



*Consultative status with
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International Union of Tenants

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IUT-Secretariat: President Mr Sven Carlsson
Secretary General Mr Magnus Hammar
Vice President Mr Richard Hewgill

Minutes IUT Board meeting, Berlin September 20, 2007

Present	Austria	Ms Nadja Horvath, Mietervereinigung Österreichs
	Czech Republic	Mr Milan Taraba, SON Ms Anna Pachtová, SON
	Denmark	Mr Jørgen Jensen, LLO
	England	Mr Richard Hewgill, TPAS England
	France	Mr Jacquy Tiset, CNL Mr Eddie Jacquemart, CNL
	Finland	Ms Anne Viita, Vuokralaisten Keskusliitto
	Germany	Dr Franz-Georg Rips, DMB Ms Barbara Litke, DMB Ms Heidrun Clausen, DMB (part of the meeting)
	The Netherlands	Mr Ronald Paping, Nederlandse Woonbond
	Norway	Mr Tore Hansen, Norwegian Tenants' Association Mr Lars Aasen, Norwegian Tenants' Association
	Sweden	Ms Ewa Frisk, Swedish Union of Tenants
	Switzerland	Mr François Zutter, ASLOCA, Geneva
	IUT Secretariat	Mr Sven Carlsson, President IUT Mr Magnus Hammar, Secretary General IUT Mr Richard Hewgill, Vice President Ms Annika Ekström, Assistant Secretary IUT
Prevented		Ms Mateja Fajs, Assoc. of Tenants of the Republic of Slovenia, ZNS
		Mr Jure Debevec, Assoc. of Tenants of the Republic of Slovenia, ZNS
		Ms Helene Toxværd, LLO
		Mr Jakob Trümpy, Schweizerischer Mieterinnen- und Mieterverband, Zürich

1. Opening of the meeting

In the absence of Sven Carlsson, who was delayed, Vice president Richard Hewgill, declared the meeting open and welcomed all board members to the meeting.

2. Other businesses

- New film from Swedish Union of Tenants.

3. Adoption of the agenda

Decision: The agenda was adopted.

4. Minutes from previous Board Meeting, Geneva April 13-15, 2007

Richard Hewgill asked the Board if any matters should be corrected or added in the minutes.

Ronald Paping noted that the minutes from Geneva states that summaries of the national reports should be published in the Global Tenant, but that he could not find any reports in the latest issue of the magazine.

Magnus Hammar explained that the summaries of national reports are not published regularly. It has to be determined from case to case, upon the editors' opinion whether the text is of an interest to the readers, who are mostly not from tenant organisations.

Ewa Frisk remarked that the "Working Group on Working Methods of the IUT Board", had some other ideas regarding the national reports. The WG:s' proposal is to have more limited oral reports at board meetings and that the reports mainly should be published on the website.

Jacquy Tiset requested information on Item 16 regarding the Ministers Meeting held in Leipzig on May 25. Barbara Litke reported from the meeting.

Decision: The Minutes were adopted.

5. Adoption of the IUT-EU Strategy paper

Peder Palmstierna proposed to postpone decision on the IUT-EU Strategy Paper until the board meeting in January. This issue is linked to the item on an IUT office in Brussels. The Board must also discuss strategy for the office in Brussels. Further, the situation of sitting tenants should be worked into the document.

Decision: The board adopted the strategy paper. If necessary, the strategy could be reviewed after the extra board meeting in January.

6. An IUT office in Brussels (appendix VI a)

Franz-Georg Rips reported on the proposal to set up an IUT office in Brussels.

The proposal is to start the office with one full-time lobbyist. The proposal is Barbara Litke, and perhaps one administrative person at 50 %. The DMB will cover the costs for a lobbyist. DMB would also cover initial costs for furniture and workstation. The Swedish Union of Tenants will be covering costs for office rent, running costs and insurances.

The proposal is also to establish a Working Group of the aim to of drawing up the mandate and priorities of this office:

A Steering Group should be established, when the office is running, to continuously follow the work of the Brussels office. This WG will have regular contacts with the IUT representative in Brussels. Cost-effective meetings should be sought for, such E-mails, telephone conferences etc.

If the Board would come to decision during this meeting the office could be in operation in the beginning of 2008. After a first two-year period, the office should be evaluated.

Jacquy appreciated the proposal, which the CNL supports. However, he considered it best if the IUT could finance the office with its own incomes. Jacquy supported alternative C on how the IUT should cover the costs.

Ronald explained that the Nederlandse Woonbond would like to take part in the Working Group and contribute with additional money.

Peder Palmstierna, SUT, clarified that the role of the Working Group is to establish the office, revising strategy and activity plan and propose for a steering group. The group should have mandate from the IUT board to take necessary decisions. The IUT board decides on strategy and position paper and activity plan.

The Working Group should be quite small and capable to work quickly.

Ronald informed the Board that Woonbond would be prepared to contribute with 5,000 Euro a year for the Brussels office. Tore Hansen also informed that the Norwegian Tenants Association would probably be able to contribute with a total of 3,000 Euro to the IUT/Brussels costs.

Decisions:

- a. The Board adopted the proposal to establish the IUT EU-representation in Brussels.**
- b. The Office operates for a first period of two years, and is then to be evaluated.**
- c. The Board accepted the proposal that the Deutscher Mieterbund e.V. and the Swedish Union of Tenants will cover costs for one staff, and for running costs, during an initial period of two years.**
- d. The Deutscher Mieterbund e.V. will be legally responsible for the office, and be given the right to sign contracts etc.**
- e. Barbara Litke of the DMB was appointed to be in charge of the IUT EU representation.**
- f. The Board agreed to establish an IUT WG-EU, with the mandate to draw up priorities and a working mandate for the IUT representation in Brussels. This WG should also take into consideration and update the IUT EU-Position paper and EU-Strategy paper. The group is expected to report to the Board at the next board meeting in Vienna, January 11-12.
The Board appointed the following persons to the IUT WG-EU; Peder Palmstierna (SUT), Nadja Horvath (MVÖ) Barbara Litke (DMB), Helene Toxværd¹ (LLO) and René van Genugten (Nederlandse Woonbond)**
- g. Each IUT Board Member, and Member, will discuss the possibility to contribute with additional funding for the IUT office in Brussels.
Board members are expected to report back in January 11-12.**

Barbara expressed her gratitude for having been appointed to run the Brussels office. The Board congratulated Barbara and wished her good luck with her future work.

6 b. Estimated costs for IUT Brussels office (appendix VIb)

Ewa stressed that the cost estimation is a minimum budget and should only be regarded as an indication. There will very most likely be supplementary costs.

7. Congress programme, an update (appendix I)

Barbara Litke handed out updated programme for the Congress and gave some additional information. There would be approximately 90 delegates attending the Congress. A press conference would be organised on Friday noon and a press release had been prepared. Franz-Georg Rips thanked Barbara for all work she had carried out preparing the Congress.

Decision: The Board adopted the revised Congress programme.

¹ With the reservation that Helene Toxværd agrees -as she was not present at the meeting.

8. Congress agenda (appendix II)

Magnus Hammar asked the Board if anything was unclear on the agenda. Jacquy Tiset was surprised that the president would be elected before having adopted the reports. In France the tradition is to elect Presidents etc. after the reports.

It was pointed out that, as there were no candidates to elect between, this was just a formality. The Secretariat will though consider this matter when working with congress agendas in the future.

Decision: The Board adopted the agenda.

9 a. Financial report 2004-2006 (appendix III)

Magnus Hammar reported on the financial report 2004-2006. Net profit for 2006 was 18,646 Euro.

Magnus explained that the Baltic fund derives from a decision in 2002 made by the Swedish organisation to transfer money, originally from a South African anti apartheid fund, to IUT's budget. The money is to be used for activities in the Baltic countries and Poland.

9 b. Up-dated budget 2007

Nadja Horvath remarked that the figures in the financial report did not correspond with the figures in the IUT budget paper. There is a difference of 1 500 Euro.

Magnus will investigate this matter further and report back to the Board.

9 c. Budget proposal 2008

As promised in Geneva Magnus presented a revised budget for 2008. The most significant difference in the budget concerns item 10 and 15. Item 10 Brussels office; 30,000 Euro has been allocated for the office in Brussels. Item 15; 5,000 Euro has been allocated to develop and improve the IUT website.

Ewa informed that the total cost for the Swedish Union of Tenants would be shown in the budget as from year 2008. Until now, this cost has not shown in the budget and result. .

Barbara reminded about earlier proposal to print the Global Tenant in the Czech Republic, which would lower the cost for the magazine.

It was proposed to delete item 20 Baltic and Polish Fund from the budget.

Nadja proposed to stop printing the Global Tenant but to publish it as a newsletter on the website. Magnus explained that 85% of the magazines are sent to people outside our organisation, i.e. governments, institutions etc. If we just do it as newsletter it has to compete with many other newsletters. Magnus has received comments from several people who find the magazine and the fact that it is delivered valuable.

François Zutter pointed out that there should not be a deficit in a budget.

Magnus promised to make a note clarifying that there could be a deficit because of costs for the office in Brussels. It should also be remarked that the IUT members would be asked to contribute with additional money to finance the Brussels office.

Decision: Revised budget will be presented at the next Board meeting. Anna will, at the next board meeting, present cost estimate for printing Global Tenant in Czech Republic.

Item 20 will be deleted from the budget. With those comments, the Board adopted the report.

10. Motions to the congress (appendix IV)

Four motions had been received by the Secretariat, all from the Tanzania Tenants Association. The first motion derived from the Congress held in Budapest 10 years ago. According to the Tanzanian organisation, they were promised to hold two seminars. One was held in the beginning of year 2000. Magnus has checked the Congress minutes but have not been able to find any decision on organising *two* seminars. The proposal from the Board would be to investigate the possibility for a second seminar in Africa.

Ronald Paping proposed to keep the budget (item 5 -developing countries) for 2008 on same level as for 2007, which was 1,500 Euro.

Decision: The Board decided that for year 2008 keep the budget item 5 on 1,500 Euro for Developing Countries.

The Board approved the proposal on actions made by the Secretariat. It was agreed that Tore would speak on behalf of the Board on motions 1 and 2 at the Congress and Magnus on motions 3 and 4.

11. Tenants' Day statement 2007 (appendix VII)

The Statement had been sent out to the Board to react on before June 15. Many member organisations will use the statement for Tenants day and have already published it on websites etc. Jacquy did not agree to the Statement. He thought that in future it should be more of a global statement. Jacquy also mentioned the statement received from the IAI – International Alliance of Inhabitants.

The Board proposed to set up a small group to prepare a Congress Statement. Richard and Nadja were nominated to be part of the group. One Congress delegate should also be included in the group.

Decision: The Board adopted the Statement for Tenants' day. Furthermore, the Board decided to form a group to be prepared to form a Congress statement.

12. Decision-making of IUT CEE projects, 2008 (appendix VIII)

Sven informed the Board that the IUT had received project applications from Macedonia, Poland, Latvia and Slovenia.

The Slovenian organisation sent out e-mail to the Board on September 17 containing several assertions and insinuations. Sven expressed his discontent of the e-mail especially as it included personal attacks on Magnus.

Magnus gave his reaction of the letter, which made him truly upset. The letter refers to the meeting held in Ljubljana on September 15-16. It is stated in the letter that Magnus especially encouraged the Polish organisation to apply for project funding. On the contrary, Magnus had in fact sent out application forms to *all* CEE-members, as agreed by the Board in Geneva. Further, the Polish has not been promised any continuation funding from the Swedish organisation as claimed in the letter. Magnus declared that he takes the letter very seriously and the fact that it was sent as an official letter to the Board.

Sven pointed out that the financing from the Swedish organisation has nothing to do with the project.

Anna reported from the meeting in Ljubljana. All organisations were positive to continue the Working Group for sitting tenants. Anna asked the Board to prolong the work with the Working Group. 6 million inhabitants in Croatia, Czech Republic etc are affected.

Tore did not think that the Board should not solve these kinds of problems. The question was if the Board had enough information about the projects. He suggested postponing this issue to the meeting in January.

Jørgen stated that the Slovenian organisation has performed a high-quality work on the sitting tenants issue and the work has to be continued. Ewa agreed and meant that the Board should priority the work with the sitting tenants. She suggested using the Baltic fund for Poland and Latvia.

Nadja Horvath proposed that, in future, it should be clearly stated in the project application forms, what the Board expects from a project. Furthermore, Nadja thought it would be better if the projects receive money for researches and not meetings. She proposed to allow 8,000 Euro to the Slovenians and to support the Polish and Latvian projects with money from the Baltic fund.

The Board agreed that the application from Macedonia was too imprecise. Proposals were raised to give the Slovenian organisation 5,000 euro, the same amount as in 2007.

Sven summarized the discussion. The Board will ask Richard and Jørgen to prepare a letter in reply to the Slovenians. It should be clarified that the IUT Board dissociates itself and disapproves of content of the letter from ZNS to the Board of September 17th. Further, it is essential to stress that the decision concerns project money, and only for the year 2008.

The Board took a vote on two proposals:

1. to approve the project from the Slovenian organisation of 8,000 and to allow money from the Baltic fund to the Polish and Latvian projects, *or*
2. to approve the project from the Slovenian organisation of 5,000 Euro and to allow money from the Baltic fund to the Polish and Latvian project,

The majority voted for allocating 8,000 Euro to the Slovenian project.

Decision: The Board agreed to approve the project application from the Slovenian Tenants Organisation with 8,000 Euro.

The Polish and the Latvian organisations will receive funding from the IUT Baltic fund.

The Board assigned Jørgen and Richard to have discussions with the IUT-representatives of ZNS in Slovenia and to explain the meaning of the decision. Jørgen and Richard were also assigned to prepare a letter in reply to the one received from ZNS on September 17.

13. Report: WG Working Methods of the IUT Board (appendix IX)

Tore Hansen reported from the meeting held in Copenhagen on August 25-26 and presented the proposals from the WG. The working group suggests a more genuine discussion about what IUT should be and what IUT should do. Therefore, the group propose to have an extra board meeting in January to discuss this.

Nadja considered the agenda too introvert; we should look more outside the IUT. Where are developments that we should react or not react on? There are so many dangers around us, credit crises in England for example. There is a development in the world and we must see how to face that development.

Ewa explained that she fully recognised that the Board do not agree 100 % on the mission proposed by the WG. The questions are important and this extra meeting was proposed to

discuss those kinds of questions.

Barbara agreed and said that we need to work on how to make the board meetings more professional and how to work more disciplined.

Jørgen clarified that the WG wishes to achieve improved board meetings. One proposal is for example to have one board member “responsible” for African issues and can work actively on such a matter.

Nadja thought we should discuss the Brussels office. The Board should focus on what can be achieved in Brussels.

Decision: The Board agreed on the direction of the proposal from the Working Group. A final decision on the working methods will be taken at the extra board meeting in January.

Jørgen and Richard will together constitute a new IUT Board contact group for CEE-Sitting Tenants related matters.

14. Report: Summary of National Report on Privatisation (appendix X)

Anna Eklöf handed out the National Reports Summary. 22 different member organisations sent in national reports. Anna thanked everyone who had sent in reports. Magnus informed that the full versions of the reports would be available on the USB memory stick that will be given to all congress delegates.

Jacquy notified that a correction regarding the French report should be made. In the report it is written: “The flats are sold”. The correct wording would be: “The flats will be sold”, referring to a programme by the French President Nicolas Sarkozy, which is not decided on yet. The CNL is working strongly against it.

Richard announced that the report already was published and sent out to the Board. Anna also sent out the draft report for corrections and approval before it was printed and published. There was a given a deadline. Magnus proposed Jacquy to do the correction at the Congress on Saturday morning.

Decision: Jacquy will report the correction on Saturday morning at the congress.

15. Other businesses

New film from Swedish Union of Tenants. This film will be delivered to the delegates at the Congress.

16. Next X-tra board meeting, Vienna January 11-12, 2008 (appendix XVI)

The Board discussed purpose and aim of the planned extra board meeting in January. The meeting aims to discuss the future of IUT, geographical range, political scope, common grounds, policies, democracy of IUT, financing etc.

The IUT WG “working methods of IUT” concludes in its paper a compilation of questions that needs to be addressed.

It was also proposed to discuss the mission of the Brussels office.

Moderator who could lead the discussions should be engaged. Richard proposed Phil Morgan from TPAS. Tore proposed that Magnus and Sven should get the task to find a moderator.

Decision: The Board agreed on holding an extra meeting in January in Vienna. The Working Group will prepare the meeting and the agenda. Sven and Magnus were assigned to find a moderator.

17. Spring Board meeting in Copenhagen, April 4-6 2008

Jørgen welcomed the Board to Copenhagen in April. Helene Toxværd is responsible for all practical arrangements.

18. Closure of meeting

Sven thanked the Board for a fruitful and efficient meeting.

The meeting was closed.

Stockholm, October 25, 2007

Annika Ekström
Assistant Secretary

Sven Carlsson
President

Richard Hewgill
Vice President

Magnus Hammar
Secretary General