and protest camps in late September, following the eviction of an 87-year-old woman from her home in Madrid.

More information [here](#).

Spain – Housing PERTE supports industrialised construction

Spain's PERTE for the industrialisation of housing, approved in May 2025, aims to modernise construction and increase housing supply through off-site manufacturing, digitalisation and skills development. It provides for €1.3 billion in public financing over ten years, using instruments designed to mobilise private investment. A European Construction Observatory policy fact sheet examines the initiative, which aims to deliver 15,000 industrialised homes annually, rising to 20,000 towards the end of the programme. It seeks to improve productivity and environmental performance while reducing construction times by around 20–60%, depending on the degree of industrialisation. The May 2026 fact sheet nevertheless identifies slow implementation and the absence of a published monitoring framework as key challenges. It recommends clearer financing conditions and timetables, measurable delivery milestones and stronger coordination with municipal planning.

More information [here](#), [here](#), and [here](#).

Build Europe's upcoming activities

- 12 October 2026: Monitoring Committee meeting
- 14 October: Implementation Dialogue with Commissioner Dan Jørgensen (Brussels, Belgium)
- 28 October 2026: Build Europe Awards Ceremony in Naples (Italy)
- 29-30 October 2026: Build Europe Congress in Naples (Italy)
- 25-26 November 2026: [Informal meeting of EU Housing Ministers](#) (Dublin, Ireland)