

EN
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Answer given by Mr Jørgensen
on behalf of the European Commission
(23.3.2026)

The recast Energy Performance of Buildings Directive (EPBD)¹ does not ban the renting of worst-performing buildings, nor does it impose obligations to renovate individual residential buildings.

In line with the Better Regulation principles, the recast EPBD was preceded by an impact assessment. This showed that the worst-performing residential buildings are often occupied by vulnerable households and that the proposed measures will help reduce their energy bills. Energy costs represent a major share of households' overall living costs.

Renovating dwellings that are in poor condition, including those with poor energy performance, will improve access to decent, sustainable and affordable housing, particularly for low-income households, as highlighted in the European Affordable Housing Plan published by the Commission in December 2025².

Rather than imposing uniform rules, the recast EPBD gives Member States significant flexibility to address social and territorial specificities and challenges, including through tailored national measures and financial incentives. Member States can also rely on EU funding instruments, such as the Recovery and Resilience Facility³, the Social Climate Fund⁴ and the Cohesion policy Funds⁵, to support building renovations.

As announced in the Affordable Housing Plan, the Commission will put forward a housing simplification package to facilitate the supply of affordable and sustainable housing.

¹ Directive EU/2024/1275.

² COM(2025) 1025 final.

³ https://commission.europa.eu/funding-tenders/find-funding/eu-funding-programmes/recovery-and-resilience-facility_en.

⁴ https://employment-social-affairs.ec.europa.eu/policies-and-activities/funding/social-climate-fund_en.

⁵ https://ec.europa.eu/regional_policy/funding/cohesion-fund_en.