



*Consultative status with
UN Economic and Social
Council*

International Union of Tenants

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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

Minutes IUT Board meeting, Berlin November 7-8, 2003

Present:	<u>Denmark</u>	Mr Jørgen D. Jensen, Lejernes Landsorganisation
	Czech Republic	Ms Anna Pachtová Ms Nikola Havlíčková
	<u>Finland</u>	Ms Anne Viita, Vuokralaisten Keskusliitto
	<u>Austria</u>	Mr Heinz Barta, <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
	<u>Norway</u>	<u>Mr Knut O. Eldhuset</u> , LBF Mr Christian Hellevang, observer (8.12) Mr Per Arne Haugen, observer (8.12) Mr Jan Rune Nordholm, observer (8.12)
	<u>Germany</u>	<u>Mr Franz-Georg Rips</u> , DMB <u>Mr Manfred Jonas</u> , DMB <u>Ms Barbara Litke</u> , DMB
-	<u>The Netherlands</u>	<u>Ms Mária van Veen</u> , Nederlandse Woonbond
	<u>Sweden</u>	<u>Ms Torborg Wärn</u> , <u>Swedish Union of Tenants</u> Mr Sven Carlsson, observer
	<u>Switzerland</u>	<u>Mr Jakob Trümpy</u> , Schweizerischer Mieterinnen- und Mieterverband
	<u>IUT Secretariat</u>	<u>Ms Elisabet Lönngren, President</u> <u>Ms Annika Ekström, Assistant Secretary</u> <u>Mr Magnus Hammar, Secretary General</u>

Prevented: USA Mr Michael Kane, NAHT

1. Opening of the meeting

Elisabet Lönngren, Chairman of IUT opened the meeting and welcomed the Board to Berlin. Elisabet thanked Franz-Georg Rips and the DMB for once again supporting the IUT by hosting the board meeting.

2. Other business

The Board decided to discuss item 4 after item 6 and item 11 together with item 12. Ms Torborg Wärn announced a new item: - Magnus Hammar's situation as Secretary General and plans of the Swedish organisation.

Magnus announced a financial report from the IUT focal point in Tanzania.

After these amendments, the agenda was adopted.

3. Minutes from previous board meeting, Vienna May 9-10, 2003

Ms Mária van Veen pointed out that the Dutch organisation also was represented on the German Tenants Day in Erfurt on June 12-14 this year.

The minutes were adopted.

4. Financial result 2003-01-01 – 2003-10-31

Membership fees

The secretariat is still missing the membership fee from NAHT. Magnus was in contact with Michael Kane two months ago and was then informed that they may not be able to pay the fee. The government is cutting down on the subsidies. The secretariat had not received any response from the NAHT on the invitation to the board meeting. Regarding payment from Switzerland, the secretariat had only received half the membership fee, which was from Jacob Trumpy's organisation¹. In total is about 3.000 Euros missing.

Global Tenant

In the future will only one copy will be delivered to each subscriber, as postage has become very expensive. Board members will be sent additional copies.

Remaining international fund

At the last annual meeting in the Swedish organisation it was decided to hand over this sum, 18.6357 Euro, to the IUT. The fund is earmarked for activities in Poland and in the Baltic countries.

The report on the financial result was adopted.

5. IUT membership fees

a. Membership fees – Board members

The working group on membership fees and categories met at the DMB on Thursday November 6. Present: Franz-Georg Rips, Barbara Litke, Elisabet Lönnngren, Mária van Veen, Heinz Barta and Magnus Hammar.

The group proposed a minimum fee of 1500 €, followed by a fixed amount of 3000 €, 4500€, 6000 €, 7500 €, etc.

The working group proposed the following fees, from 2004:

Germany 20 000 €

Sweden 10 000 €

the Netherlands 6000 €

Austria 6000 €

France 4500 €

Denmark 4500 €

Switzerland 3000 €

England 3000 €*¹

Czech Republic 1500 €

Norway 1500 €

Finland 1500€

USA 1500 €

*TPAS became members two years ago and their membership fee was set to 1500 € at that time. The proposal is now 3000 €. Richard Hewgill said that he needs to bring this up with TPAS for further decision.

Membership fees for non-board members

The working group proposed a minimum fee of 50 € for Category B members. Category A (board members) should pay minimum 1500 €, see item above.

Non-paying members and today's Observing Members should belong to a category 3 group; Associated Members.

Board meeting and costs

The working group had also discussed another proposal regarding the board meetings. The

¹ Since the board meeting, the outstanding Swiss fee of 1775 Euro has been paid by ASLOCA, Geneva.

board meetings are held twice a year. The DMB, Berlin, kindly hosts the meeting once a year. The second annual board meeting should rotate among the board members. Every country may send **one person**. If anyone wants to send more than one participant, the cost should be **paid by the own organisation**. *Mária van Veen* pointed out that this was not a proposal for the Dutch organisation but a decision.

Frans-Georg Rips explained that for the DMB the conditions are to **pay for one person per country for two nights**.

Mária van Veen said that there had been a proposal to pay the membership fee based on the percentage of the budget but this did not function. *Jacquy Tiset* explained that the number of members of CNL is declining in France, but CNL will still pay 4500 Euro.

It was proposed to fix the fees for three years. *Heinz Barta* said that richer countries could help IUT through hosting IUT board meetings. Such meetings would involve costs of about 5.000-6. 000 Euro.

Anna Pachtová informed the Board that the Czech organisation would like to host the board meeting in November year 2004 in Prague, in connection with SON's congress.

Jørgen Jensen, Denmark, explained that he must go home and explain for his organisation that the fee will be raised, but he was sure that the national board would accept this proposal.

Richard proposed that each congress should look over the fees. *Heinz* wondered what the scenario would be when the congress set the fees, if an organisation not is able to pay the fee or only can pay part of it. *Richard* proposed IUT to keep small reserve for organisations with poor economy.

The Board adopted the proposal on the fees from the working group. At the next board meeting the Board should continue the discussions whether the fees should be fixed for three years. The congress will take the final decision on the membership fees in Birmingham.

b. Membership categories

The IUT working group (Franz-Georg, Mária, Heinz, Magnus and Elisabet) had proposed the following three categories:

1. Category A members: tenant organisations, paying a minimum fee of 1500 Euro, and which also includes a seat on the IUT Board.
2. Category B members: tenant organisations, paying a minimum fee of 50 Euro.
3. Associated members: Today's "Observing Members" + members who do not pay a membership fee + for organisations such as consumer organisations, where housing rights are included and all others who promotes tenants and housing rights.

The secretariat performed a survey among the category B and C members some time ago. 60-70% where open to pay a membership fee of 50-150 Euro.

50 Euro is a symbolic sum and could make the members feel more committed to the IUT.

Elisabet Lönngren summarized the discussion;

Non-Board members should pay a minimum fee of 50 Euro. This issue will be brought up on the congress to take the official decision on both item a and b.

Jacob Trumpy pointed out that he preferred the designation board members and non-board members instead of categories A and B. The Board agreed on this.

The Board adopted the proposal on new membership categories. The categories should be called

1. Board Members, minimum annual fee of 1 500 Euro.
2. Non-board Members, minimum annual fee of 50 Euro
3. Associated members, no fee

The congress will take the final decision in Birmingham on membership fees for board members, non-board members and on the membership categories.

6. New application for membership – Socio Economic Rights Initiative, Nigeria

Information was delivered to the Board describing the aim of the organisation. Socio Economic Rights Initiative was the former Shelter Rights Initiative. The organisation has now widened their scope of activities. Housing was not especially mentioned among their activities. In the previous issues of the Global Tenant there was an article about the organisation.

They have a small office and are doing work on housing. Maria questioned to accept the application if they have nothing about housing. Magnus answered that this was not specially mentioned in their aims but they have a human right perspective where housing is involved. Knut thought it was important to support these kinds of organisations.

The Board adopted the Socio Economic Rights Initiative as Observing Members.

7. IUT – activities for 2004

Magnus went through the paper that had been delivered in advance.

Europe

In September 2003 European Housing Forum organized a round table conference together with representatives from the EU Commission and the Focal Points from the Housing Ministries. After the meeting, the participants agreed that this was a good way to meet and decided to continue the round table conference next year. The meeting resulted in recommendations from the EHF to be brought up at the meeting in Padua in November. *Maria* asked about the text draft on the European Constitution on Housing. There is nothing about housing? *Richard* said the British government is against to put housing in the Constitution; they have lobbied hard for not taking it in. *Franz-Georg* said the one is afraid of getting new social demands. *Heinz* said that maybe IUT could make some remarks in the future. Housing is an important issue in all countries, especially for the new members from the Eastern countries. We should make clear that we are not happy about this development. *Magnus* mentioned the Zagreb recommendation. *Franz-Georg* thought that a letter should be written and forwarded to each government.

UN-ECE

Mr Wolfgang Förster took the initiative to set up a study on Social Housing and asked IUT to become member of the Reference Group.

Eastern Europe

IUT can have influence in these countries. Especially in the Balkan countries and Russia. Magnus informed about a Russian seminar in Moscow in November. Mr Palmstierna, the Swedish Union of Tenants will represent IUT. Franz-Georg will attend an expert meeting about future of housing rights and housing policies in Ljubljana on December 2. A report from this meeting will be delivered from Franz-Georg.

Africa

The IUT Board has previously agreed to not have any activities in the African countries. The Board has discussed before about fact-finding missions in Africa with Jacquy. Magnus raised the question however it is important to find out more about these organisations. *Franz-Georg* stressed the importance to concentrate in parts where successful i.e. Europe including Eastern Europe. Historically IUT have had no success in the African countries. African delegates will be invited to the IUT congress in 2004, with expenses paid for by the Olof Palme International Centre.

Asia (and discussion about East Europe...)

Asia has a lot of public housing but IUT is not much involved. Magnus proposed to participate in an Asian conference in Hong Kong on social housing, February 5-6. There will be opportunities to meet with experts, researchers and he will write an article in the Global Tenant.

After some lengthy discussions whether Asia was of interest to the IUT, or not, the Board accepted the idea of sending Magnus to Hong Kong in February. But it is also important to focus on the future development in Europe, especially of the EU enlargement from May 2004. We should react in adequate way for this step. We must improve our connections and give priorities for some European topics. *Magnus* answered that the IUT is not letting away focus from Europe. *Franz-Georg* proposed to make a special theme in Global Tenant about the enlargement of the EU and invite media. *Anna* pointed out that about 80 millions of peoples in East Europe have today big problems with housing.

Jacquy said that IUT must increase its activities towards the EU institutions. *Mária* proposed to give the question about the Eastern European countries entrance to EU top priority for 2004.

North America

1. Participate in NAHT's annual conference in Washington D.C. in 2004. Richard Hewgill, *Mária van Veen* and *Elisabet Lönngren* announce their interest, *but* depending on the date of the meeting.
2. Participating in Housing Research Conference "Adequate & affordable housing for all – Research, policy, practice", Toronto, Canada, June 26-29 2004. *Jørgen Jensen* will attend the conference.

Global Tenant

Three to four issues are planned for 2004. One about Asia and housing and one as discussed above about consequences when the East European countries join the EU.

Mária proposed the land reports to be published in GT. *Magnus* will make summary of the country reports and publish. *Barbara* proposed a column on news from organisation in Germany, Netherlands etc. *Magnus* stressed the fact that the Global Tenant is the publication where Board members can support the magazine with articles, and asked for contributions from Board members. *Knut* thought that everyone should make some efforts and inform GT by mail about news on housing politics, housing problems in each country. *Franz-Georg* thought it would be easier to bring ideas on actual work in the organisations. We should be able to bring 3-4 articles to this theme. *Jacquy* proposed to ask each national organisation to make report about itself.

Torborg said that GT must not only be a magazine for board members. *Jacob* meant that presentation of the national organisations is not the main subject for GT, as this magazine has a very broad distribution – not only to IUT members but also to researchers, academics and to national and local politicians and decision makers. .

Magnus thought a good idea would be to have **guest columnists** plus small **contribution of best practices** from the organisations. *Franz-Georg* informed about the hotline that DMB has started for members and non-members. Maybe this could be a theme for GT. *Jacob* agreed on this proposal.

The list was adopted with the additional theme on the East European countries. With regard from the discussion under the heading Asia (and discussion about East Europe) is EU and the coming widening with East European countries a priority issue for the IUT Board.

8. Report on IUT Prague activities 2003

A written report was delivered. Anna summarized the report for the Board.

SON will try to create closer links with the other IUT members in east-central Europe. Also, SON will produce a newsletter which will be distributed electronically.

Magnus will do an article in the Global Tenant on the new National Housing Information Centre in Prague.

The Board adopted the report.

9. Congress 2004

a. Draft programme and IUT-workshops

After some lively discussions following themes were suggested:

- **Future of social/rental/affordable housing (tendencies of social housing, the need for social and affordable housing).**
- Demography and housing
- Lobbying decision makers (EU, governments, local authorities) (3 cross)
- Services to members (incl recruitment of members, how to attract members, how to retain members)
- Africa
- Rent comparison
- European constitution

- Co-operation vs. landlords

The Board agreed to ask Mr Wolfgang Förster of Austria to be the main speaker at the congress – on the theme of the “Future of rental (social/public) housing in Europe”.

The Board adopted alternative 2 in the draft schedule, i.e. to start the conference on Friday morning. (Delegates arrive on Thursday)

The Board marked with cross preferred items for the workshops and sent these with Magnus for the meeting with Phil in December. See the list above. The remaining themes can be run as common workshops with TPAS.

b. Draft budget

Magnus went through the budget proposal. Mária proposed IUT to pay for additional persons from the board members' organisations. Magnus answered that this could be worked into the budget.

The Board agreed on the proposal that the board members could invite one more from each national organisation at IUT's expense.

The Board adopted the budget proposal.

10. Proposed budget for 2004

Franz-Georg proposed to delete the 1.600 Euro under item 21. IUT Africa regional office. And from the discussion from above regarding the congress, each country can send one more to the congress. This will be an additional cost of about 5.500 Euro.

The Board agreed to delete 1.600 Euro from item 21.

The Board agreed to raise 25.000 to 30.000 Euro under item 22 “costs for the congress”.

The Board adopted the budget after the two amendments.

11. The report European Social Form, Habitat International Coalition and IUT strategy

Jacquy Tiset went through the report which had been sent out to the Board before the meeting. IUT will not be able to attend the events in Paris in November, European Social Forum. HIC will be present but not IUT. The new HIC focus point in Europe is very active. According to Jacquy HIC wants to take up competition with IUT. He is in touch with tenant organisations that the IUT has lost.

Elisabet explained that the Board took a decision at the last board meeting in Vienna on this with the following wording: *“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.”*

Franz-Georg stressed that IUT consists of organisation with separate national tenant groups, with members that not would go out in the streets. Franz-Georg proposed to take this issue as a special item at next meeting and to prepare it in the national organisations before the meeting.

Jacquy Tiset promised to write reports from the Social Forum in Paris.

Magnus will meet with Cesare Ottolini (HIC Europe) Padua, Italy, on November 27-28.

The Board postponed this item until the next board meeting. Strategy must be prepared on how to handle this question.

12. Letter from Croatian Union of Tenants

The Zagreb Recommendation, to the EU Housing Ministers meeting in Padua November 27-28, 2003 with the heading “Social inclusion in transition countries” - was an outcome of the conference in Zagreb October 6th. The secretariat has sent the recommendation to the EU Housing ministers and to the Housing Ministries of the 10 accession countries.

The report was adopted.

13. IUT in UN/ECE reference group on Social Housing

Mr Wolfgang Förster took the initiative to set up a study on Social Housing in Europe. IUT has been asked to become a member of the Reference Group. The outcome will be around early 2005 presented in a booklet. At the congress, he can inform about how far the project has reached and draw some conclusions.

The report was adopted.

14. IUT Application for NGO Consultative Status of the European Council

Magnus proposed to send in application for membership.

The Board adopted the proposal.

15. Other businesses

a. IUT Presidency 2004-2007

Elisabeth declared that she would not continue as IUT President after the next congress. On the next congress a new President has to be elected. The board members should send in **proposals to the IUT-secretariat of candidates for presidency**. Jörgen asked for a job description of the presidency. Franz-Georg said that historically the presidency candidates always have come from Sweden. He suggested that the Swedish organisation should prepare for a candidate. Elisabet stressed the importance of having active board members. Everyone should ask himself or herself could our organisation be more active.

b. Definition of Social Housing

In Vienna the Board talked about the need for a definition of Social Housing. This issue was brought up in Zagreb based on definition from Cecodhas. The definition of social housing proposed by CECODHAS: *"Social housing is housing where the access is controlled by the existence of allocation rules favouring households that have difficulties in finding accommodation in the market."*

Richard explained that he had a proposal of definition. Richard was asked to write down the definition and send it in to the Secretariat.

The Board agreed to take definite decision about definition of Social Housing at the next board meeting in May 2004.

c. VAT on housing

Torborg asked the Board to send her rules on VAT from each country when last met in Vienna. Until today she had received answers from Netherlands, Switzerland and UK.

The Board encouraged Torborg to go on with the research. The rest of the Board was asked to send in their figures to Torborg. Deadline on December 31 this year.

d. Rent comparison study

Elisabet had received answers from Sweden, Netherlands, Switzerland, France, Germany, Finland and England. Elisabet went through a list of facilities normally included in the rent that shows the different standards in different countries.

Next step would be to define an apartment and include the items from the list. Representative dwelling should be chosen; two rooms apartment, 60 m², one or two housing estates in different cities where two ordinary people lives with ordinary income level. It should be neither in the centre nor far outside the centre.

Knut thought that next step even should be about who is paying for what, social support, allowances etc. *Franz-Georg* proposed the study to include one room, two-room and three room's apartments. *Elisabet* promised to think this over.

Discussion started on whether the picked apartment should be an average apartment or if it should be a fixed apartment in a certain area. *Elisabet* will discuss this further with *Sven Bergensträhle*.

***Elisabet* will prepare forms and send it out to the Board to fill in.**

e. Working situation for the General Secretary

Torborg explained that the Swedish Union of Tenants will need more help from Magnus in the organisation. How can the board members take part in the IUT work to help Magnus? For example there is a lot work with Eastern Europe and the Balkans. Maybe someone else can handle this.

Jörgen asked Elisabet and Magnus to describe their respective jobs and discuss this at the next board meeting. Maybe some of the tasks could be delegated to the Board. Franz-Georg meant that it is one thing to pay and another to do it. In the budget there is no staff cost. Maybe there is enough room in the budget to purchase some services. Sven thought the board members maybe could be more active. IUT Board should set level for the work.

Magnus and Torborg will prepare paper on this for the next board meeting including description on the Presidents' respectively the Secretary Generals' work

f. Report from Tanzania

The report was adopted.

16. Board meetings 2004

Next board meeting in Bergen, May 28-30, 2004

Knut informed that efforts would be made to have one of the ministers to open the meeting and also try to get funding from the government to arrange a seminar starting one day before (Thursday). Maximum two people from each country could attend this board meeting due to the premises.

The Board adopted the draft programme.

Board meeting autumn 2004

The Czechs invited the Board to come to Prague for board meeting on November 5-7, 2004, in Prague. SON holds its congress on Sunday, November 7.

The Board adopted this invitation.

17. Reports from board members

Reports from the board members in written had been sent in to the Secretariat in advance and were delivered at the meeting.

- Magnus asked the Board to send in the reports digitally.
- Jacqy proposed that for future board meetings the Board could receive the reports in advance.

18. EU businesses/European Housing Forum round table conference

- a. VAT – report delivered at the meeting.
- b. Structural funds – same report as the VAT.
- c. Synthèse des réponses au questionnaire “interactions entre politiques nationales du logement et législation de l’Union Européenne – Mr Charles Mertens at the Belgium Housing ministry has made a questionnaire on how housing interferes with legislation. Jacqy had summarized and translated the document into English. Jacqy pointed out the importance of this synthesis. It contains many references but is also a report for the future. The housing issue will be put on the agenda more and more in the future.

The Board adopted the reports.

19. Global Tenant evaluation

The secretariat had only received about 35 replies. Magnus will study the comments given in the evaluation to improve the magazine. Richard suggested publishing the actual text, not only in PDF on the website, for those interested who lacks broadband.

20. Contacts in Estonia

Anne Viita delivered report on the Estonian organisation.

21. Closure of the board meeting

Elisabet thanked all the participants for an interesting meeting and for interesting discussions. Important decisions had been taken and some of the items were postponed to the board meeting in Bergen. She also expressed her gratitude to the Deutscher Mieterbund for hosting this meeting in Berlin.

Stockholm November 25, 2003

/Magnus Hammar/