



- Consultative status with
UN Economic and Social Council
- Participatory Status with the
Council of Europe

www.iut.nu

International Union of Tenants

Association Internationale des Locataires

Stockholm (Hq):

P.O. Box 7514
103 92 Stockholm, Sweden
Tel: +46 8 791 02 25
Fax: +46 8 20 43 44
e-mail: info@iut.nu

**IUT Liaison Office to the
EU**

Rue du Luxembourg 23
5 ème étage
B-1000 Brussels, Belgium

**IUT WG for the CEE
region: c/o ZNS**

Tavcarjeva 3
1000 Ljubljana, Slovenia
Tel: +386 1 431 23 24
e-mail: Tamara.Fajs@gov.si

IUT Secretariat:

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

Minutes IUT Board meeting, Copenhagen April 4-5, 2008

Present	Austria	Georg Niedermühlbichler, Mietervereinigung Österreichs
	Czech Republic	Mr Milan Taraba, SON Ms Anna Pachtová, SON Journalist
	Denmark	Mr Jørgen Jensen, LLO Ms Helene Toxværd, LLO
	England	Mr Richard Hewgill, TPAS England
	Finland	Ms Anne Viita, Vuokralaisten Keskusliitto
	France	Mr Jacquy Tiset, CNL Mr Eddie Jacquemart, CNL
	Germany	Ms Heidrun Clausen, DMB
	The Netherlands	Mr Ronald Paping, Nederlandse Woonbond
	Norway	Mr Lars Aasen, Norwegian Tenants' Association
	Sweden	Ms Ewa Frisk, Swedish Union of Tenants
	Switzerland	Mr François Zutter, ASLOCA, Geneva Mr Jakob Trümpy, Schweizerischer Mieterinnen- und Mieterverband, Zürich
	IUT office Brussels	Ms Barbara Steenbergen
	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		Mr Tore Hansen, Norwegian Tenants' Association Ms Nadja Shah, Mietervereinigung Österreichs Dr Franz-Georg Rips, DMB

1. Opening of the meeting

Sven Carlsson, President IUT welcomed the board members and declared the meeting open. Sven reported that Mr Tore Hansen, Norwegian Tenants' Association, Ms Nadja Shah, Mietervereinigung Österreichs and Dr Franz-Georg Rips, DMB where prevented from attending the meeting.

2. Other businesses

- Membership application from the Slovak Tenants Association Právo na bývanie (Right for Housing).

3. Adoption of the agenda

Decision: The Board adopted the agenda.

4. Minutes from previous Board Meeting, Vienna January 11, 2008

Sven Carlsson went through the minutes from previous board meeting in Vienna January 11, 2008.

Decision: The Minutes were approved.

5 a. Annual Report / Director's Report 2007

Magnus reported on the Annual Report and Directors Report 2007. The financial result for year 2007 amounts to – 17 618 Euro. The deficit refers to increased costs, 29 474 Euro, for the Congress in Berlin

The Grant amounting to -5 375 in the Income statement will be repaid to OPIC (the Olof Palme International Center) by the end of 2008. OPIC allowed grants for two years and the project did not use all money.

The Annual Report shows a difference of one Euro between Operating profit in the section Income statement and in Note 1. This is explained by the fact that Excel automatically rounds off the sum and the finance department did not managed to correct this.

Decision: The Board adopted the Annual Report/Director's Report for the fiscal year 2007-01-01 – 2007-12-31. The result, - 17 618 Euro, is brought forward to a new account.

b) Paid Membership fees 2007

From this year, members are urged to pay membership fee for two years as there are rather high banking costs related to each transaction. Some members are still sending checks even though the Secretariat has asked them to use other methods of payments.

The Board discussed the fact that the membership fees are on the same level from year to year. The inflation has not been taken into consideration.

It was proposed to form a working group preparing a board discussion about raising the membership fees. Following persons where proposed to be part of such group: Ewa Frisk (Chair), Ronald Paping, Jørgen Jensen, Hedrun Clausen/Franz-Georg Rips.

Decision: A working group was appointed to prepare discussion about raising the membership fee. The working group consists of Ewa Frisk (Chair), Ronald Paping, Jørgen Jensen, Heidrun Clausen/Franz-Georg Rips. The discussion will be brought up at the Board meeting in Brussels.

c) IUT budget 2008 and parallel budget

Magnus referred to the budget discussion held at previous board meeting in Vienna. Budget for item 10 has been altered to 30 000 Euro. Item 13, 4 700 Euro is to be paid back to the OPIC by the end of year 2008. The IUT budget is complemented by parallel budgets showing SUT's and DMB's extra contributions.

Barbara explained that in the budget for the Brussels office the staff cost includes extra socials costs and extra administration costs. Initial costs for furniture will be less than budgeted. Barbara will give an updated report at the next Board meeting.

Ewa notified that costs and social insurance costs (60% up on the wages) are included in the sum for the Secretariat in Stockholm.

Jørgen advised that the Danish Board has decided to make a contribution to the Brussels office of approximately 2 000 Euro.

Decision: The Board adopted the IUT budget for 2008.

6 a IUT Plan of Action

The IUT Plan of Action was presented for the Congress but had not yet been adopted by the Board.

Decision: The Board adopted the IUT Plan of Action.

b. IUT working programme for 2008

Magnus informed the Board about a study on rental housing which he has been asked to do by the Board of the SUT. This study could be valuable for all countries and might be translated into English.

It was proposed to cooperate with EHF and FEANTSA in collecting data. FEANTSA has funding from the Commission for data collection.

Magnus informed about the work on revising the IUT website. A draft will be sent out to the Board for feedback.

7. IUT Brussels office

a) Proposed programme for 2008

Barbara reported on the work carried out during the first months in Brussels. On the International Tenants Day in October an IUT-conference will be held in the European Parliament with the support of Alain Hutchinson, MEP. The conference will be followed by a reception at the IUT Brussels office.

The Board discussed following questions:

1. Should we have this conference
2. Can the Board be presence?
3. What theme should it be?

The Board agreed to hold the conference on Tenants Day in Brussels in accordance with Barbara's proposal. It was also agreed to hold the Board meeting on October 4-5 in Brussels. This meeting will replace the one that was supposed to take place November 8.

Thereafter the Board discussed the theme of Tenants Day that will also be the theme of the conference on October 6. Barbara proposed the theme: "Affordable and decent rental housing in the European Cities – Tenants fight to stop the spiral of speculation and privatization."

It was suggested to use another word than privatization. It was proposed to leave out the second part of Barbara's proposal. Another suggestion was to have a theme about European evictions and make a manifesto.

It was proposed that the EU Advisory group would continue the work with the theme and discuss further details for the conference.

Barbara informed about upcoming conferences and other actions during 2008. It was proposed to hold Board meetings in the country which has the EU presidency. If feasible, this could be from year 2009.

Decision:

- **The Board agreed to hold next board meeting in Brussels on October 5-6. A conference and reception will be held on Tenants Day October 6. The Board meeting on November 8 was deleted.**
- **The Board adopted the first part of Barbara's proposal: "Affordable and decent rental housing in the European Cities". The EU Advisory group was given the task to clear out the outstanding details regarding the theme and conference.**
- **Board members should make their own hotel arrangements for the board meeting in Brussels.**

b) Proposed budget for 2008, IUT Brussels office

Barbara expressed her gratitude for the extra contributions to the Brussels office and informed about the budget for 2008. She pointed out that the budget has to be revised as the board meeting in October will be for two days instead of one. The item "Honoraria" will be used when making researches and statistical works.

When the IUT Brussels office would like to link to an organisation, Barbara will check with the Advisory Group and then present to the Board for decision.

Barbara will present the first result at the Board meeting in October. Anna announced that SON would contribute with additional 400 Euro.

c) IUT up-dated strategy and position papers

The Board has discussed the IUT strategy paper earlier. Barbara informed about amendments made in the strategy. Extra attention has been drawn to energy efficiency and sitting tenants.

The Board discussed item "1.7 Energy efficiency in housing" and the wording "falling prices". It was proposed to alter the sentence to: *"The energy policy of the EU with the liberalisation of the energy markets is only accepted as far as it leads to more competition and lower prices."* It was underlined that the Board should agree on the sentences/the principles in italics not every wording in the document.

No amendments were proposed in the Position Paper.

Decision: The Board adopted the IUT EU Strategy paper and the IUT Position on Housing matters within the European Union.

8. Appointment of IUT EU Advisory group

The Secretariat proposed the Board that the composition of the EU Advisory Group would be the same as for the IUT WG-EU: Chair Barbara Litke (DMB), Peder Palmstierna (SUT), Nadja Shah (MVÖ), Helene Toxvaerd (LLO), René van Genugten (Nederlandse Woonbond). Anna Pachtová was also proposed to be part of the group.

Decision: The Board appointed an IUT EU Advisory group: Chair Barbara Litke (DMB), Peder Palmstierna (SUT), Nadja Shah (MVÖ), Helene Toxvaerd (LLO), René van Genugten (Nederlandse Woonbond), and Anna Pachtová (SON).

9. Appointment of IUT Statutes Group

It was proposed to appoint Tore Hansen (Chair), Anna Pachtovà and Sven Carlson to constitute the Statues Group.

Decision: The Board appointed Tore Hansen (Chair), Anna Pachtovà and Sven Carlson to constitute the Statues Group.

10. Election committee for President and Vice-president

Ewa reported that Barbro Engman, Chairwoman SUT and Torborg Wörn, Manager SUT have no objections to the proposal to form an election committee for President and Vice-president. On the opposite, they think this would be a good idea.

Decision: An Election committee for President and Vice-president will be formed before the next congress.

11. Proposals for topics Tenants' Day October 6, 2008

Topic for Tenants Day on October 6, 2008 was adopted in item 7. IUT Brussels office.

12. IUT Petition on Sitting Tenants

Anna reported from the meeting with the CEE group. According to Anna the content in the Petition truly describes the reality. Mateja has been in contact with the Commissioner for Human Rights who has promised to support the Petition.

There will only be time to arrange one CEE-meeting which means that the costs will be less than 8 000 Euro. However, Mateja has not received any money from the Secretariat and cannot arrange the meeting until the money has reached their account. Magnus pointed out that it has been agreed that the Slovenian association should send in an updated application before the Secretariat could send the money.

Richard had prepared a document with recommendations for the Board to facilitate the decision making process.

The Board stated that the Petition was excellent but too comprehensive and it was proposed to shorten it down before sending it to the European Parliament. The longer version will be more of a background information. It was agreed that the Working Group should make a proposal of a shorter version.

Jørgen and Richard will clear out the details with Mateja about presenting the Petition to the Council of Europe. This should not burden the Secretariat.

It was proposed to publish the Petition on the IUT website and to make it possible to sign on the website as well. Every member organisation should have signature from at least one MEP. It was also proposed that the President's signature on behalf of the Board should be the first signature on the Petition.

Decision: The Board agreed on the principles in the Petition and the principles contained in paragraph 3.4 in Richard Hewgill's report. The Working Group got the mission to prepare a shorter version of the Petition. The Petition is to be presented to the European Parliament and the Parliamentary Assembly of the Council of Europe. The Members of the European housing forum should be asked to support the Petition. The Petition should be published on the website. Every member organisation should have signature from at least one MEP. Magnus informs Mateja about the routines of funding the CEE-meeting.

13. Adoption of document “Working methods of the IUT Board

A compilation and summary of what was agreed in Vienna, January 11-12 was presented.

Decision: The Board adopted the document “Working methods of the IUT Board”.

14. IUT contact person for:

a) Africa, Asia, etc.

The Secretariat had not received any proposals for contact persons for Africa, Asia or country liaison persons.

Richard Hewgill announced that he would be able to put in some time and work as contact person for Africa and Asia. Richard and Magnus will agree on how to organize the work.

b) Country liaison persons (Spain, Italy ...)

A message was passed on to the Board from Franz-Georg Rips who considers it very important for IUT to fresh up the contacts with Spain, Italy and Portugal.

The Board discussed possible liaison persons. It turned out that following board members could contribute with translations:

DMB – Spanish

Jakob Trümpy – Italian

Anna Pachtová – Italian and Spanish

Milan Taraba – Russian

Eddie Jacquemart - Spanish

Decision: This item will be discussed again at the next board meeting.

15. Questionnaire / National reports

Magnus informed about the questionnaire for national reports. Most of the board members had filled in the questionnaire. The information in the national reports is very valuable and will be published on the website. The Board agreed that the information only would be available for IUT members.

It was proposed to make a similar questionnaire but for legal matters; how rents are fixed, duration of contracts etc.

Decision: The National reports will only be available for IUT members on the website.

16. Proposals for mini-IUT-Board-meeting-seminar topics

Sven asked the Board for proposals for mini-IUT-Board-meeting- seminar topics. The Board came up with following proposals:

- Mini seminars on contracts, financing system in various countries, law of tenancy.
- Theme about costs and subsidies for building new rental apartments

The Secretariat thanked for the input. The proposals will be considered closely.

17. Congress 2010 – where and when?

IUT Congresses have been arranged in Berlin, Amsterdam, Birmingham, Sweden and Hungary.

It was proposed to hold the Congress in some of the CEE countries, outside the city to avoid heavy expenses. Anna meant that this could be arranged in the Czech Republic, 20-30 km outside Prague.

Decision: SON, Czech Republic will check the possibilities of arranging the IUT Congress 2010 in the neighbourhood of Prague. Report will be given to the Board at the next board meeting.

18. Other businesses

- Membership application from the Slovak Tenants Association *Právo na bývanie* (Right for Housing)

Magnus have had a telephone conversation with Mr Christian Straka and the organisation is very eager to join the IUT. Anna reported from a meeting with the organisation a week ago. The organisation represents tenants who remain in restituted flats mainly in the cities. It is a very active organisation. The Slovak Tenants Association has applied for Category B membership.

Decision: The Board adopted the Slovak Tenants Association *Právo na bývanie* (Right for Housing) as Category B members.

19 Next board meetings

- Next Board meeting will take place in Brussels on October 5-6.
- The Board meeting in spring 2009 will take place in Gothenburg, Sweden, April 24-25 2009.

20. Closure of the board meeting

Sven Carlsson thanked the Board for a very good meeting and discussions. Sven particularly thanked Helene Toxvaerd, LLO for hosting this board meeting.

The meeting was closed.

Stockholm, April 18, 2008

Annika Ekström
Assistant Secretary

Sven Carlsson
President

Magnus Hammar
Secretary General