



*Consultative status with  
UN Economic and Social Council*

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

## International Union of Tenants

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**IUT-Secretariat:** President Mr Sven Carlsson  
Secretary General Mr Magnus Hammar

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### Minutes IUT Board meeting, Paris May 26-27, 2006

<b>Present</b>	Austria	Ms Nadja Horvath, Chief Department of Law, Mietervereinigung Österreichs
	Czech Republic	Mr Milan Taraba, Director SON Ms Anna Pachtová, International Relations SON
	Denmark	Ms Helene Toxværd, Chief of Dept. LLO Mr Jørgen Jensen, Board member LLO
	England	Ms Jayne Barber, Board member TPAS
	Finland	Ms Anne Viita, Director Vuokralaisten Keskusliitto
	France	Mr Jacquy Tiset, Board member CNL Ms Evelyne Brun, board member CNL
	Germany	Mr Manfred Jonas, DMB vice president Dr. Franz-Georg Rips, Director DMB Ms Barbara Litke, DMB
	The Netherlands	Ms Mária van Veen, Director Woonbond
	Norway	Mr Lars Aasen, Director NLF Mr Tore Hansen, Chairman Oslo Tenants Assoc., NLF
	Slovenia	Ms Mateja Fajs, Assoc. of Tenants of the Rep. of Slovenia - ZNS Mr Jure Debevec, Assoc. of Tenants of the Rep. of Slovenia - ZNS
	Sweden	Ms Torborg Wärn, Director Swedish Union of Tenants Ms Ewa Frisk, Head of Department, Swedish Union of Tenants Mr Georg Hardt, Swedish Union of Tenants (observer) Mr Johan Klintberger, Swedish Union of Tenants (observer)
	Switzerland	Mr Jakob Trümpy, Board member Schweizerischer Mieterinnen- und Mieterverband Mr François Zutter, Avocat ASLOCA, Geneva
		Mr Sven Carlsson, President IUT Mr Magnus Hammar, Secretary General IUT Ms Annika Ekström, Assistant Secretary IUT

#### 1. Opening of the meeting

Sven Carlsson, President of IUT, opened the board meeting and thanked the CNL for hosting this meeting. He also thanked Franz-Georg Rips for hosting the most recent meeting in Berlin, November 18-19, 2005.

#### 2. Other businesses

- Neighbours Day / Jacquy Tiset

#### 3. Adoption of the agenda

**Decision: The agenda was adopted.**

#### **4. Minutes from previous board meeting, Berlin 18-19 November 2005**

Sven and Magnus went through the decisions adopted by the Board at the last board meeting in Berlin. Regarding paragraph 10 b Brussels and IUT representation, Magnus informed that there are still three long-term visitors' passes available for the Board to make use of.

Francois Zutter pointed out that under paragraph 17 Reports from members Switzerland, the wording should be "fixing the rents" and not fixed rents.

Jørgen also pointed out that under the same paragraph report from Denmark the sentence should be as follows, "The largest town in Denmark **without** rent control is.....".

**Decision: The minutes were adopted after the two amendments.**

#### **5. Annual report for 2005**

Magnus reported on the annual report for 2005. The financial result for the fiscal year amounted to Euro 19 140.

Nadja thought that the banking costs were quite high. Magnus explained that this is due to the fact that IUT is charged a fee for cashing cheques from associations paying the membership fee by cheque. This means that we lose some money on payments in Euro currencies. Magnus has now asked the member organisation to use bank transfers and not cheques.

**Decision: The IUT annual report for 2005 was adopted. The financial result for the fiscal year amounts to Euro 19 140. The result is brought forward to a new account.**

#### **6. Membership fees 2006**

The list was corrected. All board members, except for France, had cleared the membership fee by the date of the board meeting. Croatia and Slovenia had also paid by this date.

Magnus has sent out letters to members and to associated member asking if they wish to become paying members. Some of the board members prefer to pay after April 30 owing to funding the organisations receive from the state. NAHT has an outstanding debt to IUT that should be cleared.

**Decision: The minutes should be sent to NAHT.**

#### **7. Membership application – Savez Udruga Stanara Hrvatske (SUSH), Croatia**

Mr Marian Babic, President of Udruga Stanara Hrvatska, had sent a letter to the Secretariat where he strongly opposes to having SUSH admitted as IUT member. The situation between SUSH and Udruga Stanara Hrvatska seems to be somewhat lukewarm.

The Board discussed this current situation. On the one hand, SUSH has sent all required documents to the Secretariat, and refers to the IUT-statutes stating that IUT can have more than one member from the same country.

On the other hand, the situation between the organisations is not on the level where co-operation between the two is facilitated and therefore it would be a good idea to get the position from both parts. Jure Debevec, Slovenia, proposed the Board that Mateja and himself could travel to Croatia, talk to the both associations, and get the views from both parts. Also to get up-to-date information about the two organisations, aims, members, etc.

**Decision: The CEE regional office would contact both SUSH and Udruga Stanara Hrvatska. A report should be presented to the Board in Ljubljana. Magnus will send letter to the associations in advance and explain the current situation.**

## **8. IUT Policy, new proposal from Richard Hewgill, TPAS**

Richard had worked out a new proposal on the wording concerning household's costs and rent level in the IUT Policy. The new proposal was as follows: "*IUT considers that the household's costs devoted to rent, maintenance and running costs including electricity, heating and hot water, should not exceed that which would allow all other normal living costs to be paid*". The Board discussed the formulation and agreed that this new proposal was too weak.

The Board appointed Barbara, Jacquy, Nadja and Jørgen to form a group and to present new wording for the next day. The group came up with following proposal: "*IUT considers that the household's costs devoted to rent, maintenance and running costs, including electricity, heating and hot water, should be limited according to the net household income and should not exceed that which would allow all other normal living costs to be paid.*"

However, the Board could not agree on this formulation.

**Decision: The Board decided to delete the sentence from the IUT Policy. By this the IUT policy was adopted.**

## **9. a IUT and CEE office, Ljubljana, 9b Slovenia/IUT and ECHR**

Mateja reported on the work carried out by the CEE office in Ljubljana. She also gave information about the differences of the legal systems on three levels, UN, EU and the Council of Europe.

Mateja presented the process as below:

European Court for Human rights - Individual appeal.

IUT role: intervenes on the side of individual applicant.

Supervisor mechanism by the European Social Charter

INGO (consultative status) collective complaint.

IUT role: initiates the procedure as an active party. IUT has this status. In February this year, IUT was invited to apply to be included on the list of NGO to be eligible to file complaints to the European Court of Human Rights, ECHR.

Mateja pointed out that it is important that the IUT is a part of this process so that it is clear that an international organisation is watching. If one person wins in the European court this would solve problems for many people in the transition countries. Slovenia has four appeals and one is a joint appeal for 500 people.

CEE office is prepared to do the job with the ECHR work. The person representing in the court must have a bar exam. As Mateja is a lawyer, she would be able to represent IUT in the European court. The task involves a lot of paper work.

Magnus proposed that someone from the Regional office would come up to the secretariat and work together with Magnus when necessary.

The Council of Europe and Social Cohesion: Jure proposed that IUT and FEANTSA could ask the Council of Europe to form another expert group of specialist focusing on other issues, as the existing group of experts is more of an economic group.

Mateja went through amendments she would propose in Strasbourg coming week in the "guidelines on providing for the security of housing" at the meeting with the group of specialists. These are the rules the members states are obliged to follow. Mateja asked for

the Board's view on the proposed amendments in the guidelines. Mateja will e-mail the proposal to the Board and the secretariat will collect the answers.

**Decision: Mateja and Jure accepted to travel to Stockholm and work with the Secretariat when necessary. Travel costs will be covered by the 5 000 Euro the CEE office yearly receives from the Secretariat for agreed activities. The Board agreed on Jure's proposal to ask the Council of Europe to form another expert group of specialist. Mateja will e-mail the Board the amendments she would propose in Strasbourg. Comments from the Board should have reached the Secretariat on June 7 at the latest**

#### **10. IUT and EU exhibition on housing in relation to social inclusion, segregation and homelessness**

When Magnus together with delegation from the Swedish Union of Tenants, visited the Parliament and MEP's in Brussels and Strasbourg he was offered to arrange events in the parliament building. Magnus proposed the Board to arrange an exhibition on housing in relation to social inclusion, segregation and homelessness and to produce a portable exhibition. The costs should be shared between the organisations interested to be a part of the exhibition.

Anna will check how much it would cost to print in Prague, where the costs are probably lower than in Sweden.

**Decision: The Board thought it was a good idea to arrange an exhibition. Magnus will continue the preparation work.**

#### **11. EU contact person at respective IUT members**

Ewa Frisk, Sweden, made a proposal for creating a network of people from the organisation within the Board that could discuss mutual EU issues. There are already issues that are being dealt with within the EU that are of concern to the tenants and tenant organisations.

The Board supported this proposal. It is important for the Board to be well informed about the EU issues in the different countries. The associations interested in belonging to such network should inform the Secretariat of names and contact information. It does not necessarily need to be physical meetings with several people, it could also be meetings with people from two or three countries that discuss EU matters of mutual concern.

**Decision: Those board members who are interested in belonging to an EU / IUT network should send names and contact information to the Secretariat.**

#### **12. IUT Congress, Berlin September 21-23, 2007**

Franz-Georg informed that the IUT Congress would be held at a hotel in the centre of Berlin. The Mayor of Berlin will be giving reception during one of the congress days.

#### **13a. IUT-EU group meeting in Brussels, January 3**

Helene reported on the EU group meeting held in Brussels. Minutes had been sent out to the Board. Agenda was given to the group at the board meeting in Berlin. However, it turned out to be difficult to agree on things, as it looks different in each country. Also, in some extensions, there is a need for discussions in the Board. The group thought it was difficult to discuss the structural funds due to lack of background information. Magnus referred to the chapter in the housing charter about the structural funds.

#### **13 b. European Charter for Housing/EU Intergroup**

The European Charter for housing is no longer a draft charter but a definite proposal and will be handled by the EU-parliament. The next step will be a report by the Regional Development Committee based on the approved Charter. The debate in the EU Parliament

will take place after the adoption by the Committee. The Board considered it important to further discuss the Charter.

**Decision: The European Charter for Housing will be further discussed at the next board meeting in Ljubljana.**

#### **14. IUT and OPIC project in Serbia**

The project to establish a Housing Centre in Belgrade has been running since May 2005. The Secretariat intends to finish its direct involvement in the project by December 31, 2006 and hopefully another Swedish local office will adopt the project. A Balkan housing conference is planned for October 6-8 as a part of the project. Anyone from the Board who wishes to join the conference is of course welcome to do so.

#### **15. IUT and World Urban Forum, Vancouver**

Magnus briefed the Board on the seminars in Vancouver organized by IUT in co-operation with the Swedish Cooperative Centre (SCC). The seminars will be held on June 19 and the title is "Rental and Cooperative Housing as complements to ownership."

#### **16. IUT Dictionary, present status**

An IUT Dictionary has been sent out to the Board and Magnus asked for the Board's views on the dictionary, is it usable etc. Jacquy has had some problems with the translation and thought it would be a good idea to discuss some of the translations in the Board. Torborg meant that this was not a task for the Board, there are too many differences when it comes to translations. This work should be carried out in each country.

#### **17. 4<sup>th</sup> European Social Forum, Athens May 4-7**

Jacquy Tiset will send a summary report to the Secretariat.

#### **18. International Tenants Day October 2, 2006. Theme: Stop evictions**

Jacquy had prepared a report, which he would send to Magnus. Mr Ottolini has proposed that IUT and his organisation could make a common statement. Anna told about the situation in Czech Republic when it comes to evictions.

The report from Germany is ready but not yet translated. Sweden, Netherlands, Czech, Denmark, Switzerland has e-mailed to Magnus. Jayne would send TPAS report to the Secretariat the week after the Board meeting. Magnus asked NFL to send in their report

The Board discussed anti social behaviour and if that could be one reason to evict tenants. The Board said at the last meeting that anti social behaviour could be one of the reasons but there should be a solution for the evicted.

**Decision: The missing reports should be sent in to the Secretariat by e-mail. Magnus will start to prepare the common statement.**

#### **19. Other businesses**

Jacquy wished to know if the members of the IUT board prepared any activities for Neighbours day. In France activities will be carried out locally. Sweden will probably prepare some activities next year.

Maria informed that in Netherlands there is a national neighbour's day. Therefore, they will not participate in the European day.

#### **20. Next board meeting, Ljubljana October 20-21, 2006**

Next board meeting will be held in Ljubljana on October 20-21, 2006.

## **21. Report from the Danish Tenants' Association**

Due to lack of time at this meeting, Helena will give her report in Ljubljana. Sven pointed out that it would be good idea to devote more time for the coming board meeting in Ljubljana.

## **22. Closure of meeting**

Sven concluded the meeting by thanking CNL and Jaquy for a well-organised meeting and thanked the rest of the Board for a good meeting.

Torborg, who is leaving the Board, expressed her gratitude for having being a part of the Board during those years and wished the Board good luck.

From now, Ewa Frisk will represent the Swedish Union of Tenants. Sven welcomed Ewa to the IUT Board.

**The meeting was closed.**

Stockholm August 28, 2006

Annika Ekström

Magnus Hammar

Sven Carlsson