IUT Statement to EU Housing Ministers: Tenants' Rights and Security of Tenure at the Heart of Europe's Housing Agenda

DUBLIN, IRELAND - As EU Ministers gather in Dublin on 25-26 November 2026 for an informal meeting to engage in an exchange of views on current housing challenges and advance discussions on the European housing agenda, the International Union of Tenants (IUT) issued a firm call to focus on tenants' rights and prevent housing exclusion before it starts.

Marie Linder, President of the International Union of Tenants (IUT), addresses the ministers and stakeholders, including EU Energy and Housing Commissioner Dan Jørgensen, stressing the rising housing costs tenants face. IUT urges the European Union and its national governments to put security of tenure at the centre of Europe's housing future to prevent housing exclusion by guaranteeing a housing system that works for everyone.

As Ms. Linder states:

"*Affordability is no longer a challenge for specific groups. It has become a social and economic challenge for broader parts of society, with rising rents increasingly affecting low and middle-income households.*"

The IUT calls on European leaders to adopt the following framework to restore stability and affordability to the housing sector:

- **Put tenants at the centre of Europe's housing discussion and tackle the root causes of housing exclusion.**
  Across Europe, tenants spend a growing share of their income on housing and carry the heaviest cost burden in society. European and national housing debates must reflect this reality. Homelessness is the most visible form of housing exclusion, but exclusion often begins much earlier, with affordability problems, insecure housing and a lack of accessible homes. Tenants are often the vulnerable households carrying the highest housing costs. This is why the IUT calls for clear, measurable targets: housing costs should be a maximum of 25% of disposable income and at least 30% social and affordable housing in every Member State by 2030.
- **Adopt a more tenure-neutral housing policy**.
  For many years, housing policy has focused primarily on homeownership. Today's realities, including youth facing affordability barriers, ageing populations, labour mobility, migration and changing household patterns, all increase the need for rental housing. Policies must support all forms of housing equally and recognise the rental sector as an essential part of Europe's housing future.

- **Deliver more homes alongside better, more sustainable tenancies.**
  Europe urgently needs more public, social, affordable and not-for-profit housing that remains affordable over time. But supply alone is not enough. Fair and socially just rental laws, strong tenant protections and security of tenure are essential so people can build a life, raise a family, work, study and participate in society without fear of losing their home. The best way to prevent homelessness is to keep people from losing their homes in the first place.

As Ms. Linder concludes:

"*Housing remains primarily a national responsibility. But the European Union can help create the conditions for affordability, investment and social sustainability through financing, cooperation and exchange of best practices*".

The Irish Presidency of the Council of the EU reaffirms the urgency for affordable, adequate, and quality housing and of addressing housing exclusion at its earliest stage. IUT's proposals directly address the Presidency's own priorities of boosting supply, unlocking investment, and fighting against the root causes of the housing crisis, while ensuring strong social safeguards for tenants.

About the International Union of Tenants (IUT)

Founded in 1926, the International Union of Tenants (IUT) is the global umbrella organization for tenant unions and associations, representing 80 organizations across 52 countries. IUT advocates for housing as a human right, security of tenure, and long-term affordability for all.

For more information check: www.iut.nu

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