



International Union of Tenants

*Consultative status with
UN Economic and Social
Council*

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Minutes from the IUT Board Meeting, Berlin, Germany November 30 - December 1, 2001

1. Role call

Present IUT Board:

Austria: Mr Heinz Barta, Board member Mietervereinigung Österreichs
Denmark: Mr Niels Busk, Lejernes Landsorganisation
France: Ms Evelynne Brun, Board member CNL
Mr Jacquy Tiset, Board member CNL
The Netherlands: Mr Pieter Hooimeijer, Board member of Nederlandse Woonbond
Norway: Mr Christian Hellevang, Director Norges Leieboerforbund
Germany: Mr Franz-Georg Rips, Director DMB
Mr Manfred Jonas, Vice President DMB
Sweden: Ms Torborg Wärn, Director Swedish Union of Tenants
IUT Secretariat: Ms Elisabet Lönngren, IUT President
Mr Magnus Hammar, IUT Secretary General
Ms Annika Ekström, IUT Assistant Secretary

From the DMB: Ms Monika Scheibe
Ms Barbara Litke
Mr Armin Hentschel

Guest of Honour: Mr Jan Danneman, former IUT President

Prevented board Members: Mr Milan Taraba, Director SON, Czech Republic
Ms Anne Viita, Director Vuokralaisten Keskusliito, Finland

Applicant for membership: Mr Michael Kane, Executive Director NAHT
Mr Vern Zuehlsdorff, Vicepresident/West of the NAHT Board

2. Opening of the meeting

Ms Elisabet Lönngren, President of IUT opened the meeting.

3. Adoption of the agenda- other businesses

Other businesses:

Paragraph 6:d An additional membership application from Iceland.

6:e From Cameroon, supplementary documents to a previous membership application

Paragraph 12: Three more reports on the future of rental housing: Germany, Sweden, Norway

The Board adopted the agenda.

4. Letter of Excuse, from Milan Taraba, Czech Republic

Magnus Hammar read a letter of Excuse from the Czech Republic. Mr Milan Taraba wished the Board a good conference and welcomed the Board to the meeting in Prague next spring.

5. Minutes from the Board Meeting in Stockholm, May

The board adopted the minutes.

6. New membership applications

a. NAHT, National Alliance of HUD Tenants, USA.

Magnus welcomed Mr Michael Cane and Mr Vern Zuehlsdorff, representatives of the NAHT.

Mr Cane and Mr Zuehlsdorff gave a short presentation on the background and work of NAHT.

Papers were handed out to the Board (attached)

The NAHT is the only national US tenant organisation. The Union model is that each building has a local representation. The biggest problem for NAHT is the American tenants' fear, and sometimes unwillingness, to organise.

Michael and Vern invited the Board members to attend NAHT:s Annual Meeting in June 21-24, 2002.

The Board adopted the proposal to accept the NAHT, National Alliance of HUD Tenants as a new Active member.

b. Provincial Tenants' Rights Action Coalition, British Columbia in Canada.

Website: www.tenants.bc.ca

The Board adopted the proposal to accept the Provincial Tenants' Rights Action Coalition as a new Participating member.

c. Tenant and Leaseholder Association, Nottingham England

Magnus met this organisation last week in Nottingham. As this is a small organisation Magnus will try and convince them to become a member of either TPAS or TAROE. These are national tenant organisations in England.

The board also discussed the possible future problems if too small organisations wish to become members. See also item 8.

The Board adopted the proposal to accept the Tenant and Leaseholder Association as a new Participating member.

d. Tenants Advice Service Inc., Perth, Australia,

Website: www.taswa.org

This organisation will be the third member from Australia.

The Board decided that the IUT Secretariat should clarify with the organisation the meaning of Tenants' Bond Monies.

The Board the adopted proposal to accept the Tenants Advice Service Inc. as a new Participating member.

e. Icelandic Tenants' Organisation,

Website: www.leigsam.is

A new application from Iceland was handed out by Magnus.

Magnus had personally been in contact with this organisation regarding a legal case when a homeless person, with HIV/Aids was refused a home, contrary to Icelandic laws and UN conventions. This case was well covered by the Icelandic media.

Regarding this case, Magnus had sent letters to the Icelandic Prime Minister, Minister of Justice and to the Mayor of Reykjavik

The Board adopted the proposal to accept the Icelandic Tenants' Organisation as a new Participating member.

f. National Appeal of Tenants of Cameroon

Magnus proposed to the Board not to grant this application, as the Secretariat has not received any national registration certificate from this organisation.

The Board adopted the proposal to not accept the National Appeal of Tenants of Cameroon as a new member due to the lack of certification.

7. Possible exclusion of member, UNTOK, Kenya

Magnus proposed to exclude this member. The reason was because of a dept of USD 800 to the IUT that had not been settled, despite several reminders, and the organisation could therefore not be considered as trustworthy. Magnus has been in touch with another organisation in Kenya that might be interested in becoming member of the IUT.

Mr J Tiset raised the question whether it is possible to exclude members at a Board meeting. Magnus explained that he had written a letter to UNOK months ago and informed that this matter should come up at the Board meeting.

With reference to Paragraph III in the Statutes the Board decided, in consensus, to suspend the UNTOK. But, the next Congress must give a final ruling on this decision. The Secretariat was asked to inform UNTOK about the decision taken and also inform them about the suspension at the next Congress. It is important that the reasons for this suspension are clarified in the letter.

8. Possible new criteria for Participating Members?

Magnus submitted a proposal to the board with the aim of, at the next congress, propose a changing of the wording in paragraph 5.I.2.

See appendix VIII

The Board discussed the proposal thoroughly but no decision was taken.

9. IUT membership fees, how to set fair fees in the future?

See Appendix IX

Magnus described how CECODHAS - the umbrella organisation for social housing landlords in Europe - sets membership fees in their organisation and opened up for ideas from the Board..

Michael Cane suggested that the fee should be based on the organisation's total budget. Peter Hooimeijer proposed different fund sources; small organisations pay fixed and larger

organisations higher contribution. Jacquy Tiset pointed out that it is hard to compare IUT with CECODHAS. Torborg stressed the importance of going on with this discussion and proposed that someone from the Board should work together with Magnus. **The Board agreed.**

Proposal: New members will pay 1500 Euro for the first year.

The board adopted the proposal.

10. Tenants' Charter.

The Board went through the Tenants' Charter article by article to decide about alterations.

New texts were introduced by Kaine/Zuehlsdorff and by Tiset/Barta and by Hooimeijer

The Board adopted the following changes:

Paragraph I, added text: "The right to quality, affordable and accessible housing is a universal human right which must be legally enforced in the constitutions and legislation of all countries. Governments must commit sufficient resources to realise this right and wealthier countries should provide resources to those that are in need of such.

The IUT supports efforts to strengthen UN documents and declarations to this end."

Paragraph VI:d , now reads:

Protected activities

Owners of multifamily housing buildings, and their agents, must allow tenants and tenant organisers to conduct activities related to the establishment or operation of a tenant organisation, including, but not limited to,:

- initiating contact with tenants, and providing information to tenants,
- assisting tenants to participate in tenant organisation activities,
- convening regularly scheduled tenant organisation meetings in a space on site and accessible to tenants, in a manner that is fully independent of management representatives.

The Charter will be translated into French, German and Spanish.

After these changes the Board adopted the Tenants' Charter.

11. IUT Vice Presidency for 2001-2003

The question regarding Vice Presidency is still an open matter. Magnus proposed to wait with this matter until the Board Meeting in Prague. At that time the Board will also have new members. **The Board adopted the proposal.**

12. Future of rental housing.

Written reports from:

France, Czech Republic, Germany, Sweden and Norway (the three last reports are attached)

The Board adopted the reports.

13. IUT in 2002, "Plan of Action".

1. EHF, European Housing Forum – Magnus gave a short presentation on the good work that has been done in the EHF. From September 2001, and one year onwards, IUT will chair the EHF.

2. The Global Tenant – Magnus informed about coming issues. From Dec/Jan the Global Tenant will also include a German translation.

3. Initiate Project in Uganda – The Secretariat is currently looking into the possibilities of initiating a project with Uganda National Tenants Union. The aim is to work with a women organisation linked to UNTU in Kampala. The aim would be to form a local tenant organisation for women. Financing from the Olof Palme International Centre. Several of the board members were supportive.

The IUT Secretariat will conduct an initial research trip to Uganda in February. The issue will then be discussed, and a final decision taken at next Board meeting in Prague.

4. International Tenant's Day, October 7, 2002. This day is celebrated and used in many countries and was proclaimed by International Union of Tenants in 1986. The International Tenants' Day is celebrated the first Monday in October every year.

5. Arrange study visit to TPAS Annual Meeting, Birmingham August 2-8, 2002.

Magnus will send out more information later on.

6. Possible IUT Annual Meeting, autumn 2002, see below item 14 b.

7. Publish report about the different rent setting system in Europe. Magnus will ask the members to send in papers on this to the Secretariat. Conclusions will be printed and sent out.

8. NAHT National Conference in June, USA. The Secretariat is planning to attend.

14 a. Surplus from the congress in Amsterdam.

Mr Hooimeijer expressed that the Nederlandse Woonbond was happy to guarantee the fund and will send it over to the Secretariat by the end of the year.

b. Proposal for Annual Meeting/Seminars:

The Secretariat proposed that Annual IUT Housing Seminars should be arranged. Jacquy Tiset pointed out that a lot of knowledge could be exchanged between the IUT members, who really are the experts in these matters. Michael Cane proposed more of an action agenda, press meetings, demonstrations during the conferences.

The board discussed the proposals and asked the Secretariat to proceed the work on these proposals. No decision was taken.

16. International Tenants' Day/World Habitat Day, October 7, 2002 (see also 13.4)

Michael Cane stressed the importance of reaching out to other networks during these days. Not only slogans are needed but also a real programme.

No decision taken.

17. Future bi-lateral projects, IUT-Uganda (see also 13.3)

The Secretariat would need approval to go ahead. **The Board will discuss this matter in Prague.**

18. IUT and the EHF, European Housing Forum (see also 13.1)

Minutes will be sent out to the IUT Board after the meeting in Stockholm on December 10, 2001.

19. Reports from:

a. European Colloquium on Housing, Liege September 24-25. Magnus read out Phil Morgans' summary of the event.

b. IUT East European meeting, Prague October 15. The Prague declaration was handed out together with table of share of the rental sector.

c. Report from Habitat (new item). Christian Hellevang, Norway, proposed that IUT should be more active in the Habitat work. Magnus explained that the IUT has been working with Habitat for some years back. Last year Magnus represented the Swedish Union of Tenants' at the National Committee of Habitat and Agenda 21.

The Board adopted the reports.

20. Announcements, other future activities, seminars etc.

Magnus asked the Board to put all the Board members' on respective organisation' mailing lists for magazines and newsletters.

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21. No other businesses had been announced.

22. Next meetings

- Prague, April 26-27 2002

- Berlin, November 8-9 2002

Franz-Georg Rips invited the Board to come to Berlin next autumn. The Board accepted the invitation with gratitude

IUT President Elisabet Lönngren, on behalf of the Board, thanked Franz-Georg Rips and the Deutscher Mieterbund for its generosity to host the meeting.

23. The meeting was closed.

Former IUT President, Mr Jan Dannemann expressed his gratitude for having been invited to the Board meeting and wished the Board good luck in its future work and activities.

Stockholm December 12, 2001

/Annika Ekström/
IUT Secretariat

/Magnus Hammar/
Secretary General IUT