

Question for written answer E-004793/2025
to the Commission
Rule 144
Piotr Müller (ECR)

Subject: Housing crisis – will the Commission dare to stop the speculative funds?

The Commission has announced a major plan to tackle the housing crisis, but citizens are right to ask whether it will finally dare to tackle the real problem: large investment funds and financial corporations that buy entire housing packages, often half of the development investment, only to artificially raise prices and maximise profits.

This not only pushes young people and the middle class out of the market, but also destroys the idea of housing as a basic good, turning it into a commodity for speculation. The Commission can talk about ‘transparent investments’ or ‘social sustainability’, but past practice shows that the biggest players gain the most and ordinary citizens are still unable to buy or rent housing at a reasonable price.

If Brussels wants to be credible, it needs to be clear whether the plan is genuinely to tackle speculation or just a PR smokescreen.

In light of the above:

1. How does the Commission intend to stop large funds buying up entire housing investments, pushing up prices and blocking access to housing for citizens?
2. Does the Commission plan include mechanisms to prevent the concentration of the housing market in the hands of a limited number of financial corporations?
3. How will the Commission ensure that public and private funding under the plan goes directly to the creation of affordable housing, rather than boosting the profits of large speculative funds?

Submitted: 3.12.2025