

## JUNE 2025 NEWS



### **Build Europe's first 2025 Congress in Gdańsk: a great success!**

Build Europe successfully concluded its annual Congress, which took place on 11-13 June in Gdańsk, Poland. Hosted by PZFD, this three-day event brought together members, partners and policymakers for strategic discussions on some of the most pressing issues facing the housing sector in Europe. A highlight of the Congress was the policy roundtable with Matthew Baldwin, Head of the European Commission's Housing Task Force, who talked about the launch of the EU's first-ever Affordable Housing Plan. Build Europe contributed actively to the ongoing debate, sharing its six-pillar strategy on financing, taxation, permitting, land use, competition rules, and regulatory overreach. Members welcomed the opportunity to directly exchange with the Commission and reaffirmed their collective commitment to improving housing affordability across Europe. Furthermore, national updates and best practices were also at the heart of the discussions, with members discussing different national topics which ranged from spiralling permitting delays and regulatory complexity to land scarcity and mortgage constraints. While the local challenges varied, a shared call emerged for simpler, more flexible and pro-development frameworks across Europe.

The Congress also saw important decisions for the future of the Association. NEPROM and IVBN, the two main housing and real estate investor federations from the Netherlands, were unanimously accepted as Full Members of Build Europe. Livingroup, a private Portuguese real estate company, was welcomed as a Correspondent Member, and the Estonian Real Estate Association was admitted as Observer Member. In addition, Build Europe's members approved the establishment of the Deregulation & Simplification Committee, chaired by Vice-President José Luis Roca (APCE), with a clear mandate to identify and remove legislative barriers to housing investment. Members were encouraged to actively contribute to its work in the months ahead. The presentations on housing prepared by Build Europe and its members can be found [here](#) and [here](#). Pictures of the event can be found [here](#). Feel free to download them and use them for your communications.

## HOUSING POLICY NEWS.

### **European Commission appoints members to new Housing Advisory Board**

On 30 June 2025, the European Commission officially established its Housing Advisory Board, a new expert group tasked with providing independent and concrete policy recommendations in preparation for the European Affordable Housing Plan, expected in early 2026. The call for applications drew over 200 responses from highly qualified individuals, demonstrating the urgency and wide interest in addressing affordable housing challenges across the EU. The Commission selected 15 members serving in a personal capacity, chosen to reflect a balanced representation of expertise, geography, and gender. The appointed members come from 15 different EU Member States and include academics, practitioners, public officials, and experts in finance, social housing, and urban planning.

The Housing Advisory Board is chaired by Eamon Ryan, former Irish Minister. Carlos Moedas, Mayor of Lisbon and former European Commissioner, serves as Vice Chair. Other members include figures such as Sarah Coupechoux of the Fondation pour le logement des défavorisés, Marja Elsinga from Delft University of Technology, and Matthew Zerafa, CEO of the Malta

Housing Authority. The Board held its first meeting on the day of its announcement and is scheduled to convene again in September. In the coming months, Build Europe will share its positions and proposals with the Board.

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

## **European Commission publishes 2025 European Semester Spring Package**

On 4 June, the European Commission published its 2025 European Semester Spring Package, providing economic and policy guidance to Member States. The package includes country-specific recommendations aimed at ensuring sound public finances, boosting competitiveness and productivity, and supporting the green and digital transitions. It also evaluates progress under the Recovery and Resilience Facility and examines the macroeconomic situation across the EU, taking into account recent fiscal and structural reforms. The Commission's assessment underlines the importance of maintaining fiscal responsibility while making strategic investments to strengthen long-term resilience.

In the coming weeks, Build Europe will send bilateral in-depth analysis and links to the full recommendations per country to each member.

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

## **FISCAL & FINANCIAL NEWS**

### **Early signs of stability in the Euro area amid housing affordability challenges**

The June edition of the Quarterly Report on the Euro Area (QREA) features a detailed examination of housing affordability in a post-pandemic context. The report highlights that while historically low interest rates had initially worsened the house-price-to-income ratio, a rebound in borrowing capacity since 2024 has helped ease this pressure, though affordability remains well above long-term averages. Notably, the report records a sharp decline in housing supply, driven

by a drop in building permits and construction activity, which limited new housing availability and sustained price pressures. Released alongside the Quarterly Report, Institutional Paper 322 reinforces these findings by charting the ongoing tension between mortgage financing improvements and persistent structural constraints in housing supply. Together, the analysis points to a complex picture: easing financial conditions and resilience in household income are beginning to support demand, yet outputs remain subdued due to regulatory bottlenecks, high costs, and supply shortages. The report concludes that restoring affordability and stimulating housing investment will require targeted policy action aimed at simplifying planning processes, modernising construction methods, and removing administrative hurdles.

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

## **Build Europe and Deloitte present taxation questionnaire for affordable housing**

On 30 June, Build Europe and Deloitte held a dedicated webinar to introduce our new questionnaire on housing taxation and affordable housing measures. The meeting was a chance to walk members through the purpose and structure of the document, and to discuss how national taxation rules and incentives can support the delivery of affordable homes. The questionnaire explores how different tax rules and incentives affect the supply of affordable housing across Europe. It covers a wide range of topics, from VAT rates on new homes to registry taxes, fiscal support for off-plan purchases, interest subsidies and special programmes for private developers. It also looks at broader financing models, sustainability requirements, and alternative ownership schemes like cooperative housing or community land trusts. The answers to the questionnaire will help Build Europe and the European Commission develop a clear and solid overview of how tax rules and financial measures are used across Europe to support access to affordable housing. The inputs coming from Build Europe's members will be shared with the European Commission's Housing Task Force, as part of the ongoing work on the European Affordable Housing Strategy. Build Europe, therefore, kindly asked all Build Europe members to share their completed questionnaires by mid-September.

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

## **The Commission launches consultation on revising State Aid rules for SGEIs with a focus on housing**

On 5 June, the European Commission launched a public consultation aimed at updating the State Aid rules governing Services of General Economic Interest (SGEIs), including housing. The review intends to simplify and expand the existing framework, currently limited to narrowly defined social groups, so that Member States can more easily support affordable and energy-efficient housing projects without distorting competition. This initiative is a key component of the forthcoming EU Affordable Housing Plan, scheduled for 2026. By allowing broader public investment in housing and revising de minimis thresholds and SGEI definitions, the Commission aims to modernise state aid rules to better reflect today's housing market needs. All stakeholders (governments, housing providers, local authorities, financiers, developers) are invited to contribute. The consultation remains open via the Commission's "Have Your Say" platform, accessible [here](#). Build Europe is currently working, together with its legal advisor De Bandt, on a response that will be shared with Members in mid-July. The deadline is set on 31 July.

## **EIB outlines practical solutions to Europe's housing crisis**

On 16 June, the European Investment Bank (EIB) published an essay titled "*Why is there a housing crisis and how do we fix it?*" that explores the structural causes of Europe's housing challenges and presents a series of practical policy responses. The essay highlights that house prices across the EU have climbed nearly 50% over the past decade, while rents have increased by around 25%, leaving many households under severe financial pressure. One in ten Europeans now spends more than 40% of their income on housing. In cities such as Dublin, the lack of affordable housing has had profound social impacts, with individuals describing how securing a stable home has significantly improved their quality of life and outlook. To tackle the crisis, the EIB outlines three key priorities: boosting construction through innovation and digitalisation, simplifying regulatory and permitting procedures, and increasing access to finance for both new housing and energy-efficient renovations. The EIB plans to increase its housing-related lending to €4.3 billion in 2025, focusing on sustainable new developments as well as the upgrading of existing stock.

Following separate bilateral meetings, on 10 June, Build Europe shared with the EIB's housing unit a [letter to relaunch its A-HOPE](#) (Affordable Housing for the People of Europe) initiative, which

could represent an important opportunity for the EU to strengthen the homeownership pillar of Europe's housing strategy.

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

## **EU Housing Special Committee welcomes EIB's Action Plan on Affordable Housing**

On 13 June, the European Parliament's Special Committee on the Housing Crisis (HOUS) held a press point to discuss the European Investment Bank's newly released action plan on affordable housing. The event underscored the Committee's recognition of the EIB's strategic role in addressing Europe's housing challenge. Members of the Committee praised the action plan for translating financial commitment into practical initiatives. They highlighted how the EIB's plan includes tailored financing mechanisms for affordable homeownership and rental housing, innovative investment platforms, and dedicated support for energy-efficient renovation. The Committee drew attention to the importance of blending public funding with structured private capital to mobilize large-scale investment in housing projects. This exchange reflects a shared vision: ensuring that EU-level investment tools are fully aligned with the needs of the housing sector. With the HOUS Committee actively engaging both the European Commission and the EIB, there is a sense that institutional coordination is stepping up to deliver tangible housing outcomes across Member States.

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

## **European Parliament hearing explores how to finance affordable housing**

On 3 June, the European Parliament's Special Committee on the Housing Crisis (HOUS) held a public hearing titled "Public and Private Investment Strategies for Affordable and Social Housing". The event examined the role of EU funds, public-private partnerships, and innovative financing models in addressing the growing need for affordable and social housing across Europe. The hearing opened with a panel debate on unlocking public investment, highlighting the importance

of EU instruments and Member State support to bridge funding gaps in social housing. A second panel focused on attracting private capital, exploring how public–private partnerships can be structured to deliver homes at scale without compromising affordability. Several expert presentations provided real-world case studies and data-driven analyses, showcasing successful financing models from across the EU. Key discussions centred on how to better tailor EU policy to support blended funding, deploy guarantees and investment platforms, and de-risk private investment to unlock larger flows for long-term projects. The hearing demonstrated a growing consensus that combining public and private resources is critical to meeting the EU’s ambitious housing goals. HOUS members emphasised the need for complementary policy frameworks, innovative finance solutions, and regulatory clarity, setting the stage for further legislative work and input into the future Affordable Housing Plan.

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

## **Services of General Interest and construction in the EU spotlight at the European Economic and Social Committee**

On 24 June, the European Economic and Social Committee (EESC) convened a meeting of the TEN Section in Brussels, with a strong focus on the future of public services and the construction sector in Europe. A central item on the agenda was the adoption of an opinion on the role of services of general interest (SGIs) in supporting competitiveness, social cohesion, and democratic trust across the EU. The opinion, led by rapporteur Thomas Kattnig, calls for a strategic shift in the way SGIs (such as social housing, energy, digital infrastructure, education, and healthcare) are addressed at EU level. It argues that these services should be seen as essential levers for social resilience and sustainable economic development, not simply as cost factors. The EESC urged the European Commission to move beyond a fragmented, sectoral approach and to develop a comprehensive EU strategy for SGIs. This would include, among others, stronger public investment frameworks, modernised state aid and procurement rules, and clear recognition of SGIs as long-term investments rather than current expenditure. The Committee also highlighted the importance of digital infrastructure as a common good, the need to strengthen territorial cohesion, and the critical role of skilled workers, democratic participation, and citizen co-creation in delivering high-quality services. These recommendations align closely

with the broader objectives set out in recent EU-level reflections on competitiveness, social inclusion, and green transition. In the afternoon, the TEN Section hosted a dedicated event on the role of organised civil society in shaping the future EU Strategy for Construction. The discussion, opened by EESC President Oliver Röpke, brought together stakeholders from across the built environment to examine how civil society can contribute to sustainable housing, decarbonisation, skills development, and digital innovation in construction. The exchange also touched on the expected contribution of the forthcoming Construction Services Act and the importance of restoring trust and affordability in the housing sector.

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

## **EU introduces vision for rural and territorial investment through CAP strategic plans**

On 10 June, the European Commission unveiled new provisions enabling Member States to enhance rural and territorial investments using the Common Agricultural Policy (CAP) strategic plans. These amendments offer countries greater flexibility to channel CAP funds towards key local development objectives such as rural housing, small businesses, community services, and infrastructure. The Commission emphasises that these reforms aim to support a more inclusive and resilient rural Europe by allowing strategic targeting of resources to areas facing demographic decline or inadequate access to essential services. Under the revised framework, Member States can intentionally support affordable rural housing, ranging from renovations to energy efficiency upgrades, through CAP instruments typically reserved for agriculture, forestry, or business development. While the rules maintain environmental safeguards and require alignment with national climate and biodiversity commitments, they introduce more scope for Member States to use rural development funding to tackle housing gaps and strengthen local economies. These updates reflect the Commission's broader objective to foster European cohesion and balanced territorial development by integrating housing into rural investment strategies. Member States are currently adapting their CAP strategic plans ahead of the 2027–2028 rollout, with the revised provisions expected to come into effect in time for next year's programming cycle.

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



## ENVIRONMENTAL & TECHNICAL NEWS

### **European Parliament's ENVI Committee endorses Soil Monitoring Law**

On 4 June, the European Parliament's Environment, Public Health and Food Safety (ENVI) Committee gave its backing to a strengthened version of the proposed Soil Monitoring Regulation. The updated text introduces enhanced requirements for Member States to carry out systematic soil assessments and to share the resulting data in a harmonised EU database. The aim is to establish a unified framework for tracking soil health across the Union, supporting more effective responses to contamination, erosion, and degradation. The file will next be forwarded to the full European Parliament and the Council for interinstitutional negotiations. More information can be found [here](#).

In view of the Trilogue, Build Europe had shared its position with the European Commission in late 2024, highlighting its concerns about the law's potential effects on housing affordability and sustainable urban development. Build Europe advocates for a balance between soil protection and the preservation of housing affordability, stressing the need for flexibility in land use policies and the promotion of brownfield redevelopment. During a bilateral meeting in December 2024, the European Commission informed Build Europe that its position would have been considered in future negotiations. Build Europe's letter and position paper can be found [here](#).

### **EU launches tools to support national building renovation plans, while MEP questions transparency of National Building Renovation Plans**

On 2 June, the European Commission released two practical new tools to assist Member States in preparing their National Building Renovation Plans (NBRPs) under the revised Energy Performance of Buildings Directive. These include an annotated template and a data-collection spreadsheet to ensure plans follow the mandatory structure, including targets, policy measures, and investment needs. The NBRPs are essential frameworks through which Member States will outline strategies to decarbonise their building stock by 2050, align renovation efforts with national energy and climate goals, and reduce Europe's dependency on natural gas consumption.

linked to buildings. The first draft plans are due by 31 December 2025, to be assessed by the Commission, refined, and finalised by the end of 2026. While the use of these tools is voluntary, they offer streamlined, harmonised guidance that is likely to improve the quality and consistency of NBRP submissions across the EU. Effective renovation planning can yield multiple benefits, cutting energy costs for citizens, strengthening energy independence, and accelerating climate-neutral renovation of Europe's homes and buildings.

In parallel, on 11 June, Danish MEP Niels Flemming Hansen (EPP) submitted a written question to the European Commission regarding the implementation of the recast Energy Performance of Buildings Directive. His enquiry highlights the shift towards “measured performance”, using actual energy consumption data instead of theoretical models, and seeks clarity on how this approach will be applied uniformly across the EU. The MEP asked what concrete measures the Commission plans to take in three key areas: first, the development and dissemination of clear guidance to help Member States implement measured performance effectively; second, the establishment of a pan-European certification scheme to ensure that performance measurements are consistent and comparable; and third, the incorporation of lessons learned from countries like the UK, which have already begun integrating measured performance into their renovation frameworks.

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

## **EU clears new guidance to accelerate building efficiency and decarbonisation**

On 30 June, the European Commission rolled out a comprehensive package of regulations and implementation tools to support Member States in transposing the revised Energy Performance of Buildings Directive. This initiative includes a delegated regulation, implementing regulation, and detailed guidance aimed at helping countries establish cost-optimal minimum energy performance standards for both new construction and major renovations. Designed to account for diverse national climates and building types, the framework provides practical methods for calculating optimal energy thresholds. The guidance is timely as EU Governments work toward the EPBD transposition deadline in May 2026. By making efficiency requirements clearer and more coherent, the Commission seeks to spark fresh investment in renovation projects, cut citizens' energy bills, reduce grid pressures, and strengthen energy independence. It also supports

the broader EU goals of achieving an 11.7% drop in overall energy consumption by 2030 and transitioning building stock toward full decarbonisation by 2050. Alongside this package, the Commission issued a communication approving the content of a new notice on implementing the recast directive. This notice clarifies key elements, including the introduction of measured performance standards and the requirement to phase out financial incentives for stand-alone fossil fuel boilers from January 2025. It ensures that Member States apply these changes coherently and transparently, facilitating monitoring and compliance. Together, the regulations, guidelines, and approved notice create a reinforced pathway for energy-efficient renovation across Europe. They mark a decisive step toward transforming the building sector into a carbon-neutral and sustainable pillar of the green transition.

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

## **Council confirms mandate to simplify sustainability reporting and due diligence rules**

On 23 June, EU Member States in the Council adopted their negotiating position on the second Omnibus package, targeting key sustainability directives, the Corporate Sustainability Reporting Directive (CSRD) and the Corporate Sustainability Due Diligence Directive (CSDDD). Under the Council mandate, the CSRD will now apply only to companies with over 1,000 employees and more than €450 million in net turnover, excluding listed SMEs entirely. The CSDDD will be further narrowed to firms with at least 5,000 employees and €1.5 billion in net turnover. The Council also removed the requirement for companies to map entire supply chains, focusing instead on risk-based due diligence at the “tier-1” supplier level. Additional flexibility is introduced in climate transition plans, delaying their application by two years and permitting supervisory authorities to advise businesses. Member States now have until July 2028 to transpose the CSDDD into national law. These measures form part of a wider drive to streamline sustainability obligations and lessen compliance burdens, aimed at enhancing EU competitiveness. Next steps involve trilogue negotiations with the European Parliament, once that institution adopts its own negotiating stance.

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

## **EFRAG progresses on ESRS simplification efforts**

On 20 June 2025, the European Financial Reporting Advisory Group (EFRAG) submitted a progress report to the European Commission outlining its ongoing work to simplify the European Sustainability Reporting Standards (ESRS). The report responds to the Commission's request, made in May, for concrete proposals to ease reporting burdens on companies, as part of the broader simplification drive set out in the second ESG Omnibus package. EFRAG's report describes its strategy to significantly reduce the complexity and volume of ESRS disclosures while maintaining the relevance and robustness of the standards. The group is currently working to reduce the number of mandatory data points by more than half. It plans to do so by streamlining the double materiality assessment, making sustainability statements more concise, clarifying the link between general and topic-specific disclosures, and improving the overall clarity and usability of the standards. In addition, it is identifying possible targeted exemptions and aligning the ESRS more closely with international reporting frameworks. The progress report, endorsed by EFRAG's Sustainability Reporting Board on 19 June, sets out a two-stage timeline. Draft exposure documents are expected by mid-July, and final technical advice is to be delivered to the Commission by the end of October. EFRAG also recommended extending the public consultation period to ensure that stakeholders have sufficient time to assess and comment on the proposed changes.

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

## **Cement industry sets joint roadmap for green skills and just transition**

On 10 June, the European Federation of Building and Woodworkers (EFBWW) and CEMBUREAU (the European Cement Association) presented a joint set of policy recommendations to support the green, digital and just transition of the cement industry. The event marked the conclusion of "Cement Skills 2030," a two-year, EU co-funded project focused on identifying the skills needs of the sector up to 2050. The final conference brought together policymakers, industry leaders and trade union representatives to discuss how best to prepare Europe's workforce for the transformation ahead. Based on case studies from six countries (Belgium, France, Germany, Greece, Poland and Spain), the report calls for stronger cooperation among social partners, targeted investments in upskilling and re-skilling, and the use of national

and EU funds to support labour force adaptation. It also highlights the importance of occupational safety and health and the need to make the sector more attractive for younger generations. Both EFBWW and CEMBUREAU announced their intention to continue their cooperation, including the creation of a dedicated platform for ongoing skills exchange and the possible development of a long-term industry roadmap on skills intelligence.

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

## **EU adopts new State Aid framework to accelerate clean industry transition**

On 25 June, the European Commission approved a revised State Aid framework designed to support the roll-out of clean industry across the EU, under the Clean Industrial Deal framework. This policy enables Member States to provide aid for clean technologies, deployment of renewable energy sources, decarbonisation of existing industrial plants, and investments in energy infrastructure, all in compliance with State Aid rules. The framework sets out clear conditions allowing aid to flow swiftly while ensuring it aligns with broader EU goals, and will remain in effect until 31 December 2030. It covers a range of support mechanisms, including simplified approval procedures for clean energy deployment, targeted schemes for energy-intensive industries, investment support for low-carbon technologies and carbon-intensive plant phase-outs, and incentives to enhance clean technology capacity within the EU.

This initiative aims to provide certainty for investors and governments, and to stimulate private capital alongside public funds to achieve Europe's green transition. By offering a flexible tool to back low-carbon industrial transformation, the Commission seeks to reinforce Europe's competitiveness while supporting its climate ambition.

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

## **NEWS FROM BUILD EUROPE MEMBERS AND OTHER COUNTRIES**

### **France - Lawmakers approve temporary halt to new solar and wind projects**

On 19 June, the French National Assembly approved a temporary pause on new solar and wind project permits, sparking debate amid broader energy policy discussions. Though not yet law, the move has drawn criticism from Green MPs and industry groups, who warn it risks delaying France's climate goals. Proponents cite planning and land-use concerns, while the government remains divided, the Energy Transition Minister called the pause "necessary" but did not back it long term. The vote underscores growing tensions between France's energy ambitions and local planning constraints, as the EU urges faster deployment of renewables.

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

### **France - UNAM Congress highlights key challenges in urban planning and land use**

On June 11, in Paris, the National Union of Developers (UNAM) assembled a broad mix of stakeholders at its annual congress: representatives from private development firms, public-sector planners, local authorities, public land-holding agencies (EPFs), and social housing providers. The event sparked intense debate over France's Zero Net Artificialisation (ZAN) target and the urgent need to simplify urban planning regulations. Many participants expressed concerns over the complexity of current regulations, warning that they hinder project delivery and stifle innovation. The debate highlighted a shared call for more pragmatic and flexible frameworks, particularly to unlock development around railway stations, seen as strategic hubs for sustainable urban growth.

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

## **France – Build Europe attends FPI Congress in Marseille**

On 24 June, Filiep Loosveldt, Managing Director of Build Europe, took part in the Congress of the French Federation of Real Estate Developers (FPI), held at the Mucem in Marseille. The event brought together leading figures from the housing, urban planning, and construction sectors to discuss how to address the many crises, bottlenecks, and uncertainties currently affecting the industry. Debates and workshops throughout the day focused on revitalising real estate development, improving building processes, boosting the attractiveness of the profession, and responding to environmental and societal shifts. The Congress also marked the re-election of Pascal Boulanger as FPI President for a new five-year term, providing continuity at a critical moment for the sector. One of the event's key highlights was the discussion of the new white paper [The Future of the Real Estate Development Profession in France](#), published by Sogeprom, Société Générale, IEIF, and Novamétrie. The publication calls for a renewed business model, stronger skills development, and greater innovation to meet changing market conditions, tighter regulations, and evolving lifestyles.

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

## **France - Build Europe participates to Pôle Habitat FFB event in Brussels**

On 17 and 18 June, Build Europe took part in the European Congress organised in Brussels by Pôle Habitat FFB and its partners, bringing together leading housing stakeholders from across the EU to discuss urgent challenges and future prospects for housing in Europe. The event offered a rich two-day programme focused on affordable, sustainable, and accessible housing. Build Europe was represented by its Secretary General, Federico Nahuel Lazzari, and Managing Director, Filiep Loosveldt, who both actively contributed to the discussions. The congress featured high-level speakers, including Katrien Kempe, board member of UPSI-BVS, and Cédric Van Meerbeeck of Deloitte Belgium, who provided valuable insights into the Belgian housing market.

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

## **Germany – Germany accelerates housing construction with new “Wohnungsbau-Turbo” law**

On 18 June, the German cabinet approved a new provision in the Federal Building Code, nicknamed the “Wohnungsbau-Turbo”, aimed at significantly speeding up the construction of new and affordable housing. Under the new rule, municipalities are permitted to bypass formal zoning plan approvals, saving significant time and costs. The measure, which applies to new builds, building extensions, upward developments, and conversions of existing non-residential buildings into housing, will remain in force until the end of 2030. An evaluation by the Federal Ministry for Housing is scheduled for late 2029 to assess whether it effectively increases housing supply. Environmental safeguards remain in place: municipalities may only override zoning requirements if building is essential and no significant environmental harm is expected. The law’s adoption coincides with the extension of rent controls, reaffirming Germany’s dual strategy of accelerating construction while protecting tenants through measures like the Mietpreisbremse.

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

## **Germany – Bundestag holds expert hearing on extension of rent cap**

On 19 June, the German Bundestag held a hearing on extending the rent cap (Mietpreisbremse) to 2029 and applying it to buildings completed since 2019. Experts debated its impact: supporters cited tenant protection, while critics warned it could reduce housing supply and deter investment. Concerns included legal risks, construction slowdowns, and reduced returns for developers. Lawmakers now face the challenge of balancing tenant support with the need to sustain housing investment. More information can be found [here](#).

## **Ireland – New report examines role of approved housing bodies across Europe**

Housing Europe and Ireland’s Housing Agency have published Unlocking Potential, a report comparing Ireland’s Approved Housing Bodies (AHBs) with similar organisations in Belgium,



Denmark, Finland, and the Netherlands. Released amid Ireland's AHB sector review, the study offers insights into governance, financing, and operations, highlighting both differences and common challenges. It aims to support policy decisions and enhance AHBs' role in delivering social and affordable housing.

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

## **Poland – Constitutional court challenges supremacy of EU energy and climate laws**

Poland's Constitutional Tribunal ruled that key EU energy and climate rules, including parts of the Emissions Trading Scheme, violate Poland's constitution and national sovereignty. The court claims EU institutions have overstepped their powers. However, Prime Minister Donald Tusk's government rejected the ruling, calling the court illegitimate and refusing to publish it. While the ruling has little immediate effect, it carries symbolic weight. It reflects growing pushback against EU centralisation and could shape future debates on EU versus national authority in energy and climate policy.

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

## **Ukraine – Ukraine Recovery Conference 2025 to focus on housing and local resilience**

The Ukraine Recovery Conference (URC 2025) took place on 11 and 12 June in Berlin, and gathered national governments, international organisations, and financial institutions to coordinate long-term support for Ukraine's reconstruction. This year's edition put a strong emphasis on the role of local and regional actors, under the theme "United in Defence. United in Recovery. Stronger Together." Housing was one of the key focus areas within the broader recovery agenda, alongside energy, infrastructure, and economic resilience.

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

## **US – Regulators eye cryptocurrency as mortgage collateral**

On 25 June, the U.S. Federal Housing Finance Agency directed Fannie Mae and Freddie Mac to consider cryptocurrency holdings in mortgage risk assessments, without converting to dollars. Only crypto from compliant U.S. exchanges would qualify, with adjustments for volatility. The measure, awaiting board approval, aligns with President Trump’s pro-crypto agenda but raises concerns about price swings and cybersecurity.

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

### **Build Europe’s upcoming activities**

- 4 July: EIB’s event “Unlocking investments in affordable and sustainable housing in Europe” (Brussels, Belgium)
- 9 July: Monitoring Committee meeting
- 29-31 October: Build Europe Congress in Malta