



# The Federation of the European Precast Concrete Industry

*BIBM Position on Housing - The Role of Precast*

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## Political Guidelines to Support Sustainable and Affordable Housing in Europe

### Core Principles for a Future-Proof Built Environment

#### 1. Sustainability for All: Integrating Affordability into Climate Action

##### *Why it matters*

Sustainability must be **inclusive**. Europe's climate transition will only succeed if housing remains accessible to all. **Affordable** solutions with a low environmental footprint are essential to achieving both **social equity** and **climate objectives**.

##### *The role of precast concrete*

Precast concrete provides a low-carbon, scalable and cost-efficient pathway to sustainable construction. Its high thermal mass supports passive energy performance, reducing heating and cooling demand. Factory-based production enables precise resource use, minimises waste, and reduces on-site emissions. Supported by a clear decarbonisation roadmap, the precast sector is a key contributor to the objectives of the EU Green Deal.

#### 2. Prioritising Local Resources and Production

##### *Why it matters*

The use of **locally** sourced materials and **regional** production facilities strengthens local economies, reduces transport-related emissions, and enhances strategic **autonomy** - key priorities within EU industrial and resilience policies.

##### *The role of precast concrete*

Precast concrete relies on locally available raw materials and well-established regional manufacturing networks. This supports employment and value creation across all Member States. With materials and products typically transported over relatively short distances, the precast model contributes to low-impact logistics, regional development, and EU cohesion.

#### 3. A Long-Term Solution for Future Generations

##### *Why it matters*

Future-proof construction requires durability, adaptability and **resilience**. Buildings must respond to evolving societal needs and climate conditions while avoiding premature replacement and unnecessary resource consumption.

##### *The role of precast concrete*

Precast elements are engineered for long service lives, often exceeding 100 years. Controlled manufacturing ensures consistent quality and reduces maintenance requirements. Precast structures are inherently resilient to fire, flooding and seismic events, making them well suited to climate adaptation strategies. In addition, many systems are designed with reuse and recycling in mind, supporting circular economy objectives.

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## 4. Safety and Resilience in a Changing Climate

### *Why it matters*

The European built environment must increasingly address risks associated with climate change and natural hazards. Citizens expect buildings to provide **long-term safety**, structural integrity and reliable performance under extreme conditions.

### *The role of precast concrete*

Precast concrete structures offer high levels of robustness and inherent fire resistance without the need for additional treatments. Their non-combustible nature makes them particularly suitable for safe residential construction. Precast systems also perform reliably under extreme conditions, including flooding, storms and seismic activity, helping to maintain structural integrity and functionality during crises.

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## 5. Accelerating Construction While Maintaining Quality

### *Why it matters*

Europe is facing a significant housing shortage. Delivering affordable housing at scale requires construction methods that **reduce delivery times** while maintaining high standards of **quality, safety** and **durability**.

### *The role of precast concrete*

Precast construction significantly shortens project timelines through off-site manufacturing and rapid on-site assembly. Components are produced in controlled environments while site preparation takes place in parallel. This industrialised approach ensures consistent quality, precise tolerances and compliance with technical requirements. It enables faster delivery of housing without compromising performance or durability.

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## 6. Simplifying Construction to Control Costs

### *Why it matters*

Increasing **complexity** in construction processes contributes to delays and rising costs. Streamlined and efficient building methods are essential to deliver **affordable housing** at scale.

### *The role of precast concrete*

Precast systems support modular construction with a high degree of standardisation and automation. This reduces labour intensity, minimises on-site disruption and shortens construction timelines. By integrating multiple functions—such as structure, insulation and finish—into single elements, precast solutions simplify design and reduce overall project costs. This approach is particularly well suited to urban densification, social housing and public–private partnerships.

## Policy Recommendations: A Call for Outcome-Oriented Regulation

The European precast concrete sector stands ready to support a sustainable and inclusive housing transition. To unlock this potential, policymakers are encouraged to:

- Adopt **performance-based** regulatory approaches, focusing on **building-level** outcomes (environmental, social and economic), rather than prescriptive material choices
- Support innovation and **industrialised construction**, including off-site solutions such as precast
- Strengthen **local supply chains**, recognising the strategic value of materials produced within the EU
- Promote whole-life carbon and life-cycle cost assessments, ensuring **long-term value** for society
- Enhance resilience and delivery capacity, accelerating the provision of **safe and sustainable** housing