



*Consultative status with  
UN Economic and Social  
Council*

## International Union of Tenants

Box 7514

S-103 92 STOCKHOLM Norrlandsgatan 7, 4th floor  
Sweden

Tel: ++46 8 791 02 25

Fax: +46-8-20 43 44

E-mail: [info@iut.nu](mailto:info@iut.nu)

**IUT-Secretariat:**

Visitors address:

President Ms Elisabet Lönnngren

Vice President Mr Heinz Barta

Secretary General Mr Magnus Hammar

Assistant Secretary Ms Annika Ekström

Bankaccount:

Swedebank, Stockholm  
8327 9 142 129 436

**Website:** [www.iut.nu](http://www.iut.nu)

---

### Minutes IUT Board meeting, Vienna May 16-17, 2003

<b>Present:</b>	Denmark	Mr Jørgen D. Jensen, The Danish Tenants Assoc.
	Czech Republic	Mr Milan Taraba, SON
		Ms Anna Pachtová, SON
	Finland	Ms Anne Viita, Vuokralaisten Keskusliitto
	Austria	Mr Heinz Barta, Mietervereinigung Österreichs
	France	Ms Evelyne Brun, CNL
		Mr Jacquy Tiset, CNL
	England	Mr Richard Hewgill, TPAS England
		Mr Phil Morgan, TPAS (only May 17)
	Norway	Mr Knut O. Eldhuset, LBF
	German	Mr Franz-Georg Rips, DMB
		Mr Manfred Jonas, DMB
		Ms Barbara Litke, DMB
	The Netherlands	Ms Mária van Veen, Nederlandse Woonbond
	Sweden	Ms Torborg Wärn, Swedish Union of Tenants
		Ms Ewa Frisk, Swedish Union of Tenants
		Mr Jonas Norling, Journalist Vår Bostad (Our Dwelling)
	Switzerland	Mr Jakob Trümpy, Schweizerischer Mieterinnen- und Mieterverband
	IUT Secretariat	Ms Elisabet Lönnngren, President
		Ms Annika Ekström, Assistant Secretary
		Mr Magnus Hammar, Secr. Gen.
<b>Prevented:</b>	USA	Mr Vern Zuelsdorff / Michael Kane, NAHT
<b>Guests:</b>	Poland	Ms Alicja Sarzynska, President, Polish Union of Tenants, Krakow
		Ms Marta Kotnowska, Board member
	Slovenia	Ms Edita Stok, Vice President of the Association of Tenants of Slovenia
		Mr Jure Debevec, Board member

#### 1. Opening of the meeting

Elisabet Lönnngren, Chairman of IUT opened the meeting and Heinz Barta, Vice President of IUT welcomed the board members and the guests from Poland and Slovenia to Vienna.

## **2. Other business**

Three other businesses were announced:

- a. Exhibition about social housing in Brussels, Mária van Veen.
- b. Information about a Palestinian organisation, Jacquy Tiset.
- c. Letter from a “tenant’s” organisation in Romania, Magnus Hammar.

## **3. Practical issues**

## **4. Minutes from previous Board meeting, Berlin November 29-30, 2002**

The minutes were adopted.

## **5. General report on IUT activities**

The document “Some examples of IUT activities January 2002-February 2003” was sent out to the Board in advance. Magnus went through some of the main activities.

- After the Eastern European meeting in Krakow last year a statement was sent out to the different Ministries in the Eastern European Countries. Answers were received from the Polish and the Slovenian Ministries. Magnus also visited Bosnia-Herzegovina during 2002. Before the Congress in 2004 the Board has to discuss how to deal with the organisations in Eastern Europe. The main focus in these countries is to privatise. They do not have many rental flats left in these countries. The Romanian Tenants Organisation has become an owner’s organisation.

**Magnus proposed a working group to be formed to discuss the matters described above.**

- European Housing Forum (ELF) – This year RICS (Royal Institute of Chartered Surveyors) chairs the Forum. Italy has agreed to arrange a Housing Ministers meeting in Rome next autumn.

- Spain – Magnus has discussed the possibilities for a future membership application from the Spanish organisation.

*Jacquy Tiset* proposed that IUT should try to use SUNIA as a link to the Housing Ministers meeting in Italy next autumn.

*Alicja Sarzynska* (Poland) informed the IUT Board about the housing situation in Poland; In 1989 Poland started the privatisation. These circumstances have led to a situation where 2 million people soon may find themselves homeless. The Polish organisation is involved in the work to amend the bill of tenants’ protection. Some of the housing stock has become private property on a criminal way. New private landlords took over the houses. A great part of the housing stock was abandoned after second war. After the war people claimed that they had inherited these apartments and took over them. In Krakow 15 court procedures are in progress right now. There is also a huge problem with one of the articles in the housing act. This article gives landlords the right to quite a rental contract three years ahead. Most of the tenants cannot afford the rent on the free market. The Social Democratic President of Krakow has proposed to organise a committee. Alicia will be one of the participants in such committee. She will try to guideline the city conseil to start the construction of municipal housing. Than the municipality will be able to provide social housing again.

## **6. General report on IUT-Prague activities**

Milan Taraba informed about the activities at the IUT Prague office during 2002. SON has established a hotline for advisory service to the members. The service is also available in English. The line is partly paid by SON and partly by the person calling in, 6 Czech crowns per minute. During 2002 SON had activities together with the neighbour countries mainly Germany, Poland, Slovakia. Delegations from Germany, Sweden and former East Germany visited SON. The headquarter of SON is situated in the trade union building and therefore SON have some contacts with trade unions from Sweden, Germany, Poland and Austria. Milan has tried to get in contact with the Hungarian organisation without any success. The last

contact with the Hungarian organisation was in November 2002.

Milan expressed his gratitude to the German tenants organisation for a good cooperation between the organisations. He also thanked Heinz Barta for being present at all of SON's main meetings. Milan also said that SON has a well functioning cooperation with the countries of former Yugoslavia. They will also try to stay in contact with the Slovenian organisation. The IUT office in Prague will not just be an office for Eastern and Central European countries but in the future the centre of all European countries. Housing in Europe is not only *one* policy, but several. Different cultures mean different experiences. Housing cooperative is a very important problem to be resolved.

**Elisabet Lönnngren asked Milan to send out a report on 2003 activities to the Board members.**

**Magnus asked Milan to send out a letter to all members in transition countries so they now that IUT has its central place in Prague.**

*Mária* proposed that this should be performed together with the IUT secretariat and signed by Magnus.

*Alicia* needed help to define the wording "social housing". If someone is evicted in Poland the court is obliged to write that the evicted tenant should receive social shelter, but this shelter could be for example in a cellar, i.e. of very low standard. There are ongoing discussions in the Parliament about a new regulation. If the municipality has no premises than the municipality has the right to move a family to a shelter, this could even mean a shelter separating men and women.

*Elisabeth* suggested that the Prague office should get in contact with the IUT members in the Eastern European countries regarding social housing. The Board should discuss the definition of Social Housing at the next board meeting.

Slovenia offered to arrange workshops to discuss this, but they will need definition from IUT.  
**The Board adopted the report.**

## **7. New application for membership**

The Secretariat had received a membership application from the National Consumers and Environment Association of TOGO.

This organisation is not a tenant organisation but a consumer organisation, asking for category A membership.

*Jacquy* had read the French text. Their goals are rather good but the meaning a bit ambiguous.

*Magnus* advised the board to accept the organisation as observers.

*Franz-Georg* stressed the fact that IUT is a tenant organisation and must stay there, therefore he did not consider it possible for this organisation to become a category A member. There are strong international consumers organisations and it would be better for this organisation to become member in such organisation.

*Richard* thought observer status would be ok but did not think that this organisation was qualified to become full members.

It was proposed to accept the organisation as observing members.

**The Board adopted the National Consumers and Environment Association of Togo as observing members.**

## **8. Financial matters**

### **a. Result 2002-01-01—2002-12-31**

*Income: Membership fees* became less than budgeted, probably due to a miscalculation. The Secretariat only received 2 629 Euro from the *Olof International Centre* but had applied for 5 547. When the Eastern European countries become members of the EU there will be no possibilities to apply for money from OPIC any longer for these countries.

*Expenditures, Developing countries:* Costs for survey trip to Kampala to see if a project could be set up with the tenants association in Kampala. The Secretariat applied for money from the OPIC but no contribution was received.

*Global tenant:* Magnus has engaged a new printing office and the costs have been cut down. Magnus is also considering finding other ways of distributing the magazine and maybe to cut down on the number of issues.

*Total result 1999-2002,* 62 772 Euro, which leaves a surplus of 5 572 Euro earmarked for the congress in 2004.

**The Board adopted the financial report.**

#### **b. Membership fees 2003**

USA will pay the membership fee in May.

Switzerland: The French organisation, ASLOCA, is supposed to pay half of the fee. Jakob's organisation, the German speaking, has asked ASLOCA to pay their half. In the future the Swiss' membership fee will be paid by the root organisation.

**The report was adopted.**

#### **c. Result of survey (compulsory membership fee)**

A questionnaire was sent out to all Participating members about their possibilities to pay an annual membership fee. By April 29 the Secretariat had received replies from 10 out of 30 members. This issue has to be discussed at the next IUT congress and proposal must be prepared in advance.

Mária proposed that Magnus should ask the organisations if they are willing to pay for 2003. Richard Hewgill, TPAS, meant that the membership fee should be same for all Participating members.

**It was proposed to form a small working group to discuss membership fees and categories.**

Group members: Magnus, Elisabet, Heinz, Franz-Georg and Mária. The working group will assemble on November 6<sup>th</sup>, 2003, in connection with the next Board meeting in Berlin.

**The Board adopted the proposal to form a working group.**

### **9. Comparison of rent levels in Europe**

Elisabet went through the letter about comparison of rent levels, which had been sent out to the Board in advance.

Sven Bergenstråhle, researcher at the Swedish Union of Tenants, will put together the report. All countries were interested to take part in this work, i.e. Germany, France, Denmark, Holland, Norway, Finland, Sweden, and Poland.

**The Board was asked to send in answers to Elisabet before the end of June.**

**A draft report is to be presented at the next Board meeting in Berlin.**

### **10. IUT Congress in Birmingham, England 2004**

Phil Morgan, TPAS England, informed about TPAS annual congress in Birmingham.

At the last IUT Board meeting, it was agreed that the IUT congress should be held at the same place and date as TPAS congress in August 2004. A draft programme was presented.

700-800 delegates will attend TPAS' congress. From IUT approximately 40-45 delegates will attend. At the last congress IUT invited all Acting and Participating members and sponsored people from East and Central Europe and Africa.

Magnus stressed the importance of making a budget for the IUT congress. The Board must decide how much from the accumulated money should be used for the Congress. Are there any EU-funds?

Phil explained that TPAS would have staff taking care of IUT's arrangement. Phil will ask him to look into possible EU funds.

Phil also welcomed the IUT Secretariat and the IUT Board members to attend TPAS' congress this year and offered free seat at the Congress.

Phil Morgan gave a short presentation of TPAS.

**The Board agreed that nine hours would be enough for the plenary Congress.**

**At the next Board meeting Magnus and Phil will present a more detailed programme with draft subjects and a budget.**

## **11. Global Tenant evaluation**

The response to the evaluation had unfortunately been very modest. A new survey has been sent out together with the April issue.

*Torborg* asked the Board what they thought about Global Tenant.

*Jørgen* thought it was very important to show that there is organisation like the IUT. And the Global Tenant is one way to do this.

*Alicja* said that the Polish article in one of the issues had been very useful for the Polish organisation. The organisation had been noticed and more consulted now.

*Mária* would like to see more different headings.

*Franz-Georg* thought it could be a good idea to send newsletter by e-mail, this would be enough for the German tenants organisation.

*Magnus* explained that the magazine is distributed to people that do not have access to internet. One question in the evaluation was actually about reading the magazine on the website.

Internal news could be sent out as newsletter. But if we want to approach people on a broader base, the magazine is very important.

*Jørgen* meant that IUT needs a magazine to reach outside and show that there is an organisation like this but should be developed and look into alternative media.

*Richard* agreed. He thought there should be more about the contacts between the different organisations.

*Knut* also agreed. E-mail is a good system, but many do not have the equipment so we need both.

**The Board agreed on continuing the discussion about Global Tenant and other ways of sending it out at the next Board meeting.**

**For future issues of the Global Tenant Magnus will ask the Board to write for the magazine as “guest columnists”. Magnus will e-mail the Board members about participation in coming issues. Digital photos of the columnists will be required.**

## **12. World Social Forum (Porto Allegro) and about European Social Forum in Paris, November 2003**

Two years ago a big world forum was held in Porto Allegro. Last year it was a social forum. During the forum 1,000 of persons regularly meet to discuss different topics, one of them about housing. Some of the IUT organisations already attend such meetings. The French organisation is involved in preparation work of the meeting in Paris.

Question: Is it time for IUT to be involved as a global network or is this issue only a national issue?

**The Board decided that this issue should be an issue for the respective national organisations of the IUT, and not a working field for the IUT as a whole.**

## **13. Reports**

### **a. EU/CECODHAS conference, Athens May 8-9**

Richard gave presentation on the EU/Cecodhas conference he attended on behalf of IUT in May. Main topics – enlargement of Europe and definition of Social Housing. The conference could not agree on a common definition of social housing in Europe. The outcome of the conference was to arrange an annual conference on social housing. A standing committee should arrange this. Richard had stressed that IUT should be included in such committee.

### **14. b. Spain and FAVBICS' congress, Barcelona March 14-16**

TAROE from England was represented in Barcelona as well as the Portuguese (AIL), the Belgium (Syndicat Locataires), the Croatian and a German tenant organisation (Mieterbeirat-Vorstands in Stuttgart). FAVBIC seems to be interested in becoming a member of the IUT.

**c. Tanzania/IUT-FPA 2002 report**

The Tanzania Tenant Association has 3 862 individual paying members. Magnus had not received any financial result or budget.

The Government has introduced the Housing Rent Tribunal in Tanzania. Magnus will ask for more details about this matter.

The association asks for more funding.

The Board decided in Berlin 2002 to maintain contacts with the members in Africa, but IUT has no resources to get deeply involved.

**The Board agreed to send letter to the Tanzania Tenant Association informing that the Board adopted the report, but regretfully cannot send any funding for their activities. The board adopted the report.**

**d. A new political situation in Estonia**

Election in Estonia was carried out a couple of months ago. Tõnu Taba was a parliamentarian but after the election he lost his seat in the Parliament. Before he was funded from the Parliament and donated money to the tenants organisation but has no possibilities to support his organisation any longer.

Anne proposed the Board that she would try to contact the Estonian Tenants Association. There is another organisation in Tallin.

**The Board assigned Anne Viita to contact the organisation in Tallinn and to report on this at the next Board meeting.**

**15. Invitations**

**a. German Tenants Day, Erfurt June 12-14**

Franz-Georg welcomed the Board members to the German Tenants Day to be held in Erfurt on June 12-14. The German organisation pays for everything except the travelling costs. Sweden, Czech Republic, and Slovenia will attend.

Elisabet wished the German organisation good luck with the Congress

**b. Adequate & Affordable Housing for all, Toronto Canada, June 26-29 2004**

Announcement. Maybe someone from the board would like to attend. The Secretariat could help with travel expenditures. There is a small budget for board members to participate in conferences.

**16. Reports from Board members – in written.**

The board members handed in their reports.

**Magnus asked the Board to send in the reports by e-mail to be published on the IUT website.**

**17. Other business**

**a. VAT for non-profit organisations**

Torborg Wärn, Sweden, explained the aim of the survey.

**The Board was asked to send information on VAT on non-profit organisations in their respective countries to Torborg. Torborg will write a report to the Board.**

**b. Invitation to NAHT's annual conference in Washington D.C., June 20-23.**

NAHT invites board members, and others, to Washington D.C. One delegate could have her/his hotel room paid for by NAHT.

Board members were asked to get in touch with Michael for more information.

**c. Palestine.**

Jacquy informed the Board about a Palestinian organisation with members from both Israel and from Palestine. The association rebuild houses that have been destroyed by the army and need political support. As soon as the flats are rebuilt they are destroyed again.

Jacquy will collect more details on the organisation and send it in to the Secretariat.

- d. **Romania** – Magnus informed the Board about the re-shaping of the former Rumanian tenant organisation into a home-owners' organisation.
- e. **Exhibition on Social Housing in Brussels.** Mária informed the Board about this exhibition.

#### **18. Next two Board meetings**

Next Board meeting will take place in Berlin on November 7-8, 2003, with start on 7 November 12.30 and finish on Saturday. Sightseeing will be arranged on Sunday.

Two nights are paid by the DMG.

The working group (item 8) will start their meeting on Thursday.

Board meeting next spring in Norway. Preliminary date; May 28-30, 2004. - Knut O Eldhuset invited the Board to Norway next spring.

#### **19. Closure of meeting**

Elisabet thanked the Board for a well-performed meeting and expressed her gratitude to Heinz Barta and the Mietervereinigung Österreichs for hosting this meeting.

**The meeting was closed.**

Stockholm June 4, 2003

Annika Ekström  
IUT Secretariat

Magnus Hammar  
IUT Secretary General