



# International Union of Tenants

*Consultative status with  
UN Economic and Social  
Council*

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**IUT-Secretariat:** President Ms Elisabet Lönngren  
Vice President Mr Heinz Barta  
Secretary General Mr Magnus Hammar  
Assistant Secretary Ms Annika Ekström

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## Minutes IUT Board Meeting, Berlin November 29-30, 2002

### **Present:**

Austria:	Mr Heinz Barta, Mietervereinigung Österreichs
Czech Republic:	Mr Milan Taraba, SON Ms Anna Pachtová, International Affairs, SON
Denmark:	Mr Niels Busk, Lejernes Landsorganisation
England:	Mr Richard Hewgill, TPAS
France:	Ms Evelyne Brun, CNL Mr Jacquy Tiset, CNL
Germany:	Mr Franz-Georg Rips, Deutscher Mieterbund eV Ms Barbara Litke, Deutscher Mieterbund eV
Norway:	Mr Knut O. Eldhuset, Stavanger Leieboerforeningen
Sweden:	Ms Torborg Wärn, Swedish Union of Tenants
Switzerland:	Mr Jakob Trümpy, Schweizerischer Mieterinnen und Mieterverband
IUT Secretariat:	Ms Elisabet Lönngren, IUT President Mr Magnus Hammar, IUT Secretary General Ms Annika Ekström, IUT Assistant Secretary

### **Prevented:**

Finland:	Ms Anne Viita, Vuokralaisten Keskusliito
The Netherlands:	Ms Mária van Veen, Nederlandse Woonbond
USA:	Mr Michael Kane, NAHT

### **1. Opening of the meeting**

Ms Anke Fuchs, President of Deutscher Mieterbund, welcomed the board members to Berlin.  
Ms Elisabet Lönngren, President of IUT, thanked Ms Fuchs and Mr Rips for hosting this meeting.

### **2. Other businesses**

Mr Franz-Georg Rips went through the program for the stay in Berlin.  
Two other businesses were announced:  
- Document from the Council of Europe, Mr Magnus Hammar.  
- New project in Sweden, Elisabet Lönngren.

### **3. Minutes from previous board meeting Prague April 26-27, 2002**

Magnus informed that the surplus from the Congress in Amsterdam had reached the IUT office some days ago and therefore not included in the financial result for 2002.  
The Board acknowledged the donation with gratitude towards the Woonbond.  
**The Board adopted the minutes.**

#### **4. Report on IUT activities 2002**

*Research journey to Uganda* – The purpose of the journey was to set up a project in Kampala. Due to some problems with the organisation in Kampala regarding money no project will be set up. Magnus published an article in last issue of the Global Tenant about privatisation in Kampala.

*European Housing Forum (EHF)* - Magnus handed out minutes from previous meeting in Brussels. IUT chaired the Forum last year and RICS will chair the Forum during 2003.

*NAHT's Annual Conference in Washington* – Many tenants were involved in the meetings including lively dialogs and demonstrations.

*UN-ECE Habitat Committee, Geneva* – IUT is involved in a Project/Steering Group on Housing Finance in countries in transition. Two German banks sponsor the project. The initial report is to be delivered in the beginning of next year.

*IUT in Krakow Poland*– A Statement was made during the conference in Krakow.

The Board discussed the possibilities to make a common statement from the this board meeting in Berlin including both Western and Eastern part of Europe.

**A working group was formed to prepare a draft Statement to be presented on the board meeting next day.**

#### **5. Report on IUT Prague activities 2002**

Milan Taraba presented report from the Czech Region Office. Milan informed about a boarder co-operation that had been started. He also mentioned that they not had succeeded to get in contact with the office in Budapest.

#### **6. New applications for membership**

Magnus had sent out the paper “Secretariat comments and recommendations/proposals to new applications” to the Board in advance.

##### **a. Association of Tenants of the Slovak republic**

The Secretariat proposed the Board to accept the application from the Association of Tenants of the Slovak republic.

*Jacquy Tiset* pointed out that the organisation is an organisation for flat owners.

*Milan Taraba explained* that that these people have same problems as tenants.

*Richard Hewgill* said that in England this is called leasehold. They pay for service and repairs there is no distinction between residents and other tenants. .

*Heinz Barta* meant that IUT should accept the organisation as members. The tenants have had no choice; they had to buy their flats. There is no legal structure for this. They have no money, the conditions of the houses are bad and they cannot afford to buy another flat. Functionally they are tenants, they cannot afford to rent another flat.

Then the Board entered a lengthy discussion. Can the IUT accept, as members, organisations which not in fact represent tenants, but represent the owners. Owners who were the previous tenants, but were more or less left without any true choice whether to buy the flat or stay as a tenant. The Board agreed to the fact that these new owners in many cases were in the same difficult situation, financially, as the tenants.

IUT Chairperson Elisabet Lönnngren summarized the discussion. Most of the board members wanted to accept the application, but with different membership status. Ms Lönnngren proposed to accept the organisation as observing members and define the organisation as a special group, an interim membership.

**The Board adopted the organisation as observing members, with the following definition:**

**1. Let us understand the form “Tenants” for the Eastern European countries as personal users (of privatised flats)**

**2. This solution is an interim solution until the next IUT-congress.**

**b. Association of Sitting Tenants in Restituted Dwellings of Slovenia**

The organisation recently changed the name of the organisation to Tenants Union of Slovenia since they intend to work with all tenants not only with restituted tenants.

**The Board unanimously decided to accept the Slovenian application.**

**c. Euro-Visits Connections Organisation (England)**

Mr Jacquy Tiset had met this organisation once. His opinion was that they organise visits for tenants but they do not represent the tenants. Ms Barbara Litke of the DMB had also been contacted by the organisation. Magnus said that according to the IUT Statutes, paragraph 5.I.2D, the Euro-Visits does not in fact represent the tenants.

**The Board decided not to accept the application of EVCO.**

**d. Association of Tenants – ETAVLASTA (Bosnia and Herzegovina)**

ETAVLASTA is an organisation for homeowners of their flats. It is a very young organisation, established in 2002. The Board asked Magnus to collect more information from the organisation before any decision is taken. If the IUT receives further information on the activities of ETAVLASTA in time for the next meeting in May, the application will be brought up again.

**The Board decided to not to accept the application from ETAVLASTA.**

**7. Financial result 2002-01-01 – 2002-11-01**

Magnus went through the financial result.

The full report will be brought to the IUT Board in May 2003

**The Board adopted the financial report for the specified period.**

**8. Proposed IUT activities for 2003**

***IUT Board next meetings*** – Next meeting will take place in Vienna, Austria. Knut O. Eldhuset, Norway offered to host a future board meeting in Stavanger.

***UN ECE meeting in September*** – These meetings takes place the second week in September every year. Magnus invited the board members to join the meeting next year.

***East Central Europe meeting in Zagreb, Croatia, October 3-6*** – The Croatian Tenants Organisation requires some co-financing for this meeting. The organisation has applied for funding from the Helsinki Human Right Watch. Organisations from Macedonia, Serbia and Kosovo will also be invited to the meeting.

***Summary of report “Organisation of landlord/Tenant Consultation in a number of EU Member States – an international comparison*** – During year 2003 Magnus will work on a summary of the report.

***Information Meeting of the Housing Ministers, 2<sup>nd</sup> half of 2003, Rome, Italy*** - IUT will be involved in the informal meeting of the Housing Ministers in 2003. Jacquy proposed the Secretariat to contact the Italian organisation in connection with this meeting.

***On 21-23 May, UNECE*** is planning to arrange a conference with the Czech government about social housing in transition countries. Cecodhas is planning to hold a parallel meeting in connection with UNECE's conference.

**The Board adopted the report.**

**9. IUT fees, finances and targets – item originating from Item 11, previous board meeting**

According to Item 11, from the minutes of previous board meeting in Prague, the Board decided to continue the discussion about IUT member fees, the Swedish contribution, next congress and IUT targets and priorities. The Secretariat had received replies from Ms Mária van Veen, Director of Woonbond and from Mr Phil Morgan, Director of TPAS, in this matter.

**IUT member fees** - Magnus will send out survey to all Participating members and collect their views about possible member fees.

**This item will be discussed further on next board meeting in May when we have the results from the survey.**

**Contribution of the Swedish organisation** – *Ms Torborg Wärn* explained that the Swedish organisation has no intentions in cutting down the Swedish membership fee. There has only been discussions about the tasks of Magnus and Annika because of the ongoing re-organisation of the Swedish office. From the beginning of next year Elisabet will be able to work more actively with IUT tasks. Mr Heinz Barta as vice president is also more involved in the IUT work.

*Ms Wärn* said that the Swedish organisation does not have any intentions to ask IUT for paying the staff costs at the Secretariat. But maybe the members of the Board are interested in getting more involved in the work?

*Mr Jacquy Tiset* said that IUT perhaps could obtain funds from the European Commission. Jacquy will continue to look into this issue.

*Magnus* asked the board members to provide him with information on who he can approach about conferences, meetings etc. *Mr Richard Hewgill* and *Mr Franz-Georg Rips* were interested. *Mr Jakob Trümpy* was interested in receiving invitations from Italy as he speaks Italian. *Mr Jacquy Tiset* could attend conferences but might need help with financing. *Mr Milan Taraba* was interested in conferences taking place in Central Europe.

**IUT targets** – After some lengthy discussions Magnus summarised the talks from previous meetings (concentrate on western Europe (EU)), with the current talks (concentrate on countries in transition, as they are today the most vulnerable and currently developing its housing policies), that IUT could for the present time focus on both western and eastern Europe. There should be continued dialogues with members in developing countries, but IUT should not commit itself financially.

*Mr Franz-Georg Rips* stressed the importance of concentrating on the integration between East and West as many new countries from Eastern Europe will enter the EU in the future.

**The Board decided to continue the discussion about fees on the next board meeting.**

## **10. Congress 2003/2004**

The Board accepted with gratitude the invitation from TPAS to hold the next IUT Congress in 2004, beginning of August, in Birmingham England. The Congress will coincide with TPAS's own Annual Conference, which will facilitate the logistics involved.

**The Board adopted the proposal from the secretariat to hold the congress in 2004 in Birmingham.**

## **11. IUT research in developing countries**

*Mr Jacquy Tiset* presented the paper "A proposal to develop co-operation between North and South Unions of Tenants". Jacquy suggested to involve retired IUT members in the project working as volunteered and to apply for funding from the Consumer Division of the European Commission and the National Housing Ministers. Jacquy also stressed the importance in working with a precise mission.

**The Board decided to support the project. Jacquy will ask the president of CNL to write to the National Housing Ministers.**

## **12. Global Tenant, website and magazine**

Magnus handed out "subscription" lists of Global Tenant.

- *The Board* was asked to check the addressees for any corrections and send in supplementing names and institutions that should be sent the Global Tenant.

- *Mr Milan Taraba* asked the Board to send in articles with photos for their magazine about the future on housing policy in respective countries. Mr Taraba was asked to send out reminder to the Board later on.

- *Jakob Trümpy* and *Knut O. Eldhuset* were asked to put the Secretariat on the mailing lists for their magazines.

- *Jacquy Tiset* proposed the Secretariat to publish the front pages of the national organisations magazines on the IUT website.

- The board members were asked to e-mail the front pages of their national magazines to the secretariat.

Magnus proposed to measure the reading value of Global Tenant.

**The Board adopted the proposal from the Secretariat to measure the reading value of the Global Tenant.** Valuation form will be included in the next issue of Global Tenant (January 2003).

### **About the IUT website**

Magnus informed that the website had been down for a while because the site had been intruded by Brazilian hackers. The site is now open again and is being re-constructed and up-dated.

The site had, before the brake down, been visited by about 26 000 visitors, since October 1999. Up-dating is done every Monday.

### **13. Proposed budget for 2003**

Magnus informed about Item 18 “Grants”, which is a new item for the budget of 2003. This item should be a small budget at the disposal of the member organisations, for support of attending conference, etc.

**The Board adopted the proposed budget for 2003.**

### **14. Report from Board members**

The secretariat had received written reports from the Czech Republic, France, Germany and Sweden.

**The Secretariat will publish the reports on the IUT-website when received digital.**

### **15. Other businesses**

#### **a. Berlin Declaration**

A statement “*Declaration of the IUT Board 29/30 November 2002*”, had been prepared by Mr Heinz Barta Mr Jacquy Tiset and Ms Barbara Litke.

**The Board gave the Secretariat the task to further elaborate on the statement and to mail it out to the board members.**

**When finalized, each member has the responsibility to send out the final Statement to their national representatives in the Convention**

Chairperson Ms Lönngren thanked Mr Barta, Ms Litke and Mr Tiset for preparing the Statement.

**b. “Report on access to housing for disadvantaged categories of persons” from the Council of Europe.** Magnus presented and handed out the report.

#### **c. Comparing housing/rental costs in Europe**

Ms Lönngren informed about a project initiated by the Swedish Union of Tenants. The aim of the project is to compile a report on rental costs in Sweden and other selected countries in Europe.

**Ms Lönngren asked the Board members if they were willing to contribute with some information to facilitate this project, starting in 2003.**

**The Board accepted to contribute to this work.**

### **16. Next meetings**

Next board meeting will take place on May 16-17, 2003 in Vienna, Austria.

The following meeting is scheduled to November 7-8, 2003 in Berlin, Germany.

17. IUT Chairperson Ms Elisabet Lönngren, on behalf of the IUT Board, thanked Mr Franz-Georg Rips and the Deutscher Mieterbund for once again hosting the Board meeting in Germany. This annual contribution is very valuable for the continuity of the IUT work.  
**The meeting was closed.**

Stockholm December 16, 2002

/Annika Ekström/  
IUT Secretariat

/Magnus Hammar/  
IUT Secretary General