



A European Engineering Vision for Affordable, Safe & Sustainable Housing

Nina Dražin Lovrec

President of European Council of Engineers Chambers
(ECEC)

Platonas Stylianou

President of European Council of Civil Engineers (ECCE)





A Coordinated **EUROPEAN RESPONSE** to the Housing Challenge

Europe needs a **coordinated, innovation-driven strategy** to tackle the housing deficit — enabling engineers to deliver **safe, sustainable and affordable homes at scale.**





Europe's Housing CHALLENGE



Rising
rents and
construction
costs



Limited housing
supply in
urban areas



Unsafe
and ageing
building stock



Rising energy
poverty
impacting well-being
and living
conditions



Growing
inequality
and
vulnerability



WHY Housing Matters in Europe

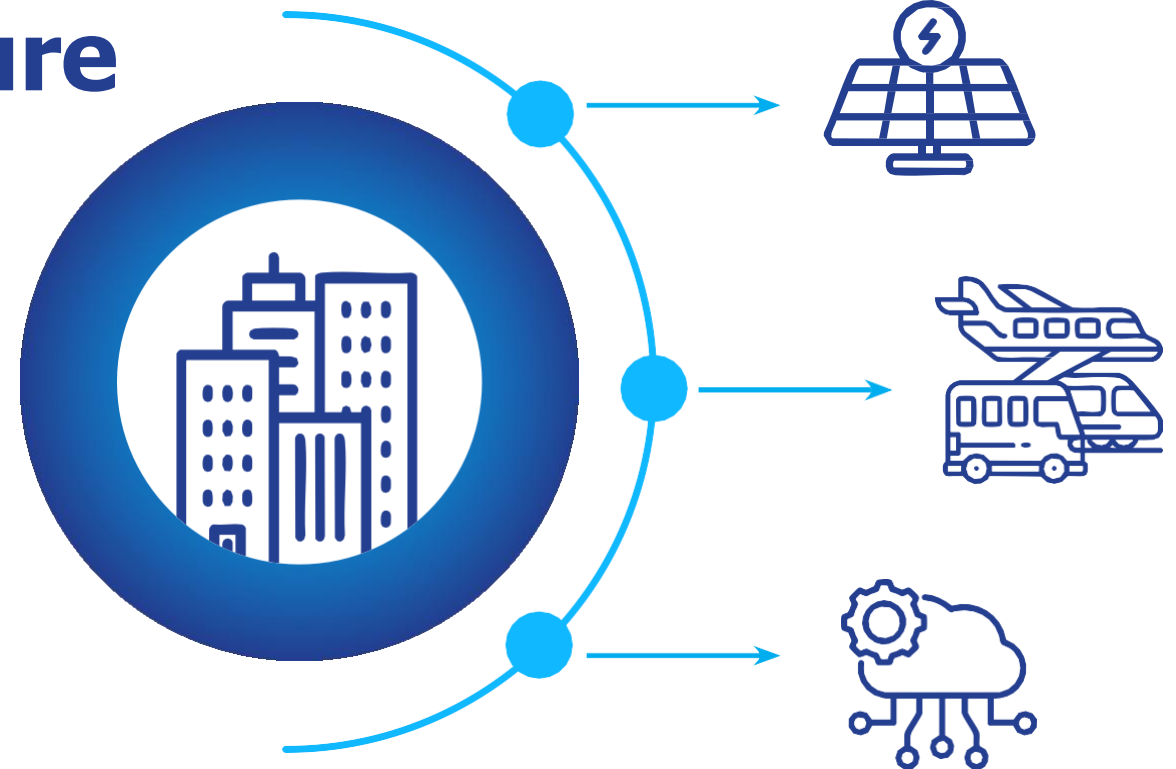
- ▶ **Housing is a fundamental human right**
- ▶ **Access to housing underpins:**
 - social cohesion
 - economic productivity
 - resilience and stability
- ▶ **Europe faces a systemic housing crisis**





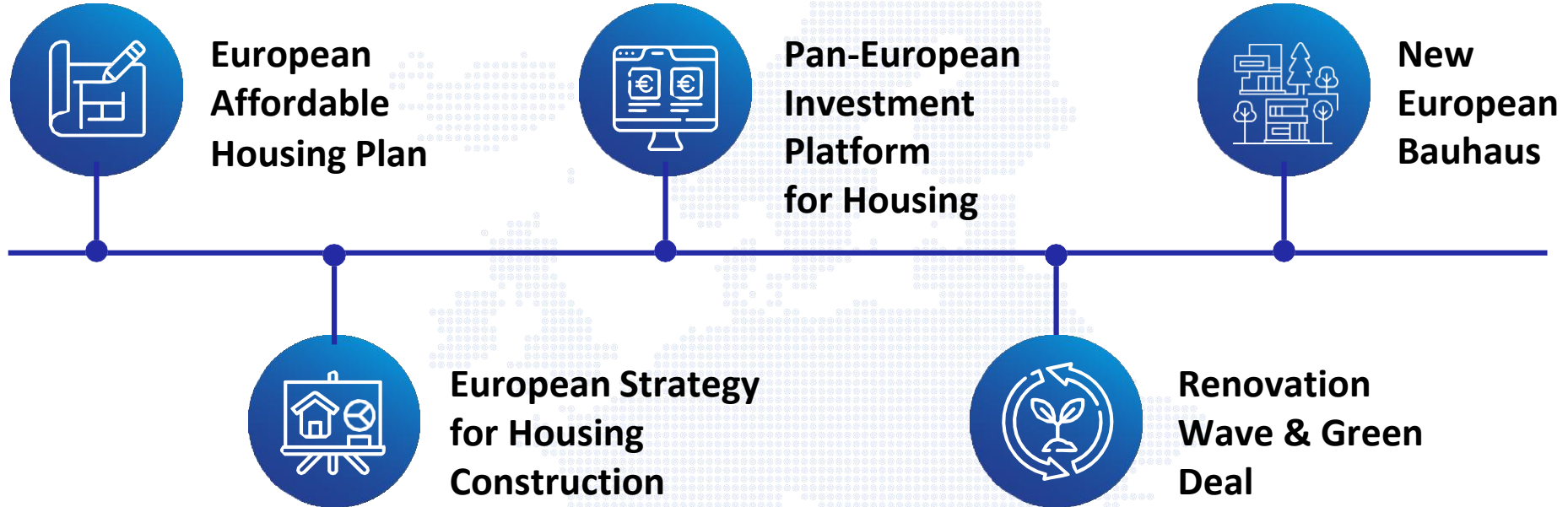
Housing as **CRITICAL** Infrastructure

- ▶ Housing is not just a private asset
- ▶ It is a social good
- ▶ Requires long-term, coordinated policy
- ▶ Must integrate:
 - Safety
 - Sustainability
 - Resilience
 - Affordability





EU POLICY Context





ECCE CONTRIBUTIONS to Europe's Housing Agenda

Engineering-led frameworks already exist to deliver safe, resilient and sustainable housing.

ECCE HAS PROACTIVELY DEVELOPED STRATEGIC INITIATIVES DIRECTLY SUPPORTING EUROPE'S HOUSING OBJECTIVES:



3S Approach – Safe, Sound, Sustainable

A comprehensive engineering framework promoting:

- structural safety and robustness
- long-term serviceability and durability
- sustainability across the full life cycle



Manifesto: Building a Resilient Future

Climate-proof design of infrastructure for generations to come

- integrates climate adaptation, risk mitigation and resilience
- promotes long-term performance over short-term cost
- applicable to housing as critical social infrastructure





The Missing Link: RESILIENCE

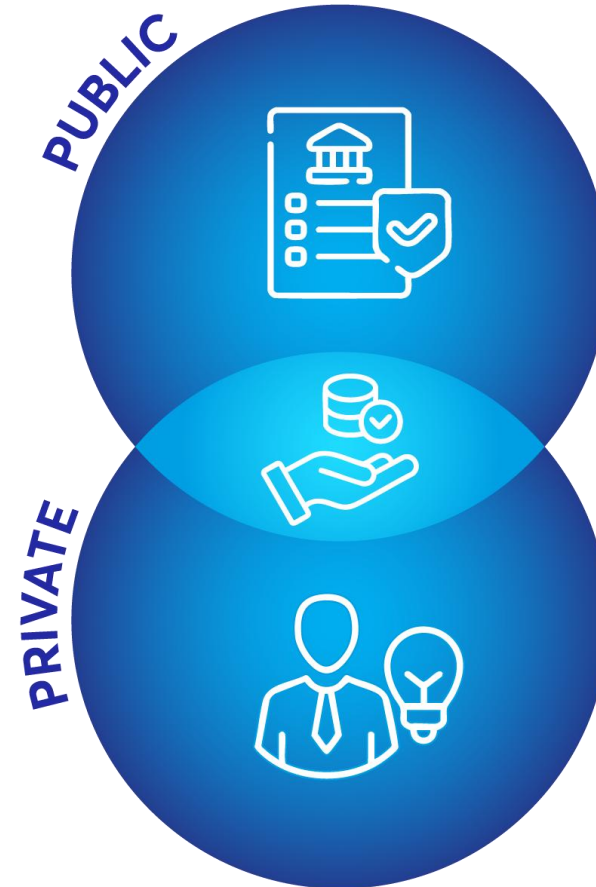
- ▶ Fragmentation across EU policies persists
- ▶ Insufficient integration of:
 - seismic safety
 - climate adaptation
 - flood mitigation
 - structural durability
 - civilian protection / defence
- ▶ Need for European Housing Resilience Framework





PATHWAYS to Affordable Housing

- ▶ No single actor can solve the housing deficit
- ▶ Integrated **public–private–cooperative models** needed





PUBLIC-SECTOR Priorities



Expand
social
housing



Simplify
planning &
permitting



Mobilise vacant
housing stock



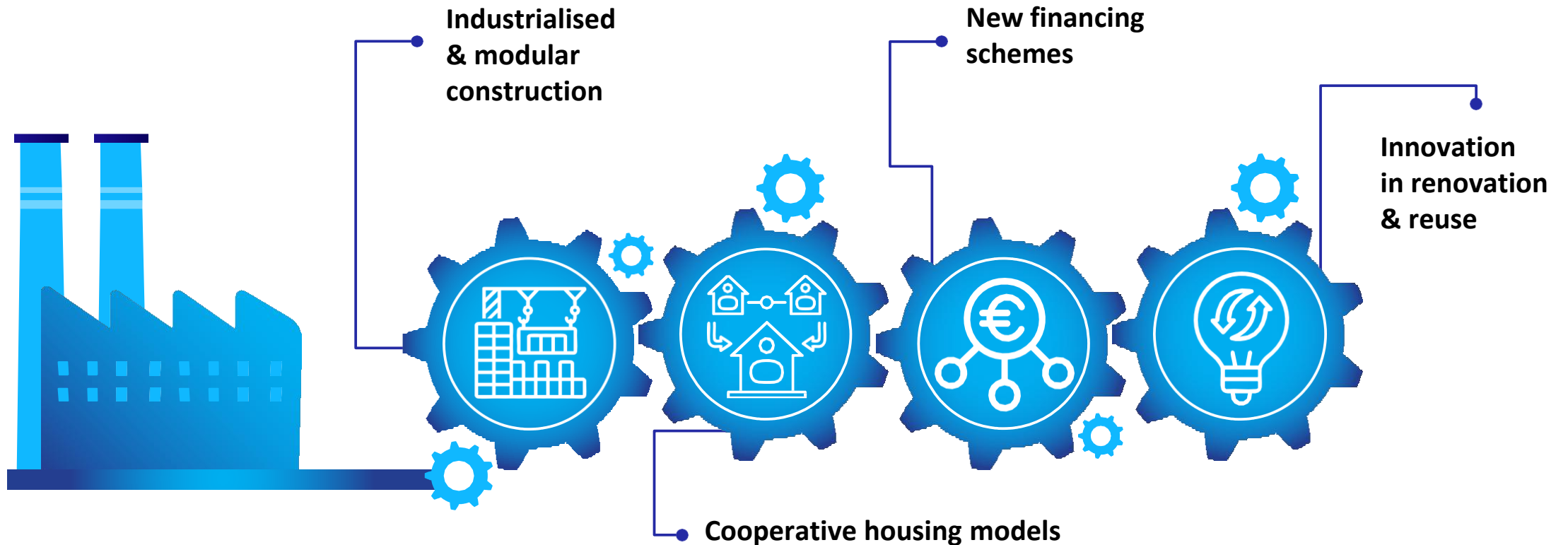
Monitor lifespan &
maintenance



Promote
sustainable
structural
design



PRIVATE-SECTOR Contributions





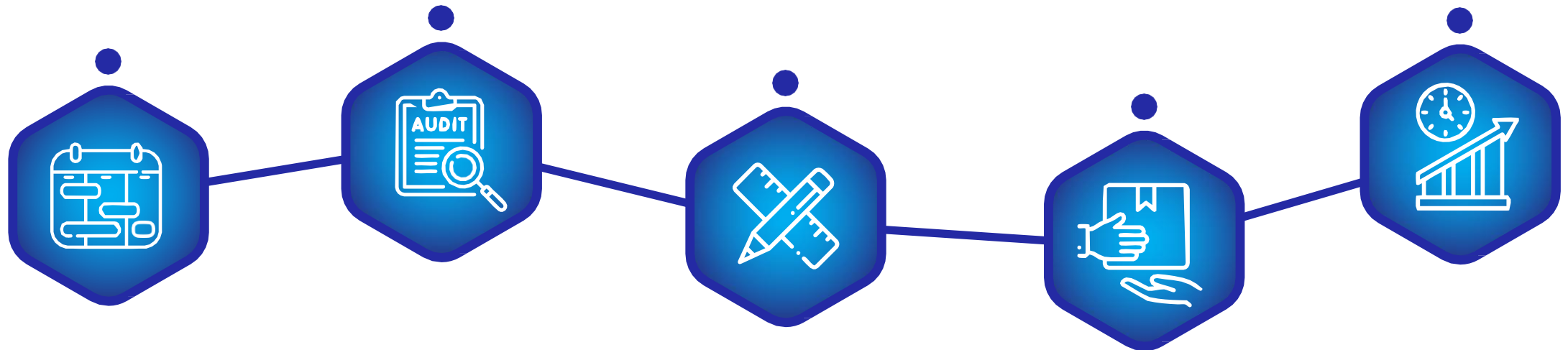
PUBLIC–PRIVATE Partnerships (PPPs)

► EU framework for housing PPPs needed

► **Mandatory:**

- Resilience & Adaptability Audits
- Human-centred quality criteria
- Combine efficiency with accountability

► **“Adaptive Re-Use First” principle**

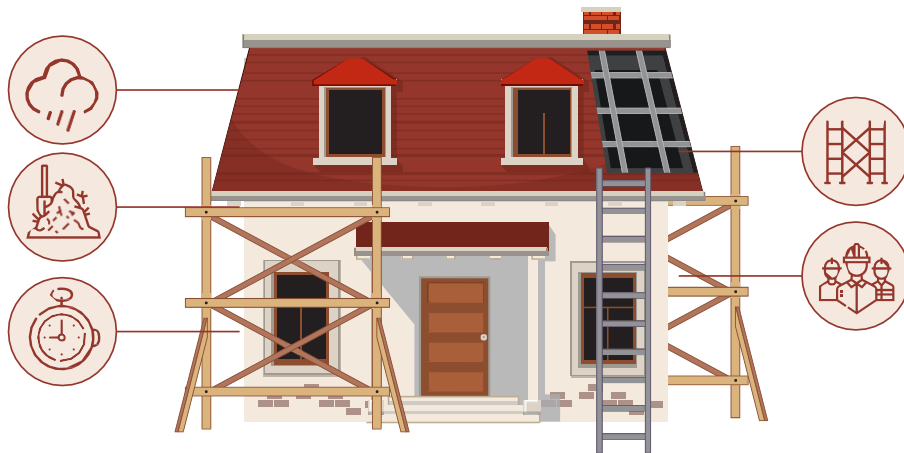




INDUSTRIALISED Construction

► Traditional On-Site Construction

- Weather dependent
- Fragmented processes
- Variable quality



► Industrialised / Off-Site Construction

- Controlled production
- Faster assembly
- Enhanced quality control
- Reduced environmental impact





The Role of ENGINEERS

- ▶ **Leaders** of the industrialised construction
- ▶ **Integrators** of safety, sustainability and innovation
- ▶ **Guardians** of public safety
- ▶ **Users** of digital tools and lifecycle thinking





HUMAN-CENTRED Housing

► Affordable housing must support:

- Comfort
- Dignity
- Inclusiveness
- Adaptability

Supportive of well-being



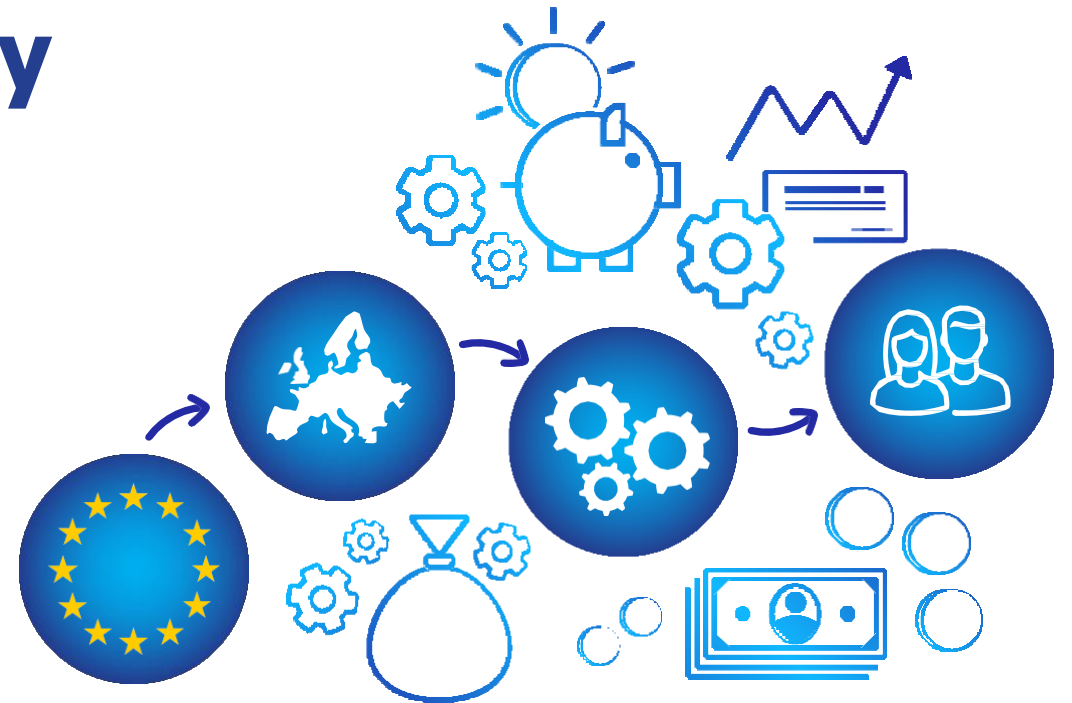
► Key factors:

- Daylight
- Ventilation
- Accessibility
- Thermal & acoustic comfort



HOUSING FINANCE: The Engine of Affordability

- ▶ European Housing Finance Facility (EIB-based)
- ▶ Increased public investment
- ▶ Cost-rental & public credit models
- ▶ Green and circular finance tools





Financing What MATTERS

► Incentives for:

- resilience (50–100 year lifespan) / focus on lifecycle value
- adaptive reuse
- maintenance investment
- digital building passports
- SSD approaches/ resilient design
- smart financing





Regulatory & Professional HARMONISATION

- ▶ Harmonised **performance-based** regulations
- ▶ **Mutual** recognition of competences
- ▶ European **Housing Resilience** Rating
- ▶ Housing **Digital Passport**
- ▶ **Clear** Codes & Standards





Conclusion

- ▶ **Housing is a basic human right and public priority**
- ▶ **Europe must deliver housing that is:**
 - Affordable
 - Safe
 - Resilient
 - Sustainable
- ▶ **Engineers are ready to lead and deliver**





Europe must deliver **housing** that is **affordable** for its **citizens** and engineered to be **Safe, Resilient** and **Sustainable**.





ECEC Secretariat

Rue Saint Georges 32
1050 Brussels Belgium

Email: office@ecec.net

Web: <https://www.ecec.net/>

ECCE Secretariat

P.O. Box 136 41
NTUA Patision Street Complex 28th
October & Stournari Str.
Athens 10682 - Greece

E-mail: secretariat@ecceengineers.eu

Web: www.ecceengineers.eu

Registered Office

1 Great George Street
Westminster
London SW1P 3AA
United Kingdom



Thank you
for your attention

21 April 2026, Brussels

Round table event on affordable housing
“How to build better?”