



Statutes for the International Union of Tenants IUT



Valid from April 27, 2017

1. Name

The name of this organisation shall be The International Union of Tenants, hereafter referred to as IUT.

2. What the IUT is

IUT, is an international organisation composed of national- and regional tenant organisations, and organisations (Associated Members) whose activities include objectives as mentioned in § 3.

IUT is a non-governmental organisation. IUT is a democratic, non-party political organisation and against any discrimination based on ethnic, gender or religious grounds.

3. Objects

The objective of the IUT is by means of co-operation between its members, to safeguard the interests of tenants and to work to realise the right of everyone both to good housing and a good residential environment to a quality that tenants can afford; and residential/tenants democracy.

4. Activities of IUT

IUT seeks to pursue its objects by:

- I: Organising the exchange of experiences and ideas through international meetings, courses and conferences,**
- A) Organising the exchange of experiences and ideas through international meetings, courses and conferences,
 - B) Facilitating personal contacts between members of the organisation,
 - C) Participating in the work of UN-Habitat and United Nations' regional economic Committees with housing, building and planning on their programmes,
 - D) Promoting, encouraging and representing the interests of tenants in the world, e.g. in the UN, the European Union, towards EU-institutions and the Council of Europe,
 - E) Participating in relevant non-governmental umbrella organisations' work,
 - F) Disseminating information about housing and tenants and relevant topics through a periodical magazine, through the Internet/social media and through the periodical magazine of the member organisations,
 - G) Encouraging the establishment of national tenant organisations where needed,
 - H) Taking other actions that may further promote the objectives of the IUT.

II: organising the tenant interests

Through;

- A) having national and regional organisations as members (Board Members / Members)
- B) having as Associated Members; national or regional institutions and organisations working in the interests of tenants.

5. Membership of the IUT

Membership of the IUT shall be open to all national and regional tenants' organisations and to institutions and organisations according to 4.II.B.

In countries with more than one national or regional organisation, and where the organisations fulfill the criteria for membership, all are eligible for membership in the IUT. Before the IUT Board decides of approval, the Executive Committee sends the application to existing member/members from the specific country, so that this organisation – if they want to – can make a pronouncement.

I. Conditions for membership

There are three kinds of memberships in the IUT:

1. Board members

2. Members

3. Associated members

1. To become a **Board Member** of the IUT, the applying organisation should;

A) have a democratic structure,

B) accept the statutes of the IUT,

C) state its intention to play as full as possible a part in the international work of the IUT,

D) represent tenants on national or state level,¹

E) pay an annual membership fee and upkeep of the organisation.

2. To become a **Member** of the IUT, the applying organisation should;

A) have a democratic structure,

B) accept the statutes of the IUT,

C) represent tenants on, regional or national level,

D) pay an annual membership fee to get access to information and advice.

E) after three years of membership the Member is entitled to economical support to participate in the World Conference

Members who fail to pay the annual fee become, after the Board so decides, Associated Members.

3. To become an **Associated Member** of the IUT, the applying organisation or institution should prove itself to;

A) work for the benefits of tenants

B) have an interest in the problems of tenants

C) accept the statutes of the IUT

D) be a national or regional organisation

E) have a democratic stature

II. Application procedure

Any organisation wishing to join must apply in writing to the Executive Committee The application will be dealt with at the next following board meeting.

¹ In countries with large geographical areas or a special cultural heritage, or where there are special difficulties in having a nation-wide tenant organisation it might be possible to accept a tenant organisation, which is not nation-wide. A regional organisation may represent its country while waiting for a national organisation to be formed. Nation or state refers to members of the United Nations.

The Board decision of approval means that the organisation has been accepted as a provisional member. Such a decision requires a two-third majority.

A final decision on membership shall be made at the next following Board meeting; such a decision requires a two-third majority.

III Suspension of membership

- A) All types of membership may be suspended by a two-third majority decision of the Board if the organisation in question has acted contrary to the principles of the Statutes. The Board shall consider cases of "enforceable events". A proposal to such an effect may be announced by the Executive Committee in such a time, that the member may lodge an appeal against such a decision by submitting a written statement to the Executive Committee within two months from the date when the member received the proposal from the Executive Committee.
- B) Membership may be suspended if a member has received financial contributions from, or via, the IUT, and has failed to satisfactory report in due time to the IUT Executive Committee on the expenses, or has been found to have misused all, or part of, the financial contribution.
- C) A proposal of suspension under B) and C) should be announced by the Executive Committee in such a time, that the member may lodge an appeal against such a decision by submitting a written statement to the Executive Committee within two months from the date when the member received the proposal from the Executive Committee.
- E) The next board meeting must give a final ruling on decisions of this kind (5:III: a-c).

6. The Executive Committee

The Executive Committee (EC) of IUT shall consist of President, Vice President, Secretary General and the Head of liaison office to the EU.

The President, and if not present the Vice President, is responsible to the Board for the work of the Executive Committee. The Executive Committee is responsible of the IUT budget decided by the Board.

It is the duty of the Executive Committee to deal with the current business of the IUT between Board meetings, inter alia:

- a) in-between Board meetings; make decisions in matters that are delegated by the IUT Board, or otherwise decided by the IUT Board;
- b) formulate a proposed yearly work programme to the Board
- c) deal with applications for membership under the provisions of paragraph 5:II hereof;
- d) deal with the IUT's correspondence and records and with the administration of its funds;
- e) arrange seminars, conferences and study-visits, and as far as possible represent the IUT at congresses, conferences and other meetings arranged by the members or by other national or international organisations and bodies;
- f) otherwise maintain the IUT's connections with international bodies, institutions and organisations important for the work of the IUT;
- g) mediate the exchange of information, newspapers, journals and trade literature in matters concerning tenancies, housing and dwellings;

- h) be responsible for the issuing of publications;
- i) in accordance with the IUT Statutes, attend to summonses to the Board meetings, issue statements on received suggestions and applications for membership, and otherwise prepare the matters to be dealt with by the Board;
- j) make decisions on matters falling within the provisions of the second paragraph of paragraph 5:III:b and;
- k) present annual and triennial financial reports, and deliver these to the Auditors and Board.

7. The Board

- A) The Board is the highest decision-making body in IUT. Members of the Board are the President, the Vice President and delegates (one per member) for members that pay the stipulated annual fee for Board members.
- B) The Board shall afford the members an opportunity of discussing matters jointly concerning them. The Board decide upon a yearly Work Programme. The Work Programme shall include proposed goals and activities for guiding the work of the Executive Committee and the Board.
The Board may make a decision on a matter falling under the provisions of the paragraph 5:III:B hereof.
- C) The Board decides the disposition of earnings and the IUT budget
- D) The Board delegates the implementation of the budget to the Executive Committee
- E) The Board meets at least twice annually at the proposal of the Executive Committee. The Board determines the time and venue for the meetings.
- F) The Board decides the time and venue of the World Conferences.
- G) Every present Board member has one vote (one vote / organisation). When voting is even, the President, or, in her/his absence, the Vice President has the casting vote
- H) Each member organisation will itself be responsible for the costs of its delegate's participation in a Board meeting. IUT pays the costs for the President and Vice President. Other expenditure will be defrayed by the IUT.
- I) The Board may establish ad-hoc Committees or working groups.
- J) The Board shall no later than one year (two board meetings) before the next World Conference appoint a Nominations Committee consisting of three members from the Board, which shall advise the Board of the elections and decisions at the Board meeting prior to the World Conference.
- K) The Board shall on the Board meeting before the World Conference
 - a) deal with the Executive Committee's report on operations and financial statement,
 - b) deal with the Auditor's report,
 - c) decide on discharging the Executive Committee from liability. The President and the Vice President have no vote on this issue,
 - d) decide on the Budget for next three years

- e) decide on any changes to the statutes (a 2/3 majority is needed),
- f) deal with proposals from Board members and members,
- g) deal with requests for membership
- h) elect President and Vice President and for the next three years,
- i) appoint an Executive Committee,
- j) appoint two auditors and deputy for them

8. The World Conference

A) The World Conference is held every three years to share experiences and information from tenants' movements all over the world to strengthen their work and enhance the situation for tenants.

To the World Conference the Board shall make:

- a) a list of all members of IUT (Board Members, Members and Associated Members)
- b) a list of new Members since the last World Conference
- c) a report on the right to decent and safe housing and the situation for tenants in different parts of the world with the help of members and other sources
- d) a report on urgent demands and proposed actions to enhance the right to housing and enhance the situation for tenants
- e) a draft statement from the conference
- f) a presentation of the President, Vice President, Executive Committee and Board Members
- g) a report of the work done by IUT since the last World Conference
- h) a report of the IUT financial situation
- i) a report of proposals from Board members/members and the decision of the Board

B) Dead lines

- a) The Board decides the dates for the World Conference after consultation with the member in the country in which the World Conference shall be held.
- b) Summons to the World Conference shall be sent to every member at least six months prior to the World Conference.
- c) Proposals from Board Members and Members shall be submitted to the Executive Committee at least two months before the World Conference
- d) Members shall inform the Executive Committee of the number of delegates they propose to send no later than two months before the World Conference
- e) An agenda for the World Conference together with the material mentioned in 8: A) shall be made available to the delegates at least one month before the World Conference.

C) Voting procedures for decisions on the statement and other proposals from the Board

- a) At the World Conference, a Board member or member may be represented by an optional number of delegates.
Associated members or observers from other organisations may be permitted to attend, but have no right to vote.
- b) At the World Conference, every Board Member/Member shall have one (1) vote.
- c) No Member/Board Member may vote unless the stipulated membership fee for the membership has been paid for the whole of the last two years of operations.
- d) A decision of the World Conference requires a simple majority. When voting is even, the President or, in her/his absence the Vice President, has the casting vote.

D) The costs

- a) Each organisation must itself defray the cost of its representatives at the World Conference, if there are no other instructions from the Executive Committee.
- b) Members that have paid the annual membership fee three years before the World Conference will get some financial support from IUT for their participation in the World Conference. The amount is proposed by the Executive Committee and decided by the Board.
- c) The conditions decided by the Board will be presented in the summons to the World Conference.

9. Tenant Council

Between the World conferences the Board has the right to call together a "Tenant Council" meeting. The Board decides the venue and agenda.

10. Membership fee

The Board determines the necessary membership fees to carry out the Work programme and the Plan of action. The membership fees should be payable at a fixed sum per calendar year in the currency decided by the Board.

Membership fees shall be payable by members upon their acceptance as Board Members or Members.

- Invoices for membership fee, for the following year, should be sent out by the Executive Committee not later than December 31. Membership fees should have reached IUT by the latest of March 31, operative year.
- Any Board Member who has failed to pay full membership fee by March 31, operative year, will be asked to present, at the next following Board meeting, reasons why the payment is delayed. The Board then decides on possible measures.
- Any Member who has not paid the membership fee by March 31, operative year, will remain as Associated Member until the full fee has been paid.
- Supplements payable because of an increase in the amount of the fee shall be paid within six months after the decision of the Board.

11. Auditing

The Auditors shall submit their report based on the Executive Committee's report on operations and financial statement to the Executive Committee in sufficient time for distribution to the Board meeting prior to the World Conference.

12. Dissolution

A proposal for dissolution of the IUT shall be supplied to the Executive Committee by not later than June 30 of the year before the Board meeting prior to the World Conference. The same period shall apply for such a proposal from the Executive Committee.

A decision on dissolution requires a four-fifths majority among the Board members.

Only the IUT's own assets may be claimed for settlement of its obligations.

In the event of liquidation, the assets of the IUT will accrue to the member in the country where the Secretary General has her/his location.

April 27, 2017

/Sven Bergenstråhle/
President IUT

/ Jan Laurier/
vice President IUT

/Magnus Hammar/
Secretary General IUT