

Summer 2026

◆◆◆ IUT at the first meeting of the European Housing Alliance ◆◆◆



The first meeting of the European Housing Alliance marked an important step in strengthening cooperation between the European Commission and civil society to address the growing housing affordability crisis across Europe.

On 19 June 2026, the International Union of Tenants (IUT) participated in the inaugural meeting of the European Housing Alliance, launched by Commissioner for Energy and Housing **Dan Jørgensen**. The IUT was represented by **Emiliano Rocchetti**, Policy Officer, alongside representatives from around **700 organisations** interested in contributing to the initiative.

The meeting focused on the Alliance's priorities and how stakeholders can work together to support the development of future EU housing policies. The broad participation reflected the increasing importance of housing affordability on the European agenda.

During the discussions, the IUT emphasised that addressing Europe's housing crisis requires a **long-term, coordinated approach** supported by balanced stakeholder representation. The organisation called for dedicated working groups on key topics such as affordable housing finance, regulation, construction costs and tackling speculation, while stressing that tenants must have an equal voice alongside other housing actors.

The IUT also highlighted the need for increased investment in affordable housing combined with strong tenant protections, including secure tenancies, safeguards against excessive rent increases, and measures to ensure that energy renovations do not reduce affordability.

The IUT looks forward to actively contributing to the European Housing Alliance and ensuring that the tenant perspective remains central to the development of future EU housing policies.

IUT calls for stronger tenant protections at EU Informal Ministerial Meeting on Housing – 11/12 May



The Informal Ministerial Meeting on Housing in Nicosia provided an important opportunity for the International Union of Tenants (IUT) to advocate for housing as a fundamental right and promote socially responsible solutions to Europe's housing crisis.¹

On 11–12 May 2026, the International Union of Tenants (IUT) participated in the EU Informal Ministerial Meeting on Housing in Nicosia, Cyprus, organised by the Cyprus Presidency of the Council of the European Union. The IUT was represented by Board Member and Director of the **Dutch Tenants' Union (Woonbond)**, **Zeno Winkels**, who addressed ministers, European Commissioner **Dan Jørgensen**, and other stakeholders.

During the meeting, the IUT stressed that investment, regulation and simplification must work together to deliver long-term affordable housing while protecting tenants' rights. The organisation called for stronger rent regulation, long-term rental contracts, measures to prevent repossessions, and greater investment in social and affordable housing.

¹ [https://cyprus-presidency.consilium.europa.eu/en/news/informal-ministerial-meeting-for-housing-adopting-a-](https://cyprus-presidency.consilium.europa.eu/en/news/informal-ministerial-meeting-for-housing-adopting-a-common-european-approach-to-boost-supply-investment-and-innovation/)

The IUT also urged that all public housing investment be tied to long-term affordability and social conditions, ensuring that public funding serves the common good rather than speculative interests.

The meeting reinforced the growing recognition that tackling Europe's housing crisis requires both increased housing supply and strong social safeguards. The IUT remains committed to contributing its expertise to ensure that the tenant perspective is reflected in future European housing policies.

IUT organises EqualHouse seminar on sustainable renovation and energy poverty – 8 May

The workshop highlighted the importance of placing tenants at the centre of Europe's renovation policies, ensuring that climate objectives go hand in hand with affordability and social justice.

On 8 May 2026, during the **IUT World Conference in Malmö and Copenhagen**, the International Union of Tenants (IUT) organised a participatory workshop as part of the **EqualHouse project** seminar series. The session featured the presentation of the project's latest research by **Professor Holger Wallbaum (Chalmers University, Sweden)**, followed by an interactive discussion with members of the **European Community for Housing Equality** and tenant organisations from across Europe and beyond.

[common-european-approach-to-boost-supply-investment-and-innovation/](https://cyprus-presidency.consilium.europa.eu/en/news/informal-ministerial-meeting-for-housing-adopting-a-common-european-approach-to-boost-supply-investment-and-innovation/)



The workshop explored how energy renovations can simultaneously address climate change and energy poverty while avoiding unintended social consequences such as displacement and rising housing costs. Participants discussed the need for renovation policies that respond to the diverse realities of tenants and vulnerable households, rather than relying on one-size-fits-all approaches. The discussion emphasised that meaningful tenant participation, stronger protections against repossessions, improved housing quality, and better use of tenant-generated evidence are essential for delivering fair and inclusive renovation policies. Participants also exchanged good practices from different countries, reinforcing the importance of involving tenants throughout the renovation process.

The workshop reaffirmed the EqualHouse project's objective of making the renovation needs of vulnerable households more visible and ensuring that future European renovation policies combine environmental ambition with affordability, health and social sustainability.

Barbara Steenbergen at the Public hearing on Housing Affordability in Times of High Energy Costs in the European Parliament – 24 June



The European Parliament's public hearing on housing affordability highlighted the close link between rising energy costs, housing affordability and the need for socially just renovation policies across the European Union.

On 24 June 2026, the International Union of Tenants (IUT) participated in the **European Parliament's Public Hearing on Housing Affordability in Times of High Energy Costs, organised by the Parliament's Special Committee on the Housing Crisis in the European Union (HOUS)**. The hearing brought together representatives from the European Commission, academia, the housing sector and civil society to discuss solutions to energy poverty and the growing housing affordability crisis.

Representing the IUT, **Barbara Steenbergen, Member of the IUT Executive Committee**, stressed that improving energy efficiency must go hand in hand with protecting tenants' rights. She emphasised that energy renovations should lower overall housing costs rather than increase rents, calling for safeguards against repossessions, stronger security of tenure and housing cost neutrality to ensure that the financial benefits of renovation are shared with residents.

Barbara Steenbergen also highlighted the importance of combining investment in energy-efficient housing with robust social protections, ensuring that the transition to a more sustainable housing stock remains affordable and inclusive for low- and middle-income households.

The hearing reinforced the growing recognition among European policymakers that tackling energy poverty and the housing crisis require integrated solutions balancing climate objectives with affordability, social justice and tenant protection. The IUT remains committed to ensuring that the tenant perspective continues to shape future European housing and energy policies.

IUT co-organises dialogue on shaping private investment for affordable housing – 16 March

On 16 March 2026, the International Union of Tenants (IUT) co-organised the workshop "Shaping Private Capital: Conditionalities for Affordable, Sustainable Housing" in Brussels, together with the Institute for Human Rights and Business (IHRB), The Shift and the European Environmental Bureau (EEB). The event brought together representatives from the European Commission, the European Investment Bank, financial institutions, civil society organisations and housing stakeholders.



Discussions focused on the safeguards needed to ensure that increasing private investment in housing delivers long-term public benefit. Participants broadly agreed that EU-backed investment should prioritise affordable, social and non-profit housing while being accompanied by strong environmental, social and governance conditionalities.

As co-organiser for IUT, **Emiliano Rocchetti** highlighted the importance of protecting tenants through long-term affordability, security of tenure, rent stabilisation measures and safeguards against displacement following energy renovations.

The workshop concluded that clear, long-term conditionalities can help attract responsible private capital while ensuring that future EU housing investment contributes to affordable, sustainable and socially just housing across Europe. The IUT looks forward to continuing its work with partners to help shape a fair and effective European framework for housing investment.

Emiliano Rocchetti at the OECD roundtable on housing simplification in Paris – 14 April



The OECD roundtable on "Building without Barriers" provided an opportunity to discuss how regulatory simplification can improve housing affordability while safeguarding tenants' rights.

On 14 April 2026, the International Union of Tenants (IUT) participated in the OECD roundtable "Building without Barriers" in Paris, organised as part of the OECD's Simplifying for Success initiative. The event brought together representatives from governments, international organisations, the construction sector and civil society to explore how housing regulations can be simplified to support affordability and increase housing supply.

Representing the IUT, Emiliano Rocchetti, Policy Officer, stressed that simplification is only meaningful if it makes housing more secure, affordable and predictable for tenants. He argued that the challenge is not simply reducing the number of rules, but ensuring that housing systems are transparent, coherent and enforceable in practice.

During his intervention, Rocchetti highlighted modern rent stabilisation as an example of effective simplification. Well-designed rent regulation, he explained, provides clear and predictable frameworks for both tenants and landlords while supporting stable rental markets. By contrast, removing tenant protections in the name of simplification risks increasing uncertainty, displacement and housing insecurity.

Meaningful regulatory reform should strengthen housing rights. Simplification should improve the functioning of housing systems while ensuring that affordable, secure and decent housing remains at the centre of public policy.

High-Level Event on the Housing Crisis in the EU – 5 May



The European Parliament's High-Level Event on the Housing Crisis in the EU highlighted the urgent need for stronger investment, coordinated policies and inclusive solutions to address housing affordability challenges across Europe.

On 5 May 2026, the European Parliament hosted the event, jointly organised by the

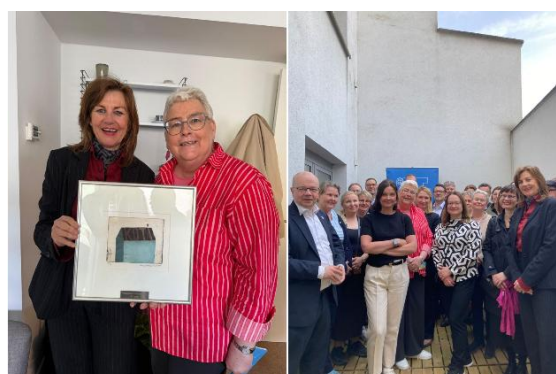
Parliament's Special Committee on the Housing Crisis (HOUS) and the European Commission. Discussions focused on financing the housing transition, areas under housing stress and improving young people's access to affordable homes.

Opening remarks were delivered by **Irene Tinagli, Chair of the HOUS Committee,** and **Matthew Baldwin, Head of the Housing Task Force at the European Commission.** **Keynote messages from Roberta Metsola, President of the European Parliament, and Teresa Ribera, Executive Vice President of the European Commission,** emphasised the importance of affordable and sustainable housing as a European priority.

Participants discussed future EU funding opportunities, including the next Multiannual Financial Framework (MFF) and the planned Pan-European Investment Platform, as well as the role of the European Affordable Housing Plan and Affordable Housing Act framework in addressing housing pressures.

The event also highlighted the importance of strengthening the construction sector and creating better pathways for young people to access secure and affordable housing. The discussions reinforced the need for EU action combining investment, affordability and social inclusion to tackle the housing crisis.

Finnish Delegation Visits the IUT Brussels Office – 16 April



The International Union of Tenants (IUT) was pleased to welcome a Finnish delegation to its Brussels office for an exchange on European housing policy and the challenges facing tenants.

The delegation brought together representatives from cities, housing providers, industry, academia and Vuokralaiset VKL ry. Discussions focused on the European Affordable Housing Plan and the evolving housing challenges at both national and EU levels, highlighting the importance of sharing experiences and strengthening cooperation.

These exchanges provide valuable insights that help inform the IUT's advocacy, ensuring that tenants' voices are reflected in the development of European housing policies.

A special thank you goes to **Anne Viita, Executive Director of the Finnish Union of Tenants**, for proposing and facilitating this valuable exchange.

German Association of Cities Workshop with IUT

At the meeting of the Housing Committee of the German Association of Cities (Deutscher Städtetag) on 30 June in Brussels, **Barbara Steenbergen, Head of IUT EU Office** presented the view of IUT towards the upcoming EU legislation in the EU affordable housing act.

The committee was chaired by **Dr. Friederike Nesselrode**, head of the housing department of Düsseldorf. Participating were also the heads of housing departments and city managers of Munich, Cologne, Stuttgart, Frankfurt, Hamburg, Leipzig, Halle, Dortmund, Münster, Kiel and Nürnberg and the lively exchange and Q&A session was facilitated by **Sebastian Klöppel**, Deutscher Städtetag.

IUT Contributes to EESC Expert Hearing on Making Housing Affordable – 15 June 2026

The International Union of Tenants (IUT) contributed to the European Economic and Social Committee (EESC) Expert Hearing on the opinion *Making Housing Affordable – Increasing Modern Methods of Construction and Lowering Costs* (EO TEN/889)², requested by the Irish Presidency of the Council of the EU.

On 15 June 2026, **Emiliano Rocchetti, Policy Officer at the IUT**, presented the tenants' perspective during the expert hearing, highlighting that increasing housing supply must be accompanied by measures that protect affordability and strengthen tenants' rights. His presentation emphasised the need for greater investment in social and affordable housing, modern rent stabilisation mechanisms and effective regulation to ensure that housing remains accessible while supporting Europe's competitiveness.

The hearing brought together experts and EESC Members to exchange views on the role of modern construction methods and housing policies in tackling Europe's affordability crisis. The discussion reinforced the importance of combining increased housing supply with strong social safeguards and effective tenant protection to deliver sustainable and affordable housing solutions across the European Union.

² [Making Housing Affordable – Increasing Modern Methods of Construction and Lowering Costs](#) |

[EESC](#)

The IUT Welcomes Extension of the European Parliament's Special Committee on Housing – 7 July



The International Union of Tenants (IUT) welcomes the European Parliament's decision to extend the mandate of its Special Committee on the Housing Crisis in the European Union (HOUS) until January 2027, reaffirming the EU's commitment to tackling the housing affordability crisis.³

Approved by Members of the European Parliament on 7 July 2026, the six-month extension will allow the Committee to monitor the implementation of Parliament's recommendations on decent, sustainable and affordable housing while supporting the development of future EU housing policy.

Over the coming months, the HOUS Committee will focus on key priorities, including the Commission's forthcoming housing simplification package, the revision of State aid rules for social and affordable housing, the implementation of the Pan-European Investment Platform for affordable and sustainable housing, and the impact of short-term rentals and housing financialization. The Committee will also contribute to preparations for and follow-up of the 2026 EU Housing Summit.

³ <https://www.europarl.europa.eu/news/en/press-room/20260707IPR46366/parliament-extends-special-committee-on-housing-s-mandate-until-january-2027>

The IUT welcomes the Committee's continued attention to affordable housing, investment in social and affordable homes, and measures addressing speculation and housing shortages. Extending the Committee's mandate provides an important opportunity to advance policies that strengthen tenants' rights and promote access to decent, affordable and sustainable housing across the European Union.

European Parliament Study on Housing Financialization and Speculation – 13 July

The International Union of Tenants (IUT) welcomes the publication of the European Parliament study on "**Housing speculation in the EU: Corporate landlords, real estate trusts, abusive speculative behaviour and impacts on prices and transactions**"⁴, which highlights the growing impact of speculative investment on housing affordability across the European Union.

The study finds that, while housing supply remains an important challenge, the increasing financialisation of housing has become a key driver of rising house prices and rents. It shows that institutional investment in residential real estate has grown significantly since the 2008 financial crisis, with housing increasingly treated as a financial asset rather than a social good.

The report also examines speculative practices that undermine housing affordability and tenants' rights, including excessive rent increases, renovictions, displacement and insecure tenure. It concludes that stronger action is needed at both EU and national level to regulate speculation, improve transparency

⁴ <https://www.europarl.europa.eu/committees/en/study-presentation-on-housing-speculation/product-details/20260710CAN79322>

and support social, public, cooperative and other permanently affordable housing models.

The IUT particularly welcomes the study's recommendations to strengthen rent regulation, prevent repossessions, improve security of tenure and expand investment in social and non-profit housing. These proposals closely reflect the IUT's long-standing advocacy that housing must first and foremost be recognised as a fundamental social need rather than primarily as an investment asset.

The study provides an important contribution to the ongoing European debate on housing and offers valuable guidance for developing policies that ensure affordable, secure and sustainable housing for all across the European Union.

IUT Contributes to the European Commission's Consultation on the Affordable Housing Act – 29 March



At the end of March 2026, the International Union of Tenants (IUT) submitted its contribution to the European Commission's **"Have Your Say" consultation** and accompanying questionnaire on the forthcoming Affordable Housing Act. The submission reflects the collective expertise and experience of members of the IUT Housing Policy Working Group from across Europe,

bringing together perspectives from diverse national housing systems.

In its contribution, the IUT emphasised that the Affordable Housing Act should strengthen EU support for Member States by improving legal clarity, data availability and financial instruments, while fully respecting the principle of subsidiarity. The IUT called for a flexible approach to identifying areas under housing stress, based on common indicators rather than a single EU-wide definition, allowing national and local authorities to tailor solutions to their specific housing markets.

The contribution also highlighted the need to tackle the impact of short-term rentals on housing affordability through stronger regulation, greater transparency and improved cross-border enforcement. At the same time, the IUT stressed that increasing the supply of affordable and social housing requires stronger public investment, simplified administrative procedures, better use of existing housing stock and robust tenant protections.

By contributing to both the consultation and the questionnaire, the IUT ensured that tenants' perspectives were represented in the early stages of the Affordable Housing Act. The organisation remains committed to working with European institutions to help shape a legislative framework that promotes affordable, secure and sustainable housing.

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