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# International Union of Tenants

## Association Internationale des Locataires

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### IUT Secretariat:

President; Sven Carlsson, Sweden, Vice President; Richard Hewgill, England  
Secretary General; Magnus Hammar, Assistant Secretary; Annika Ekström

## Minutes IUT Board meeting, Vienna January 11, 2008

<b>Present</b>	Austria	Ms Nadja Shah, Mietervereinigung Österreichs Georg Niedermühlbichler, Mietervereinigung Österreichs
	Czech Republic	Mr Milan Taraba, SON Ms Anna Pachtová, SON
	Denmark	Mr Jørgen Jensen, LLO Ms Helene Toxværd, LLO
	England	Mr Richard Hewgill, TPAS England Mr Phil Morgan, TPAS England
	France	Mr Jacquy Tiset, CNL Mr Eddie Jacquemart, CNL
	Germany	Dr Franz-Georg Rips, DMB Ms Barbara Steenbergen, DMB Ms Heidrun Clausen, DMB
	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 Jakob Trümpy, Schweizerischer Mieterinnen- und Mieterverband, Zürich
	IUT Secretariat	Mr Sven Carlsson, President IUT Mr Magnus Hammar, Secretary General IUT Mr Richard Hewgill, Vice President Ms Annika Ekström, Assistant Secretary IUT
	<b>Prevented</b>	
	Finland	Ms Anne Viita, Vuokralaisten Keskusliitto
	Switzerland	Mr François Zutter, ASLOCA, Geneva

## **1. Opening of the meeting**

Sven Carlsson, President IUT opened the meeting and welcomed all board members.

## **2. Other businesses**

No other businesses were reported.

## **3. Adoption of the agenda**

Sven proposed to revise the agenda.

Topics *IUT EU and Brussels matters* and the *Plan of action*, which should have been discussed after the regular board meeting, were added to the agenda for the regular board meeting.

**Decision: The Board adopted the agenda after above amendment.**

## **4. Minutes from previous Board Meeting, Berlin September 20, 2007**

Sven Carlsson went through the minutes from previous board meeting in Berlin, September 20, 2007.

Item 5 *Adoption of the IUT-EU strategy paper* had been postponed until this meeting and is to be discussed under item 9 “IUT EU and Brussels matters”.

Item 5 c” Budget proposal 2008” was remitted for reconsideration. The revised budget is presented under item 5.

Sven informed the Board that a letter had been sent to the Slovenian Tenants Organisation in December 2007 referred to in item 12 in the minutes from the Board meeting in Berlin.

**Decision: The Minutes were adopted.**

## **5. IUT Budget**

Revised budget was distributed to the Board members.

### **a) Corrected result for 2006**

Magnus Hammar referred to the last board meeting in Berlin where it was noted that the result of 2006 did not match the result in the Directors Audit 2004-2006. This because some of the figures concerning OPIC project were included in the budget. Banking costs and self-cost contribution have now been deleted from the Secretariat’s result and the figures match.

### **b) Revised budget 2007**

According to decision by the Board, 4 000 Euro had been added to IUT CEE (sitting tenants). The budget had been reduced for item 4, 7 and 8.

### **c) Proposed budget for 2008**

Costs, Item 10, “Brussels office”; Correct sum should be 30,000 Euro.

Jacquy Tiset reported CNL would contribute with 1,500 Euro, which would make up the total sum of additional contributions from board members to 10,600 Euro. Total result of the proposed budget would than be -7,100 Euros.

Franz-Georg Rips proposed to compile two budgets; one official with income from fees but also a budget for information showing contribution to the Brussels office from Germany and Sweden. The DMB will pay 100 000 Euro for the office in Brussels. Personal costs for the office in Stockholm and Brussels should be separated from the official budget. However, the 30 000 Euro (Item 10) should be included in the budget.

The Board discussed the proposal of two budgets. The board members agreed that it is essential that all IUT activities are visible in the budget.

However there were different opinions regarding how the incomes and costs should be presented;

1. should all costs be included in the official IUT budget or,
2. should a separate information sheet be prepared for the Brussels office and the Swedish office?

Sven summarized a lengthy discussion. The board members had agreed that it is essential that all IUT activities are visible in the budget. However, there were two proposals; Franz-Georg Rips proposed two budgets, one official IUT budget and one budget containing information about the Brussels office. The second proposal is one budget but with all costs visible.

It was suggested to defer this matter to the Board meeting in Copenhagen.

**Decision: The Board agreed that all IUT activities should be visible in the budget. The IUT-Secretariat and the DMB should, together with the Swedish auditors, discuss the technical and legal – and most practical way – how such a budget should best be presented. A proposal will be distributed to the Board, together with the minutes, and then presented, discussed by the Board in Copenhagen in April**

## **6. New membership applications**

### ***a) Liberia National Association of Tenants and Residents, LNATR***

The Liberia National Association of Tenants and Residents had submitted all required documents and the IUT Secretariat recommended the Board to accept the organisation as Category C member.

**Decision: The Board decided to accept the Liberia National Association of Tenants and Residents, LNATR as Category C, Associated Member.**

### ***b) Deposit law – Illinois and Chicago Renters Rights***

The Secretariat recommended the Board not to accept the application with the motivation that the organisation had not submitted all required documents. The organisation is not a regular NGO or not even an organisation. Mr Mark Silverman is the only member.

**Decision: The Board decided *not* to accept the Illinois and Chicago Renters Rights as Category C, Associated Member.**

## **7. Other businesses**

No other businesses had been reported.

## **8. Next Board meetings**

### **- Copenhagen April 4-6, 2008.**

Helene Toxværd, LLO informed the Board about the preliminary programme for the board meeting in Copenhagen. The meeting will start by lunch. Hotel and conference room have been reserved. There will also be some time for study visits on Saturday afternoon.

### **- Autumn meeting**

The Board agreed to have a one-day meeting in Brussels on November 8. Barbara will take care of practical arrangements.

### **Decision:**

**1. Copenhagen: The board should confirm attendance to Magnus as soon as possible.**

**2. Brussels: The Board decided to have a one-day board meeting in Brussels on November 8<sup>th</sup> at 10.00-17.00.**

**NB. Board members should make their own hotel arrangements.**

Magnus recommended Hotel Noga, a central, small and cosy hotel close to the Place de la Saint-Catherine and the fish market at;  
Rue du Béguinage 38 Tél : +32 2 218.67.63, Fax : +32 2 218.16.03,  
[www.nogahotel.com](http://www.nogahotel.com). Price, today, for Friday-Saturday: 75 Euro

## **9. IUT EU-and Brussels matters**

Barbara reported on present situation concerning the IUT office in Brussels.

Office room has been rented on Rue du Luxembourg 23, five minutes' walk from the European Parliament. The main goal of the office is "implementation of the tenants' voice in the dialogue between EU-institutions and the national stakeholders in housing policy". Experience will show where we have to put emphasis on.

Barbara pointed out that there would be no success without active support of the national tenants' organisations. She needs the national tenants' organisations political presence in Brussels.

Introduction of the Brussels office will be published on the IUT website.

Peder Palmstierna, SUT, continued by informing the Board of the revised EU background, strategy and position paper. The documents were presented at the board meeting in Berlin but had been updated for this meeting.

The Board will take decision on the strategy and position papers at the board meeting in Copenhagen.

Barbara reported that the *IUT EU working group* (IUT-EU WG) will be succeeded by an ***IUT-EU advisory group*** (IUT-AG).

Members of the EU-advisory group will be appointed in Copenhagen. Any travel costs for members of the EU-advisory group are to be primarily paid for by the respective national organisations, but IUT-funding might also be discussed with the IUT Secretariat.

It was proposed that all national organisations would send in press releases, newsletters etc. to Barbara.

An informal housing ministers meeting will take place in Paris at the end of October. Priorities for the work of the Brussels office have to be made, two years is a very short time.

It was also proposed that each national organisation inform their members of Parliament of the new IUT office in Brussels.

Franz-Georg informed the Board that the DMB representatives from now on would be Franz-Georg Rips and Heidrun Clausen.

### **Decisions, and recommendations, to be taken in Copenhagen in April:**

**1.**

- The composition of the EU-advisory Group,**
- of a budget for the IUT Brussels office**
- of the IUT-EU strategy, position paper and action plan**

**2. any relevant written national material, concerning the EU and rental housing in Europe, should be sent to Barbara.** (Barbara reads several languages!)

**3. It was recommended that each national Board member organisation should send letters to their respective national MEPs in Brussels, informing them on the opening of the IUT office in Brussels, and of Barbara Steenbergen's name as IUT-EU representative.**

## **10. Appeals**

- The 6<sup>th</sup> of December appeal – Barbara informed the Board of the 6<sup>th</sup> of December appeal which is a follow up of the Andrea report. Barbara strongly recommended the Board to support the appeal.

- The FEANTSA appeal on increases attention to the plight of homelessness. This appeal derives from an EHF meeting shared by FEANTSA about housing and homelessness. The Board discussed the appeal and agreed not to support the appeal.

### **Decisions:**

**1. The board adopted the 6th of December Appeal (The “Hutchinson-PSE appeal) for decent and accessible housing.**

**2. The board did not adopt the FEANTSA appeal.**

**The IUT Secretariat should notify the initiators of these appeals of the IUT Boards’ decisions.**

## **11. Plan of Action 2008-2010**

Decision on the Plan of Action 2008-2010 was postponed until the board meeting in Copenhagen.

## **12. Closure of the meeting**

Sven thanked the Board members for interesting discussions and particularly thanked Nadja Shah, Georg Nidermühlbichler and the Mietervereinigung Österreichs for hosting this board meeting.

**The meeting was closed.**

Stockholm, January 25, 2008

Annika Ekström  
Assistant Secretary

Sven Carlsson  
President

Magnus Hammar  
Secretary General