

Brussels, 19 June 2026

## **Kick-off meeting of European Housing Alliance: CEI-Bois summary of discussions**

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The meeting opened with a video message from Commissioner Dan Jørgensen, who highlighted the strong momentum behind the initiative, noting that around 700 organisations have already signed up to the European Housing Alliance. He described the Alliance as a new European centre for housing solutions, intended to generate practical input for policymaking at all levels of governance. The Commissioner stressed that the Alliance should help ensure that EU action adds value to the work undertaken by national, regional and local authorities.

Mary Brady, Counsellor for Housing at the Permanent Representation of Ireland to the EU, underlined that housing will be a key priority of the upcoming Irish Presidency of the Council of the EU, beginning on 1 July 2026. She indicated that the Presidency intends to advance the European housing agenda, in line with Ireland's own national housing objectives, and highlighted efforts to secure agreement in the Council on the upcoming Affordable Housing Act (AHA).

On the AHA, the Commission clarified that it expects to present a proposal within the next few months. While its publication is now considered unlikely to take place in July, a revised timeline is expected to be communicated shortly. The co-decision process involving the European Parliament and the Council is expected to begin in autumn 2026.

The Commission furthermore announced that it is expected to launch a call for evidence on the Housing Simplification Package still in June, with the process remaining open until the end of September. No further public consultations are planned beyond this call for evidence.

### **Purpose of European Housing Alliance**

The European Commission subsequently presented its initial vision for the European Housing Alliance. The Alliance is intended to function as a voluntary and supportive forum, driven by substance. Cooperation will be organised around an annual work programme, with a gradual roll-out during 2026 and full deployment expected from 2027 onwards. A key objective is to combine political and technical expertise while ensuring that policy discussions remain connected to realities on the ground.

Participants were invited to reflect on what they hoped to gain from the Housing Alliance. Given the large number of participants, oral interventions from all stakeholders were not possible. **CEI-Bois therefore submitted the following written contribution through the meeting chat:**



*"We hope the Housing Alliance becomes a practical platform that helps identify a small number of shared priorities and the key bottlenecks holding back housing delivery. It should focus on practical solutions and deliver tangible results by translating these priorities into clear policy recommendations at European level and legislative action at national, regional and local level."*

A number of recurring themes emerged from stakeholders' interventions. Participants called for better regulation, better funding and better cooperation, rather than additional layers of regulation or governance. Several speakers stressed that housing policy should focus not only on increasing the quantity of housing but also on maintaining quality. Others highlighted the need for a concrete work programme, clear objectives, adequate resources from the European Commission, continuous dialogue among stakeholders, and improved access to EU funding. There were also calls to avoid duplication with existing initiatives and to establish thematic working groups on issues such as regulation, planning and financing. Many participants emphasised that Europe needs a comprehensive plan to significantly increase housing supply.

### **Priority topics for the European Housing Alliance**

Participants were also invited to identify the most urgent topics for the Alliance's work and potential synergies with existing initiatives. **As with the previous discussion, CEI-Bois submitted its contribution through the meeting chat:**

*"For us, the number one priority is clear: Europe needs more housing, faster. One key way to achieve this is by improving construction productivity and revitalising the construction sector. Industrialised construction is essential here: it can reduce costs, shorten construction times and, very importantly, support sustainability when the material choice is considered. Offsite construction can also strengthen the European Single Market, allowing building components to be produced in one Member State and assembled in another. This cross-border approach can also create jobs across different Member States within the same building project.*

*We also need less administrative complexity, simpler and faster permitting, and modernised local regulation. Housing delivery needs to be faster, enabling modern construction, supporting sustainability standards, while maintaining quality.*

*The Alliance should certainly build on existing initiatives and break policy silos. The practical implementation of the CPR, advancing the Renovation Wave with the EPBD, which can result in additional housing units in existing buildings, making the Bioeconomy Strategy operational for construction, and getting the certification of carbon storage in buildings started as soon as possible can all contribute to delivering more affordable and sustainable housing. While pursuing the affordable housing objective from the social and competitiveness perspectives, we must also ensure that construction decarbonisation as an EU climate policy goal remains at the top of the agenda."*

Several stakeholder contributions aligned with these points. Representatives from the European Commission's Task Force on Competitiveness highlighted ongoing work under the Competitiveness Coordination Tool, identifying offsite construction as a key project with significant potential to reduce housing costs. A dedicated Task Force on Offsite Construction under the High-Level Construction Forum is expected to begin work shortly with its inaugural meeting on 30 June.



Other stakeholders emphasised the importance of improving the quality of housing through better measurement, evidence gathering and the sharing of best practices. Additional priorities included the reuse of existing buildings and regulatory simplification, with several participants stressing that simplification should improve coherence and effectiveness rather than amount to deregulation.

Finally, some organisations argued that increasing housing supply alone will not be sufficient to improve affordability. They highlighted concerns regarding housing speculation and the financialisation of housing markets, calling for greater attention to who benefits from public support measures and emphasising that housing should remain primarily a public good rather than a financial asset.