

Brussels, 29 October 2025

Ms Irene TINAGLI
Chair of the Special Committee on the
Housing Crisis in the European Union (HOUS)
Member of the Group of the Progressive Alliance of Socialists and
Democrats in the European Parliament
irene.tinagli@europarl.europa.eu

Dear Madam,

As we have not had the pleasure of meeting, please allow me to introduce myself. My name is Agostino SICILIANO, I am Italian and I am the Secretary General of the European Federation of Retired and Older People (FERPA), which is the most representative trade union organisation for older people and pensioners in Europe.

We have 10 million members in 20 European countries. We are one of the trade union federations of the European Trade Union Confederation (ETUC). It is on behalf of the older people I represent that I am addressing you, as Chair of the Special Committee on the Housing Crisis in the European Union. Your Committee is currently preparing a report on this issue.

With all due respect, after an initial reading of the document, it seems to us that it is incomplete, as it does not take into account, or does so insufficiently, the situation of people facing housing problems, in particular the problems encountered by nearly 25% of the European population, namely older people who wish to spend their twilight years in their own homes, which is the case for 80% of them. The report focuses too much on issues related to the construction of new housing.

What problems do they face? Whether they are owners or tenants, they too often live in housing that needs to be adapted to their situation. This does not always mean major work, but all rooms are affected: bathrooms, kitchens, bedrooms, staircases, as these homes often do not have lifts.

Given their age, these dwellings are often poorly insulated, acting as veritable "heat sieves" and even breeding grounds for infection, particularly due to damp caused by poor or insufficient protection against water infiltration. There are millions of old homes, often inhabited by elderly people, and a renewal rate for new housing of just over 1%.

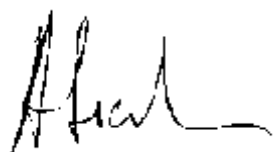
The challenge of being able to live in or access decent and affordable housing requires financial resources, in other words, specific allowances to adapt existing housing.

However, a genuine housing policy that aims to be and must be effective requires land use planning and a housing policy that takes older people into account, promotes intergenerational diversity and does not create ghettos of older people or those in precarious situations on the outskirts of cities, without adequate transport links and far from essential shops or healthcare services.

These, Dear Madam, are just a few examples, reflections and concerns that we have, which are by no means exhaustive, but which we would like to see taken into account in the report of the committee you chair. We are sure that you can share them and we would therefore like to be able to count on your support.

We are available to meet with you and discuss these issues with you and/or the members of your party and your Commission.

Yours sincerely,



Agostino SICILIANO
Secretary General