

JUNE 2026 NEWS



Launch of the European Housing Alliance, Brussels, 19 June 2026

HOUSING POLICY NEWS

Build Europe joins the European Housing Alliance

On 19 June 2026, Build Europe joined the inaugural meeting of the European Housing Alliance, a new European Commission platform bringing together Member States, regional and local authorities, industry, financial institutions, and civil society to support the implementation of the European Affordable Housing Plan. The Alliance aims to promote cooperation, mutual learning, and the exchange of experience while fully respecting the principle of subsidiarity. Build Europe was represented by Managing Director Filiep Loosveldt.

The meeting confirmed that the Alliance will become an important forum for shaping future European housing initiatives. Discussions focused on housing supply, investment, affordable housing, financing models, and regulatory simplification, while also revealing differing views among stakeholders on the causes of the housing crisis and the most appropriate policy



responses. Build Europe emphasised that the Alliance should promote an open, evidence-based discussion on housing policies and avoid prematurely endorsing any single assessment framework or model as a European best practice.

The European Commission also outlined the next steps under the European Affordable Housing Plan, including the forthcoming Affordable Housing Act, a simplification package to reduce regulatory barriers to housing delivery, and the development of a Pan-European Housing Investment Platform. These workstreams are expected to play a central role in the EU's housing agenda over the coming years.

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

Commission publishes its 2026 European Semester recommendations

On 3 June 2026, the European Commission adopted the 2026 Spring Semester Package, setting out country-specific recommendations to strengthen competitiveness, resilience, and sustainable growth across the European Union. The package places particular emphasis on boosting investment, accelerating innovation, simplifying regulation, and improving the functioning of the Single Market, while maintaining sound public finances.

Housing features prominently throughout this year's recommendations. The Commission calls on several Member States to address housing shortages by increasing supply, accelerating permitting procedures, mobilising public and private investment, and improving the efficiency of planning and construction processes. The recommendations also underline the importance of removing regulatory barriers that constrain housing delivery and supporting investment in affordable and sustainable housing as part of broader efforts to enhance labour mobility, social cohesion, and economic competitiveness.

The Spring Semester confirms the growing integration of housing into the EU's economic governance framework. Alongside fiscal sustainability and structural reforms, housing affordability and supply are increasingly recognised as key determinants of productivity, competitiveness, and the effective functioning of Europe's labour markets.

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

Build Europe joins launch of the Future of Cities Coalition

On 22 June 2026, Build Europe took part in the launch of the Future of Cities Coalition in Brussels, a new cross-sector initiative bringing together European organisations working on housing, tourism, mobility, sustainability, family policy, and urban development. The Coalition aims to strengthen cooperation across sectors and promote integrated policy solutions to improve the quality, resilience, and attractiveness of European cities.

Federico Nahuel Lazzari, Secretary-General of Build Europe, highlighted the importance of placing housing supply at the centre of discussions on the future of cities. He stressed that demographic change, urbanisation, and increasing pressure on housing markets require policies that facilitate the delivery of new homes while ensuring that cities remain sustainable, inclusive, and economically competitive. Participants exchanged views on the main challenges facing European cities, including housing affordability, tourism, mobility, climate adaptation, and the changing needs of families. The discussions also explored how greater coordination between European institutions, national governments, local authorities, and the private sector could contribute to more coherent urban policies.

The meeting concluded with the signature of a joint letter of intent by the founding members, committing the Coalition to develop common policy recommendations, promote research and knowledge sharing, and engage with the European institutions on the future of urban development.

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

FISCAL & FINANCIAL NEWS

Commission unveils tax simplification package

On 24 June 2026, the European Commission presented a tax simplification package designed to reduce administrative burdens, modernise the EU's direct taxation framework, and strengthen the competitiveness of the Single Market. The package consists of two legislative proposals: a Direct Taxation Omnibus and a recast of the Directive on Administrative Cooperation (DAC). Together, the measures are expected to reduce compliance costs for businesses by approximately €7.9 billion.

The proposals aim to simplify and streamline several existing tax directives by removing overlaps, reducing reporting obligations, and improving legal certainty for cross-border activities. They also seek to modernise administrative cooperation between tax authorities while maintaining the current level of protection against tax fraud, tax avoidance, and tax evasion. According to the Commission, the package will enable businesses to devote more resources to investment, innovation, and growth, while making the EU tax framework more coherent and easier to apply across Member States.

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

ENVIRONMENTAL & TECHNICAL NEWS

Build Europe Technical Working Group discusses Birds and Habitats Directives stress test

On 30 June 2026, Build Europe's Technical Working Group met to discuss the European Commission's ongoing stress test of the Birds and Habitats Directives and to coordinate the association's response to the consultation process. The meeting reviewed the practical experience of national federations with permitting procedures and identified common priorities for simplifying implementation while maintaining a high level of biodiversity protection.

On the same day, Build Europe submitted its response to the Commission's targeted consultation, arguing that the main challenge lies not in the environmental objectives of the Directives but in their implementation. The response highlights lengthy and fragmented permitting procedures, inconsistent interpretation across Member States, duplication of environmental assessments, and legal uncertainty as key barriers to housing delivery. Build Europe called for greater reuse of existing ecological data, better coordination between environmental procedures, stronger administrative capacity, and clearer guidance for competent authorities. It also advocated greater recognition of housing needs, particularly for brownfield redevelopment and urban regeneration projects, together with clearer guidance on the application of the Imperative Reasons of Overriding Public Interest (IROPI) criterion.

Following the Working Group, Build Europe revised its draft response to include input from member federations, and asked to send additional or alternative feedback to the draft consultation, which remains open until 10 August, no later than 31 July.

In parallel, Build Europe has also been in contact with MEP Borja Giménez Larraz, rapporteur of the European Parliament's report on the housing crisis, and MEP Isabelle Le Callennec to share its position on simplifying environmental permitting while safeguarding biodiversity and supporting housing delivery.

Build Europe's response to the targeted consultation can be found [here](#).

Build Europe's presentation and draft response to the public consultation can be found [here](#).

You can access the public consultation launched by the European Commission by clicking [here](#).

Build Europe represented in the European Commission's Task Force on Offsite Construction

On 30 June 2026, Build Europe took part in the first meeting of the European Commission's Task Force on Offsite Construction under the High-Level Construction Forum. To contribute to the work of the Task Force, Build Europe nominated Miguel Pinto, General Manager of the Spanish Clúster de la Edificación, as its expert representative, recognising his extensive experience in industrialised construction, innovation, and public policy. Paweł Dratwa (MAŁRO Group, Poland) was indicated as alternate representative.

The inaugural meeting, attended by around 180 participants, was opened by Natalia Zebrowska, Head of Unit for Construction Policy at DG GROW, and focused on three themes that will shape the Task Force's future work: regulatory barriers to offsite construction, market support and incentives, and the identification of case studies and best practices. Participants exchanged views on the measures needed to accelerate the deployment of industrialised construction across Europe, recognising its potential to contribute to the delivery of affordable, sustainable, and high-quality housing.

Earlier in June, Build Europe had applied to join the Task Force, highlighting the increasing use of offsite construction by residential developers and homebuilders to improve productivity, shorten construction times, and support more sustainable building practices. In its application, the association proposed contributing practical expertise on permitting, housing affordability,

project delivery, and regulatory barriers, while supporting the development of European guidance on procurement, financing, certification, and common indicators to assess the degree of industrialisation in construction projects. Build Europe also stressed the need to reduce regulatory fragmentation, strengthen market incentives, and recognise industrialised construction as a strategic tool for increasing housing supply and enhancing the competitiveness of the European construction sector.

Build Europe attends Construction Competitiveness Workshop

On 9 June 2026, Build Europe attended the Construction Competitiveness Workshop organised by Construction Products Europe in Brussels. The event brought together representatives from the European Commission, industry associations, financial institutions, and the wider construction value chain to discuss the future competitiveness of the European construction ecosystem. Discussions focused on housing delivery, permitting, digitalisation, innovation, off-site construction, access to materials, circularity, skills, and the implementation of the European Commission's Construction Ecosystem Strategy.

During a dedicated panel, Frank Hovorka highlighted the structural challenges facing the residential construction sector. Drawing on the French experience, he explained that Europe continues to experience a significant decline in new housing construction despite persistent demand. He stressed that vacant homes and short-term rentals can't compensate for the lack of new housing supply, as housing demand is driven by changing demographics, internal migration, and regional economic development. Mr Hovorka also argued that climate objectives and housing delivery should not be seen as competing priorities. Presenting evidence from France, he explained that it is possible to continue building substantial numbers of new homes while remaining on track to achieve long-term decarbonisation targets, provided that policymakers adopt a balanced, whole-life approach to carbon emissions. He further emphasised the importance of digitalisation, life-cycle assessment, and interoperable building data to support both sustainability and investment decisions across the construction sector.

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

Commission highlights benefits of energy-efficient buildings

On 16 June 2026, the European Commission published an overview of the revised Energy Performance of Buildings Directive (EPBD), highlighting the role of energy-efficient buildings in reducing energy bills, strengthening energy security, and supporting the EU's competitiveness and climate objectives. The Commission recalled that buildings account for around 40% of the EU's energy consumption and that three-quarters of the building stock still has poor energy performance. The Commission underlined that the revised EPBD aims to accelerate the renovation of the worst-performing buildings while introducing greater flexibility for Member States to reflect national circumstances. It also emphasised the benefits of energy renovations for households, businesses, and public authorities, including lower operating costs, improved comfort, reduced dependence on fossil fuel imports, and increased investment in the construction sector. Particular attention was given to the role of digitalisation, smart technologies, and renewable energy in improving building performance.

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

Council agrees position on strengthening the Carbon Border Adjustment Mechanism

On 12 June 2026, the Council of the European Union agreed its negotiating position on proposals to strengthen the Carbon Border Adjustment Mechanism (CBAM), paving the way for negotiations with the European Parliament. The changes are intended to reinforce the mechanism's effectiveness while simplifying its implementation and ensuring that European producers remain protected from carbon leakage. The Council supports extending CBAM to certain downstream products made from carbon-intensive materials such as steel and aluminium, addressing the risk that production could shift towards goods not currently covered by the mechanism. It also proposes new anti-circumvention measures to prevent companies from restructuring supply chains or modifying products to avoid CBAM obligations, as well as provisions allowing temporary exemptions in exceptional and unforeseeable circumstances.

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

Council and Parliament agree safeguards for the launch of ETS2

On 11 June 2026, the Council of the European Union and the European Parliament reached a provisional agreement on new rules to strengthen the Market Stability Reserve for the EU's new Emissions Trading System covering buildings, road transport, and additional sectors (ETS2). The changes are intended to ensure a smoother and more predictable launch of ETS2, which is scheduled to become fully operational in 2028. The agreement reinforces the mechanisms designed to limit excessive carbon price increases and market volatility. Among the key measures are the extension of the Market Stability Reserve beyond 2030, a doubling of the number of allowances that can be released when carbon prices exceed the established threshold, and a more gradual release of allowances to avoid sudden market fluctuations. The co-legislators also agreed that the future review of ETS2 should assess the effectiveness of these price-stability mechanisms and the operation of the reserve.

In addition, the agreement highlights the importance of using revenues generated through ETS2 auctions to support climate and energy transition measures in buildings and road transport, in line with existing EU legislation. The provisional agreement now requires formal approval by both the Council and the European Parliament before entering into force.

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

Committee of the Regions calls for stronger implementation of the New European Bauhaus

On 9 June 2026, the European Committee of the Regions' SEDEC Commission unanimously adopted an opinion on the future implementation of the New European Bauhaus (NEB), calling for the initiative to become a practical tool for cities, regions, and local communities across Europe. The opinion builds on the CoR's longstanding support for the NEB as a framework for creating more sustainable, inclusive, and attractive places through a people-centred approach.

The opinion calls for stronger financial support, greater investment in skills, wider participation of small municipalities and rural areas, and the development of a meaningful NEB Label. It also emphasises the importance of protecting cultural heritage, promoting citizen engagement, and strengthening social inclusion in local development projects.

The Committee of the Regions also reaffirmed its commitment to working closely with the European Commission during the next phase of the initiative, including through the NEB Academy, the NEB Label, and the Boost for Small Municipalities initiative, with the objective of ensuring that the New European Bauhaus delivers tangible benefits for communities across the European Union.

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

NEWS FROM BUILD EUROPE MEMBERS' AND OTHER COUNTRIES

France – Government unveils comprehensive housing recovery plan

The French Government has presented its Plan de Relance du Logement, a package of measures aimed at increasing housing supply and reviving residential construction. For new developments, the plan introduces a new tax incentive to replace the Pinel scheme, allowing private investors to benefit from tax deductions when purchasing new-build homes for long-term rental at affordable rents. It also includes measures to accelerate planning procedures, extend the use of Projet Urbain Partenarial (PUP) agreements, introduce a project certificate to provide greater legal certainty, and facilitate the conversion of offices into housing.

Alongside these measures, the plan supports the renovation of vacant dwellings, investment in social housing, and stronger involvement of local authorities, with the overall objective of significantly increasing housing production in France.

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

France – Paris targets second homes and vacant properties to ease housing pressures

The City of Paris has announced plans to step up measures against second homes and vacant dwellings as part of its strategy to increase the supply of housing. According to municipal officials, around 300,000 properties fall into these categories, while the number of homes available for

long-term rental continues to decline. The proposals include restricting the creation of new second homes and increasing taxation on existing ones, alongside stronger action to bring vacant properties back onto the market. The initiative forms part of a broader debate in France on the respective roles of taxation, regulation, and new housing supply in addressing housing affordability.

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

Germany – German ministers back measures to strengthen investment certainty

Germany’s Building Ministers have adopted a series of conclusions aimed at improving investment certainty in the housing sector. The decisions reaffirm that housing policy should remain primarily a national competence, call for stable and predictable framework conditions for residential investment, and support faster planning and approval procedures. The ministers also highlighted the need to reduce regulatory burdens and improve the conditions for housing construction, while rejecting expropriation as an appropriate policy instrument.

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

Italy – EIB strengthens support for affordable housing in Italy

The European Investment Bank (EIB) has announced two new initiatives to support affordable housing and urban regeneration in Italy. In Rome, the EIB signed an advisory agreement with Roma Capitale to help establish an Affordable Housing Fund aimed at increasing the supply of homes with sustainable rents for households that do not qualify for public housing but cannot afford the private rental market. The technical assistance will support the design of a public-private investment vehicle, governance arrangements, financial modelling, and project preparation. In Naples, the EIB signed a €40 million financing agreement to support the city’s 2025–2027 investment programme. The funding will contribute to the construction and refurbishment of affordable housing, urban regeneration, energy-efficient public buildings, schools, green spaces, and cultural infrastructure. Together, the two initiatives underline the EIB’s growing

role in supporting innovative financing models and investment in affordable and sustainable housing across Europe.

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

Spain – Spanish competition authority calls for major planning reforms to boost housing supply

The Spanish National Markets and Competition Commission (CNMC) has published a comprehensive study examining how Spain’s urban planning system affects housing delivery. The report concludes that the current regulatory framework significantly constrains the supply of developable land through lengthy and complex planning procedures, fragmented legislation, excessive administrative burdens, overlapping sectoral assessments and delays in permitting, all of which increase development costs and slow the delivery of both market-rate and affordable housing. To address these challenges, the CNMC recommends a far-reaching reform of Spain’s planning system. Its proposals include simplifying and consolidating urban planning legislation, increasing flexibility in land-use regulation, reducing the number of planning instruments, accelerating planning amendments, streamlining building permits, improving coordination between public authorities, replacing negative administrative silence with positive silence where appropriate, promoting digitalisation, and better integrating environmental assessments into planning procedures while maintaining existing environmental safeguards. The report also advocates greater legal certainty, including limiting the automatic annulment of entire urban plans because of isolated procedural defects. According to the CNMC, these reforms would help expand housing supply, improve affordability and create a more efficient and predictable planning system. The study and the brief report can be found [here](#).

Build Europe's upcoming activities

- 8 July 2026: Monitoring Committee meeting
- 14 July 2026: Housing & Regions Workshop, European Committee of the Regions (Brussels, Belgium)
- 16 July 2026: European Commission's Construction Services Act support study - Focus group (Brussels, Belgium)
- 9 September 2026: Bilateral meeting with Irish Minister James Browne and the Irish Housing Department (Dublin, Ireland)
- 28-30 October 2026: Build Europe Congress in Naples (Italy)
- 25-26 November 2026: Informal meeting of Housing Ministers (Dublin, Ireland)