**UEPC MANIFESTO**

**TOWARDS AFFORDABLE HOUSING POLICIES IN THE EU**

UEPC (European Union of Developers and House Builders), the representative body of house builders and developers across Europe wishes to raise the attention of newly elected MEPs to the necessity to **develop affordable housing policies in the EU**.

Access by all EU citizens to quality housing at affordable prices is a fundamental tenet of the European social market economy. The only way to achieve it is through developing an EU policy framework that incentivizes and energizes all market players towards this goal.

**UEPC asks the EU to:**

* **Ensure a level playing field between private and public housing providers.**
* **Play a role in cutting red tape and reducing unnecessary administrative burden.**
* **Act to limit costs arising from EU legislation and cut taxes in the construction sector.**

Union Européenne des Promoteurs-Constructeurs

European Union of Developers and House Builders

Europäische Union der Freien Wohnungsunternehmen

**Sustainable housing policies are essential components of every democratic social welfare state in the EU. They should be based on the following principles:**

**Creation of a genuine level playing field**

**UEPC believes that housing markets based on a level playing field between public and private developers are key.**

Private sector should be able to offer housing that the government cannot longer afford to finance. It must not be restricted to the role of mere service provider to public or semi-public bodies.

Welfare adjustments are more effective than population adjustments. For these reasons housing policies including a percentage of public subsidized housing should be avoided.

To avoid distortions of competition, compensation for social undertakings should be used only to finance activities falling into the scope of providing affordable housing, unless such compensation is offered to all parties.

State aid must rigorously focus on promoting affordable housing, no matter the status of the provider is.

**EU is responsible for the respect of state aid rules. EU has a key role in ensuring a level playing field between private and public housing providers. EU policy’s focus needs to move towards welfare adjustments, not population adjustments.**

**Cutting red tape and lowering administrative burden**

**UEPC considers that lowering the administrative burden on the newly built dwellings would have a very positive effect on the provision of affordable houses.**

Public authorities must set up simplification programs that are inventorying and analyzing the different existing regulatory and policy measures affecting the provision and the commercialization tion of dwellings, in order to abolish and/or replace inefficient and

ineffective measures.

Every new policy proposition should be presented together with a socio-economic impact assessment report.

Planning and permit systems should serve to facilitate and not to frustrate appropriate new development.

**EU has a role to play in cutting red tape and reducing unnecessary administrative burden. New EU policies should focus at improving business environment.**





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**Cost reduction**

**UEPC recognizes that cost reduction is crucial for the provision of affordable housing.**

Regulatory costs arising from EU legislation should be assessed within the frameworks of REFIT exercise for smart regulation and/or Construction 2020.

Problems related to sector’s decreasing competitiveness and higher prices due to extra cost should be tackled by taking into account EU citizens’ decreasing incomes and financial institutions’ risk aversion increasing in provid-

**UEPC represents more than 30,000 developers and house builders affiliated to the federation of 9 states (Belgium, Spain, France, Malta, the Netherlands, Norway, Poland, Romania and United Kingdom).**

**In its members’ activities = 10% of the gross national product and employment in Europe.**

***Together = build and develop 1,000,000 homes and several million m2 of commercial buildings (offices, shopping centres and semi-industrial buildings) per annum.***

ing mortgage loans.

Lowering of taxes, such as VAT on new dwellings would be a very efficient policy measure to stimulate the supply of new dwellings in regional markets where the needs are much higher than the actual offer.

Financial regulation should favour access to credit for long-term investment in affordable housing.

**EU should act to limit costs arising from EU legislation. EU has a role to play in cutting taxes in the construction sector.**

