



*Consultative status with
UN Economic and Social
Council*

International Union of Tenants

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Vice President Mr Heinz Barta
Secretary General Mr Magnus Hammar
Assistant Secretary Ms Annika Ekström

Minutes

IUT Board meeting, Oslo May 28-29, 2004

Present:	<u>Denmark</u>	Mr Jørgen D. Jensen, Lejernes Landsorganisation Ms Helene Toxværd
	Czech Republic	Ms Anna Pachtová (May 29) Mr Milan Taraba (May 29)
	<u>Austria</u>	Ms Nadja Horvath, <u>Mietervereinigung Österreichs</u>
	<u>France</u>	<u>Ms Evelyne Brun, CNL</u> Mr <u>Jacquy Tiset</u> , CNL
	<u>England</u>	Mr <u>Richard Hewgill</u> , TPAS Mr Richard Warrington
	<u>Norway</u>	<u>Mr Knut O. Eldhuset</u> , LBF Mr Lars Aasen Mr Håvard Bjørkedal Øvregård Mr Christian Hellevang
	<u>Germany</u>	<u>Mr Franz-Georg Rips</u> , DMB <u>Ms Barbara Litke</u> , DMB
	<u>The Netherlands</u>	<u>Ms Mária van Veen</u> , Woonbond
	<u>Sweden</u>	<u>Ms Torborg Wärn</u> , <u>Swedish Union of Tenants</u> Mr Sven Carlsson, Swedish Union of Tenants
	<u>Switzerland</u>	<u>Mr Jakob Trümpy</u> , Schweizerischer <u>Mieterinnen- und Mieterverband</u>
	<u>IUT Secretariat</u>	<u>Ms Elisabet Lönngren, President</u> <u>Ms Annika Ekström, Assistant Secretary</u> <u>Mr Magnus Hammar, Secr. Gen.</u>
Prevented:	Finland	Ms Anne Viita, Vuokralaisten Keskusliitto
	USA	Mr Michael Kane, NAHT

1. Opening of the meeting

Elisabet Lönngren, Chairman of IUT opened the meeting and welcomed the Board to Oslo and particularly the new delegates Helene Toxværd, Denmark, Ms Nadja Horvath, Austria and Mr Håvard Bjørkedal Øvregård, Norway.

2. Apologies for absence:

- Michael Kane, NAHT, USA
- Anne Viita, Finland

The Secretariat had received an e-mail from Anne Viita which was presented to the Board (appendix 1).

3. Other businesses

Two more items were added under item 13

e. National reports

f. fees

4. Minutes from previous board meeting, Berlin December 7-8, 2003

Elisabet went through the decisions adopted by the Board at the last board meeting in Berlin.

The minutes were adopted.

5. New IUT Presidency 2004-2007

The Secretariat had received one nomination, Mr Sven Carlsson from the Swedish Tenants Union. Sven made a short presentation of himself.

Decision: The Board will propose to the Congress to appoint Mr Sven Carlsson as the new president for the IUT.

6. Financial results

a. Membership fees 2003

The membership fees paid in 2003 were presented to the Board. Jacquy Tiset questioned that the French organisation should not have paid the membership fee for 2002. Magnus explained that was not the case, a misprint, and apologized for this. Magnus also called the attention to the comment concerning the received membership fees 2003/in Appendix 2, 2003 Annual Report, on page 2. For some reason, USA did not pay the whole membership fee for 2003. Jacquy Tiset will bring this up when he meets Michael Kane in June at NAHT's annual meeting. Richard Hewgill informed the Board that the new membership fee for TPAS of 3,000 Euro as discussed in Berlin 2003 was accepted by TPAS.

The report regarding the membership fees 2003 was adopted.

b. Result 2003

The 2003 Annual Report/Director's report was presented to the board.

The report was adopted.

c. Result 2001-2003

The Annual Report / Director's report for 2001-2003 was presented. This report will also be presented to the Congress.

The report was adopted.

7. New membership applications

a. Spain, Barcelona (FAVIBC)

The proposal from the Secretariat was to accept the Federacio D'Associacions de Veins d'habitage Social de Catalunya, FAVIBC as Category B members. After some lengthy discussions whether or not FAVIBC is a tenant organisation. Lars supported the proposal to accept them as Category B members. Håvard suggested postponing the decisions until the next day to give the Board opportunity to find out more from the documents in Spanish. The Board decided to adjourn the decision until the next day when the Board decided to accept FAVIBC to become Category B members.

Decision: The board adopted the FAVIBC as Category B members.

b. Macedonia

The Secretariat proposed the Board to accept the Union of Tenants of Macedonia as Category B member.

Decision: The Board adopted the Union of Tenants of Macedonia as Category B member.

c. Serbia-Montenegro

The Secretariat proposed the Board to accept the Association of Tenants from Serbia and Montenegro "Habitat" as Category B member.

Decision: The Board adopted the Association of Tenants from Serbia and Montenegro "Habitat" as Category B member.

d. Nigeria

Magnus had asked the other IUT member in Nigeria, Socio-Economic Rights Initiative, to find out more about the National Union of Tenants of Nigeria. Nadja Horvath questioned the number of individual member that was stated six and time to time 61 and also the list of board members with 15 names. Håvard Bjørkedal Øvregård thought the organisation fulfilled the requirements for Category B membership but questioned in which degree they worked for tenants interests. The Secretariat proposed the Board to accept the National Union of Tenants of Nigeria as Category B members.

Decision: The Board adopted the National Union of Tenants of Nigeria as Category B member.

8. IUT Regional Office in Prague

The Report "Activities of IUT Regional office for Eastern and Central European Countries in 2001-2004" was handed out (appendix 2). The Board thanked Milan and Anna for the important work they had done for IUT during the last three years.

Anna Pachtová explained that the Czech organisation works closely with the Austrian organisation and with the tenant organisation in Dresden, Germany, and they will continue the cooperation with them. Magnus informed that the Board supports the work with the Visegrád Group 4 (see under heading 2002, page 2 in the report.)

9. IUT Regional Office for CEE Countries 2004-2007

Magnus informed the Board about the discussions he had had with the Prague office about transferring the IUT Regional Office to Slovenia after this Congress. Anna and Milan has agreed to forward this task to the Association of Tenants of Slovenia. The Slovenians hesitated because of their financial situation. Magnus has promised that IUT can pay for ad-hoc activities.

Decision: The Board appointed the Association of Tenants of Slovenia to run the IUT Regional Office for CEE countries for three years, and gave Magnus mandate to set up the office in Ljubljana.

10. Definition: Social Housing

Richard had worked out a proposal for a definition, which was handed out at the meeting. The definition was: *"Social Housing is a home provided with the assistance of subsidy that allows occupation in an area that otherwise would not be, at the time of occupation, within the income of the occupant. This may be to meet personal or community needs."*

Richard suggested the Board to think over the formulation until the next day.

Item number 10 was adjourned until the next day.

Franz-George Rips still had some problems with the proposed definition and asked the Board if this matter could be postponed and brought up again in Birmingham.

It is important to have a common opinion on what social housing is. Mária proposed that all board members should give their definition of social housing, how they define social housing in their organisations. Torborg clarified that the Swedish contribution will be on the Board's condition, as Sweden does not have anything called social housing. Jacqy thought there was a need for a list of definitions for all countries. Nadja made clear that in Austria social housing also is meant affordable housing.

Magnus asked the Board to send in the definitions by June 7 at the latest. Magnus and Richard will together try to find a common definition.

The definition worked out by Magnus and Richard together with the complete list will be e-mailed to the Board.

The Board agreed on this arrangement.

11. Congress, Birmingham August 6-8, 2004

a. Chairperson

Magnus had asked TPAS to chair the Congress. Richard Hewgill informed that he would be happy to chair the congress but he must participate in TPAS AGM meeting as well. He

proposed to chair the formal part of the IUT Congress starting on Friday 2.30.

The Board adopted the proposal that Richard Hewgill will chair the formal part of the Congress.

The Board agreed that a deputy chairman should be appointed. Jørgen D. Jensen was proposed as deputy chairman.

The Board adopted Jørgen D. Jensen as deputy chairman.

b. Registrations by May 16

Both the Tenants Union of Finland and the NAHT USA have financial problems and are therefore prevented from attending the Congress. The Board discussed whether IUT should sponsor or not.

The Board agreed that individual board members might support delegates from Finland and USA.

c. IUT Statutes – draft new proposal

Magnus informed that he had changed some words into more fluent English. The Board went through the proposal. After some discussions following amendments were proposed from the Board:

Item 1. Name: Comprising was changed to “composed of”

Item 4. Activities of IUT: EC was changed to EU.

Item 7 The Congress C) 2nd paragraph: to add “and amendments to the statutes”

The paragraph will be read: ” Proposals for the congress agenda, motions and amendments to the statutes, shall be submitted to the secretariat at least three months before the congress.”

4th paragraph: add “and amendments to the statutes...”

The paragraph will be read: ” A congress agenda, amendments to the statutes, the Secretariat’s report on operations and financial statement with the Auditor’s report shall be submitted to the members at least one month before the Congress.”

7 I: ...”if no other instructions from the Secretariat”.

The paragraph will be read: “I) Each member organisation must itself defray the cost of its representation at the Congress – if no other instructions from the Secretariat.

To add a new paragraph: 7 J: “Changes to the statutes and admittance of new members requires two third majority, abstentions not counted.”

8. The Board. A) To delete by the 31st of March. The paragraph will be read: “Members that pay the stipulated annual fee for Board Members have the right to be represented by a delegate on the IUT Board.”

Item 10. Membership fee. 3rd paragraph. Delete the first sentence “The membership fee for a calendar year shall be paid to the Secretariat not later than March 31 of the same year.”

Page 2 footnote 1: To add: “Nation or state refers to member states of the UN.”

Item 5.2 page 3. E). To be deleted: “In countries with more than one national organisation, all are eligible for membership in the IUT.

Proposal from Barbara Liotke, to add: 3 E have a democratic structure.

Decision: After the above amendments, the Board adopted the proposal of statutes to the Congress.

Decision: It is the Board’s ambition to pay the membership fee before 31st of March. Invoice should be sent out one month before.

d. IUT draft overall congress program

Magnus went through the congress program. He proposed to put together a committee group to prepare a draft statement for the congress. Richard suggested a worldwide statement picking up UN, the right to housing for everyone. If phrasing well, every member could use it in each country. Magnus emphasized the World habitat day, increasing homeless connected to rental housing (can get figures from FEANTSA), decreasing amount of rental housing/social housing in Europe. Lars suggested sustainable development. Barbara did not think that this was a theme that the press would find interesting; she suggested sticking to the housing theme. Mária proposed the relevance of strong social sector. Magnus informed that the Secretariat has worked out rollups for the Congress with a theme: "Housing rights ...for everyone, everywhere. Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing...". Håvard thought that we should manage to refer to the key international mechanisms, conventions, charters etc. secure tenure; focus on housing security, predictability with the standard of the housing. Franz-Georg proposed to use Tenants Charter as a base.

Elisabet proposed to form a committee group to come up with a theme until the next day.

Decision: The Board appointed a committee group: Barbara, Håvard, Sven and Magnus to work out a draft statement. The group was welcomed to send it over to Richard for language advise.

The Board added an item to the agenda; 14 b fees.

e. IUT Congress draft Agenda

The draft agenda was adopted.

f. IUT workshop speakers

A question came up on running a workshop on services to members, including recruitment of members, how to attract members, how to retain members. This was discussed at the last board meeting in Berlin. The proposal became to have this as a theme on a future board meeting.

The Board adopted the time frame.

g. Motions to the Congress, as of May 17

Magnus went through the motions that had been sent in to the Secretariat. One from Bosnia and Herzegovina and three from Tanzania.

Motion 5 - Problem of the privatisation of flats and the return of refugees and displaced persons

The motion contained a proposal from the organisation in Bosnia-Herzegovina to initiate an analysis. Magnus proposed to ask the Slovenian office if this could be a task for them and proposed to forward this to the UN, to stress that there is a need for this analysis. In the Zagreb Statement it was pointed out that it is necessary to conduct a survey of the results of the fast privatisation in Eastern Europe during the last 10 years. Franz-Georg said that there are different forms of privatisation in Eastern Europe. Magnus suggested to use Martin Lux' book, he has a great knowledge on this issue. This book could be used but must be condensed and translated. Wolfgang Förster who is involved in the project group of UN/ECE – Future of social housing – could also be a possible source. Barbara pointed out that EU-funding might be possible. It could also be useful to compare the different systems of law in different countries to implement in the countries in transition. One idea could be to send a short summary to universities around Europe. If someone of the students would like to focus on this theme, they could use IUT member organisations as partners. Franz-Georg thought it was a good idea, the universities are waiting for themes.

Decision: The board supported the motion. At the congress the speaker will get 5 minutes to present the motion.

The board gave Magnus the task to write an answer for a proposal on how to act. He will send out to the board.

12. Motion 6 - Revamping IUT Focal Points, in Africa and elsewhere

Franz-Georg stated that he did not agree with motion 6 and 8 and added that there had not been any continuity with the organisations IUT had worked with in Africa through the years. Jørgen thought that motions 6, 7 and 8 were beyond IUT sources and goals.

Mária van Veen suggested that perhaps the focal point could be placed in South Africa. But she also stressed the fact that IUT had not been strong enough to work out a common line about the EU Constitution. When we can work together here in Europe we can continue the work in Africa. Barbara agreed with Mária, but we must enforce them to use their own knowledge to set up tenant organisations in their country.

Håvard proposed the Board to ask the TTA to give further information in which way HIV has direct impact on the tenants situation. Jørgen D. Jensen proposed to make a statement on motion 7, to put in housing in this context; health, housing and Aids. Richard thought the Board should propose cause of actions at the Congress.

Decision on Motion 7. The Board approved motion 7. A statement should be prepared declaring that IUT supports this work with the connection health and housing. This statement can be used to strengthen the work in their country. Ask TTA to come in with more information.

Magnus was given the task to formulate the motion answer.

Motions 6 and 8

In motion 8 TTA propose that the IUT Focal Points should be member of the Board without paying any fee. The Board members did not support this proposal.

Discussion followed on how to establish focal points. If the focal point is functioning, it is a good thing and IUT will supply with information but not money. Jørgen thought the Focal Point in Tanzania should be kept until a new Focal point has been found. Sven proposed to give the Board the task to find a new country for FA. Franz-Georg pointed out that the Board has agreed on not giving any money to the African organisations. That is a Board decision. Håvard proposed clear guidelines for the FA and that the Board should communicate with members in Africa and find out if someone is interested to become FA. Important to make clear that there is no funding involved.

Motion 6 and 8 were declined.

Motion 6: The next Board, after the Congress, was given the task to find adequate ways to work with the Focal Point in Africa.

Motion 8: The Board agreed in consensus that the IUT Focal Points not automatically should be part of the Board.

Magnus was given the task to formulate the motion answers.

h. IUT Plan of Action 2004-2007

Magnus presented a proposal for Plan of action 2004-2007. Under heading "Main aim 2004-2007: Safeguard the provision of affordable rental housing and strengthening security of tenure" Franz-Georg proposed to add parliaments in paragraph 2. After the amendment the sentence would be read: " - governments, parliaments and ministries".

After this amendment the Board adopted the plan of action 2004-2007.

13. NAHT, USA, report 2003

A report from NAHT, dated May 16, 2003 was delivered to the Board.

14. Other businesses

a. Congress statement working group

Håvard presented the proposal of statement (see appendix 3). Mária wanted to make a strong statement; she suggested adding the words "lack of" before the heading "affordable housing for all worldwide". Barbara thought the purpose should rather be to make a positive statement. We want affordable housing for all. Franz-Georg thought the statement should be positive not so demanding. Jacquy also preferred the first version.

Decision: In one month the proposal will be sent out to the Board. Magnus will together with the statement working group complete the statement. Magnus was asked to send out the Tenants Charter to the Board.

b. IUT Dictionary: Proposal

Jakob Trümpy proposed to prepare a basic dictionary in English, French, and German. Magnus suggested two options: Either to use the Swedish Tenants union's dictionary as a base and then every country could translate their part. Alternatively, the Secretariat could do it, but then interpreter help would be needed. It turned out that several of the board members already had a dictionary in their own languages.

Decision: The Secretariat will prepare glossaries in English and send out the same forms to the board members. Each board member fill in the translation in their language and send back to the Secretariat. The ambition will be to present it on the Congress but this was not a promise.

c. NAHT's Annual conference

Jacquy was proposed to represent IUT at the Annual Conference.

The Board appointed Jacquy to represent IUT at the NAHT's annual conference.

d. Future of European Housing Forum, EHF

The item regarding future development of the European Housing Forum was brought up at the last EHF, meeting in Brussels. EHF.

The Board appointed Richard Hewgill to represent IUT at the next EHF meeting on July 2. Richard will report back to the next Board Meeting and give a first report to Magnus after the meeting.

e. National Reports

Those Board members who not had handed in national reports were asked to send in the reports to Annika as soon as possible.

f. Fees

At the last board meeting the Board took the following decision regarding the membership categories and fees: *"The congress will take the final decision in Birmingham on membership fees for board members, non-board members and on the membership categories"*. The question was if the Congress should take the principal about the fees or even to set the actual fee or if this was a matter for the Board.

Barbara thought this was a matter for the Board. Richard said that a motion should be directed the congress that the Board sets the fees. Jørgen agreed.

Decision: The Board agreed to make a proposal for the Congress that the Board sets the fees. Magnus will prepare the proposal.

15. Next meeting

The next board meeting will be hosted by SON in Prague as decided at the last board meeting. The programme for the meeting will be the following: November 5, starting with official lunch at the Senate. 14.30-17.30 Board meeting. 19.30 Dinner at the Lord Mayour of Prague Palace. November 6, 9.00-12.00 IUT Board meeting. On November 7, SON holds its Annual Conference.

The Board was asked to confirm attendance to Anna **by the end of September** at the .latest.

The Board was kindly invited by Woonbond to hold its board meeting in May 2005 in Amsterdam. Further details will be discussed at the board meeting in November.

16. Closure of the board meeting

Before the meeting was closed Knut Eldhuset had been asked by Elisabet to give a short comment on Mr Roger Iversens speech that was held before the start of Board Meeting on May 28. Knut also informed about the financial problems the Norwegian tenants union faces. Knut thanked the Board for the meeting and welcomed everyone back again on another occasion.

Elisabeth thanked the Norwegian Union of Tenants and directed a certain thanks to Christian Hellevang who arranged the event.

The meeting was closed.

Stockholm July 16, 2004

Annika Ekström

Magnus Hammar