



*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

IUT-Secretariat:

Visitors address:

President Mr Sven Carlsson

Secretary General Mr Magnus Hammar

Bank account:

Swedebank, Stockholm

8327 9 142 129 436

Website: www.iut.nu

Minutes IUT Board meeting, Amsterdam June 3-5, 2005

Present	Austria	Ms Nadja Horvath, Mietervereinigung Österreichs
	Czech Republic	Mr Milan Taraba, Director SON
		Ms Anna Pachtová, International Relations SON
	Denmark	Mr Jørgen D. Jensen, Board member Lejernes Landsorganisation
		Ms Helene Toxværd, Lejernes Landsorganisation
	England	Mr Richard Hewgill, Board member TPAS
	Finland	Ms Anne Viita, Director Vuokralaisten Keskusliitto
	France	Mr Jacquy Tiset, Board member CNL
		Ms Evelyne Brun, CNL
	Germany	Mr Franz-Georg Rips, Director DMB
		Ms Barbara Litke, DMB
	The Netherlands	Ms Mária van Veen, Director Woonbond
	Norway	Mr Stig Høisæther, OKL, Oslo
	Slovenia	Ms Mateja Tamara Fajs, Board Member ZNS
		Mr Jure Debevec, ZNS
	Sweden	Ms Torborg Wörn, Director Swedish Union of Tenants
	Switzerland	Mr Jakob Trümpy, Board member Schweizerischer Mieterinnen- und Mieterverband
		Mr François Zutter, ASLOCA, Geneva
		Mr Sven Carlsson, President IUT
		Mr Magnus Hammar, Secretary General IUT
		Ms Annika Ekström, Assistant Secretary IUT

Prevented Mr Michale Kane, Executive Director NAHT, USA

1. Opening of the meeting

Mr Sven Carlsson, President IUT, opened the board meeting and Ms Mária van Veen, Director Woonbond welcomed the Board to Amsterdam.

2. Apologies for absence

- Michael Kane, NAHT
- Manfred Jonas, DMB

3. Other businesses

- Social Housing Week in Brussels
- European Housing Forum
- Appeal Alliance of Inhabitants

Decision: The agenda was adopted.

4 Minutes from previous board meeting, Prague November 5-6, 2004

Sven and Magnus went through the decisions adopted by the Board at the last board meeting in Prague. NAHT is in debt to the Secretariat of 1 500 Euro for the Board membership fee 2004. Magnus has asked Michael Kane to pay at least 50 Euro for 2005, which is the fee for the category B:Members.

Decision: The minutes were adopted

5 a IUT Congress, 2004 financial report – final, Appendix I

Final financial report from the IUT Congress in Birmingham was presented to the Board.

Decision: The financial report was adopted.

5 b Congress 2007 - proposals for venue

Franz-Georg Rips welcomed the Board to hold the IUT Congress 2007 in Berlin in September 2007. DMB could organize all practical arrangements as hotel reservations, excursions, and meeting with the mayor of Berlin etc. The IUT itself would organise all IUT related events such as workshops. Further information will be presented on next board meeting in Berlin.

Decision: The Board accepted with gratitude the preliminary invitation to hold the Congress in Berlin, September 2007. Final decision will be taken in Berlin on November 18-19, 2005.

6 a Membership fees paid by May 10, 2005, Appendix II

All board members had paid the membership fee for 2005, with the exception of NAHT, USA. Confederation National de Locataires, France, cleared their debt some days before the board meeting. Twelve organisations have paid 50 Euro each and have become Members. The Secretariat will send out one more reminder.

Providing that a member not has paid the 50 Euro by the end of the year, this organisation will be transferred to category C: Associated Members.

6 b Updated budget, Appendix III

Updated budget for 2005 was distributed. The result for 2004 will be sent out to the Board.

Nadja would like the Board to discuss what benefits the members have from being an IUT member. We should try to make the membership more attractive. The Secretariat will discuss this and come back to the Board.

Also, the booklet with common words in English discussed at earlier board meetings would be appreciated. The Secretariat has already been given this task. Another idea was to produce an address booklet including addresses etc to different organisations in different countries. The Secretariat will be able to produce such booklet but the Board must supply the Secretariat with address information. This information could be published on the website.

Decision: The Board agreed to send in (by E-mail) address information etc to the organisations that should be included in the proposed booklet.

The result for 2004 will be sent out to the Board Members.

The Board adopted the updated budget for 2005.

7 IUT Regional Office for CEE, Slovenia, Appendix IV-V

a. Final report 2004 and plans for 2005

Mateja presented the objectives of the IUT CEE Regionl Office 2005. Mateja also reported from the IUT CEE meeting held in Ljubljana, December 2004. Seven transitional countries attended the meeting. At this meeting the most critical groups of tenants in the transition CEE Countries and their most acute problems were identified. A survey was conducted on the housing conditions in transition CEE countries showing that four out of five transitional countries are facing same problems.

Mateja continued to report from the meetings with the Group of Specialist on Housing Policies for Social Cohesion. The group has started to define what vulnerable groups are and considers that the definition should be broader also including insecurely housed tenants.

Milan said that before 1989 when everything was public property, the expenses for living were 6% of the income and there was no homelessness. Today the situation is completely different, particularly in big cities. Today you can find many poor owners and this goes for all transitional countries.

Jacquy meant that this is something that can happen in whole Europe in the future.
Stig proposed that IUT should send out a protest with a social profile on the rent regulation.

Franz-Georg informed about the situation in Germany where many rental dwellings are owned by private equity firms with the goal to make money. The politicians say that there is protection through social housing. This change of ownership of large housing estates will doubtless result in a strive for deregulation of present housing policies and will imply difficult problems. All public dwelling needs money and there are investors from USA, England etc who wants to make quick money.
Franz-Georg informed about REAT (Real Estate Investment Trust). He will send out information to the Board about this new system deriving from England and USA.

Nadja meant that IUT should stress out the economical reasons for having a rent regulation. Since the rent regulation has loosened up, the economy has gone down in many countries.

Decision: The Board decided to write a statement on social rights in private owned houses. The Secretariat will write the statement provided that the Board send input to Magnus and addresses to recipients of the statement.

b. Appeal plus reactions

Magnus reported on the Appeal concerning access to affordable housing and the risk of future homelessness for vulnerable households, which was one of the outcomes from Ljubljana in December. The appeal was sent to Governments and state institutions in Poland, Slovenia, Latvia and Estonia in December 2004. Slovenia has not yet reacted on the appeal.

8 New applications for membership, Appendix VI-VII

a. National Federation of Tenant Management Org Ltd. (NFTMO)

NFTMO fulfils the necessary criteria according to the IUT statute. The Secretariat proposed the Board to accept the NFTMO as Members. Richard explained that the aim of this organisation is to allow tenants greater control of their homes, to deal with some of the management. The organisation is financed by membership fees from the tenants and the work is done on voluntarily basis.

Decision: The Board adopted the NFTMO as Members.

b. South Aberdeenshire Tenant and Resident Association (SATRA)

SATRA is not a regional organisation, merely a local. According to the IUT Statute "Member organisations should represent tenants on regional or national level". Therefore the Secretariat proposed the Board to not accept SATRA as Members.

Decision: The Board decided to *not* accept the SATRA, South Aberdeenshire Tenant and Resident Association as Members.

9 Application for Board membership, Appendix VIII

National Union of Tenants of Nigeria, NUTEN had applied for Board membership of IUT. HRM Dr Frank Eke and Mr Enwefah, Secretary General are interested in visiting the IUT Secretariat in Stockholm. Richard's and Magnus' postponed study visit to Port Harcourt, Rivers State, Nigeria will probably take place in August or October this year.

Magnus has asked NUTEN to send in more information on their activities so that the Secretariat can gain a better insight into what the organisation has achieved. So far, no information has reached the Secretariat. Magnus has also informed NUTEN that the Board could not take any decision until the information has been submitted to the Secretariat.

Magnus has also asked them to first become Members for 50 Euro before becoming a Board Member.

Decision: The Board agreed that more information will be needed from NUTEN before the organisation can be granted seat on the IUT Board.

10 Council of Europe, Strasbourg, IUT participation, IX

IUT became participatory members with the Council of Europe in January 1st 2005. The initiative to become member came initially from the Slovenians. If you are a member you could file collective complaints to the Court of Human rights in Strasbourg.

Next group meeting will take place on June 20-22. Group meetings are conducted with simultaneous translation but most informal dialogues are in French. Therefore it would be an advantage to send some of the French speaking IUT board members to attend these meetings.

Evelyn Brun was proposed to represent IUT on these meetings.

Decision: Evelyn Brun, CNL, was appointed from the Board to attend the Council of Europe meetings in Strasbourg. Evelyn cannot attend the meeting on June 20-22 but will attend future meetings.

11 EU and Housing

a. Board members EU strategy/priorities, Appendix X

Magnus informed about the Swedish of Unions' work in EU-housing policy. The Secretariat thought it would be interesting to find out more about how the Board's organisations work with the EU issue.

Therefore, the Board was asked to answer the question *What EU-related issues is your organisation working with/following closely?*

DMB is intensively working with the energy passport at the present. There is an EU directive prescribing that every household should have an energy passport from January 2006, which Barbara meant was positive as it gives more transparency in the housing market regarding to the maintenance cost. Furthermore, DMB is fighting for making the national law friendlier for the tenants and they are also fighting for the system of rent levels and energy price levels. Further information will be given at the next board meeting in Berlin.

CNL is dealing with same issues as in Sweden, VAT etc. Jacquy thought this discussion was a good occasion to enforce what IUT would be able to state to the EU institutions. He was not of the opinion that the European Housing Forum was the best forum for this. He proposed the Board to go to Brussels and meet with deputies from the EU Commission.

LLO, Jørgen, meant that it is important for IUT to discuss and take part in discussions, to look outside IUT and take some actions. Barbara supported Jørgen. Housing Corporations are investing a lot of money in lobbying work in Brussels.

In order to have easier access to the EU institutions in Brussels, IUT needs passes from the Security dep. of the European Parliament. In order to be able to apply for passes, the IUT needs an address in Brussels. Magnus had contacted Mr José Garcia at the Syndicat des Locataires (SL) in Brussels to ask whether IUT could possibly establish a "regional office" at SL.

(At this date, June 29, the Secretariat has had no reaction from Mr Garcia. Reminder was sent out.)

Sven proposed the Board to form an EU-group within the IUT Board.

Decision: The Board agreed on forming an EU group. Barbara Litke (DMB), Helene Toxværd (LLO), Nadja Horvath (MVÖ). Sven Carlsson (IUT) and Jacquy Tiset (CNL) were appointed to be part of that group. Helene was appointed coordinator.

b. EU Interparliamentary Group on Housing

The Intergroup will meet regularly in Strasbourg. First Group on Urban and Housing meeting was held on May 12th. No one could attend that meeting but Helene Toxværd will participate in the next

meeting on July 7.

(The meeting on July 7 has now been postponed until after the summer)

c. EU Housing Ministers Meeting, Prague March 14-15, Appendix XI

Magnus informed about the last EU Housing Ministers Meeting which took place in Prague in March. The perhaps most interesting outcome of this meeting was that, after lively discussions the final document contained a paragraph about the possibility of looking into the possibility to use EU structural fund for housing renovation, particularly for energy saving schemes.

12 Definition of Social Housing, Appendix XII

The Board discussed several proposals and finally agreed on

“Social housing is sustainable housing with non-profit rents, or/and rents according to the self cost principle and/or where the access is controlled by the existence of allocation rules favouring households that have difficulties in finding accommodation in the market.”

Decision: The Board adopted this definition:

13 IUT Policy paper, Appendix XIII

Magnus and Richard had prepared a proposal for an IUT Policy. The Board went through the proposal and adopted the following amendments:

- The second sentence was changed from “IUT is a non-political non-governmental organisation” to “IUT is a politically independent democratic non-governmental organisation.”
- The sentence “IUT considers that the costs for housing; rent, maintenance and service charges, should not exceed 25% of the total household consumption” was discussed.

The Board agreed on 25% but the wording must be changed. Richard and Magnus will formulate a new sentence and send out to the board for approval.

Barbara and Franz-Georg suggested that the sentence “IUT is of the opinion that every wellcan not afford to buy” should be replaced by a new sentence.

Action: Barbara will propose a new sentence and send it to Magnus.

Regarding the sentence “IUT recommends and influencesmin 20%”, the Board agreed on 30% instead of 20%.

Decision: Any suggestions that the Board members would like to add to the Policy should be sent to the Secretariat, before New proposal for IUT Policy will be sent out to the Board.

14 Report: IUT project in Belgrade, Appendix XIV

Magnus reported on the OPIC application of setting up a Housing Centre in Belgrade. In April, Annika and Magnus signed a contract in Belgrade with the Association of Tenants from Serbia and Montenegro. The project has received funding of 28 495 Euro for 2005 and 15 200 Euro for 2006 from the Olof Palme International Centre. SON will arrange a study visit at the Housing Centre in Prague for one of the project members.

15 Report from members, country reports, Appendix XIV

Country reports were delivered to the Board from Denmark, Czech Republic, Sweden, Germany, Switzerland (MV), Finland and TPAS England.

The Woonbond supplied us with the speeches of Mr Jan Laurier, Chairman, and with Mr Duco Stadig’s (alderman, Urban Dev. In Amsterdam) speech.

(France, CNL, later sent its report to the Secretariat)

16 a – The Hutten-Czapska case, ECHR case, XV

Mateja reported on the Hutten-Czapska case and the serious consequences the ECHR judgment will cause. Mateja suggested IUT to take part in proceedings at the ECHR as amicus curiae.

16 b – Housing as a Human Right – IUT action

Item 16 b was discussed under item 7.

16 c – IWO, Initiative Wohnungswirtschaft Osteruopa (IWO) e.V., Appendix XVI

IWO had applied for Associated Membership. Barbara Litke briefed the Board on IWO that is an organisation for construction of housing in Eastern part of Europe. The statutes of IUT says: “In order to become and 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 structure.”

Decision: The Board agreed that IWO not represents tenants in accordance with the IUT statutes and decided *not* to accept the IWO as Associated Members.

16 d Social Housing Week

Magnus informed about a Social Housing Week organised by CECODHAS. This week will include exhibitions and seminars in the European parliament in Brussels 10-14 October 2005.

16 f European Housing Forum Meeting

A meeting with the European Housing Forum will take place in Brussels on June 20 and Nadja Horvath (MVÖ) will attend on behalf of IUT.

16 g Appeal Alliance of Inhabitants

The Board discussed the appeal sent out from the Alliance of Inhabitants regarding prohibition on evictions. Jacquy was surprised that IUT did not sign the appeal. Jacquy has had some contact with Mr Cesare Ottolini, spokesman of IAI. Mr Ottolini knows many well-known researchers and is frequently invited to speak during seminars etc. Magnus meant that this appeal contained passages that some of the IUT organisations not could agree on. That was why IUT did not sign the appeal. The Board agreed on this explanation.

Decision: Jacquy proposed to write a statement about IUT’s position on the issue about evictions. Jacquy will prepare the statement before the board meeting in Berlin.

17 a Next board meeting, Berlin November 18-20, 2005

Franz-Georg welcomed the Board to Berlin in November. Further details will be sent out later on.

b Board meeting, spring 2006

Jacquy informed the Board about CNL’s national congress in Paris 28-29 May 2006. The organisation is also celebrating its 90th anniversary. The Board was invited to hold its spring board meeting in connection with the CNL national congress in Paris.

Decision: The Board thanked Jacquy for inviting the Board to Paris on 28-29 May 2006 and accepted the invitation with gratitude. Jacquy will confirm further details before July.

18 a Report from the Danish Tenants Association, Appendix XVII

Jørgen reported from the Danish Tenants’ Association about history, organisation, members, housing politics and fees.

19 Closure of meeting

Sven thanked Mária and the Woonbond for organising and hosting the board meeting and for the rewarding program during the days in Amsterdam.

The meeting was closed.

Stockholm June 29, 2005

Annika Ekström

Magnus Hammar

Sven Carlsson