(English version)

Question for written answer E-002029/24
to the Commission

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(11 October 2024)

Subject: Housing crisis in the EU — urgent need to repeal Directive 2024/1275 on the energy performance of buildings

Between 2010 and 2022, rental prices in the EU increased by an average of 18%, and residential property prices by 47%. During this period, 10.6% of people living in EU cities spent more than 40% of their income on housing.

Directive 2024/1275 of 24 April 2024 on the energy performance of buildings ([1]) introduces measures that significantly increase the cost of building new properties and maintaining existing ones.

According to the directive, from 1 January 2030, all new buildings must be zero-emission. In practice, this means a ban on installing gas boilers, which the EU had previously encouraged people to use. Additionally, there is a target to completely phase out boilers powered by fossil fuels by 2040.

The directive imposes an unrealistic schedule of mandatory renovations for existing buildings, which infringes on the right to property — a cornerstone of family and private life.

A significant portion of the costs of implementing this directive will fall on ordinary people, leading to a substantial increase in property prices, further deepening the housing crisis in the EU.

When does the Commission plan to submit a proposal to repeal Directive 2024/1275, due to its unrealistic assumptions and the worsening housing crisis in the EU?

Submitted: 11.10.2024

Answer given by Ms Simson on behalf of the European Commission

(27 November 2024)

Buildings are the largest energy consumer sector in Europe. Improving their energy performance require investments, but over time improvements pay back and show multiple benefits, including contributions to energy security, energy and climate goals and lower energy bills.

The Energy Performance of Buildings Directive (EPBD) is key for a zero-emission building stock in the EU, together with other parts of the enabling framework e.g. the Renewable Energy Directive, Energy Efficiency Directive, Ecodesign, and Energy labelling ([1]).

As regards the EPBD, it does not impose mandatory renovations for residential buildings. Instead, Member States shall adopt a national trajectory to reduce the average primary energy use of the residential building stock by at least 16% by 2030 and 20-22% by 2035. Member States have flexibility to choose how to achieve the targets.

The EPBD has contributed to energy savings amounting to 57 million of tonnes of oil equivalent in the residential sector between 2006 and 2022 ([2]), making housing more affordable. Investing in energy renovation of buildings and high-performing new construction pays off through lower energy bills and better-quality housing.

It is essential to support renovation investments. The EU has significantly increased financing to support renovations, with more than EUR 100 billion from the EU budget.

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1 [1]OJ L, 2024/1275, 8.5.2024, ELI: http://data.europa.eu/eli/dir/2024/1275/oj.

([1]) Renewable Energy Directive (RED; EU/2023/2413, Energy Efficiency Directive (EED) EU/2023/1791, Ecodesign/ESPR EU/2024/1781, Energy labelling EU/2017/1369.

([2]) https://www.indicators.odyssee-mure.eu/energy-saving.html

The Commission is monitoring the implementation of Directive (EU) 2024/1275, which includes a review clause due in 2028.

The Commission President-elect has tasked the future Commissioner for Energy and Housing to put forward a European Affordable Housing Plan, a European Strategy for Housing Construction and a pan-European investment platform for affordable and sustainable housing.