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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; Jenni Pelling

Minutes

IUT Board meeting, Göteborg, Sweden 24-25 April, 2009

Present	Czech Republic	Mr Milan Taraba, Director SON Ms Anna Pachtová, SON
	Denmark	Mr Jørgen Jensen, LLO Ms Helene Toxværd, LLO
	England	Mr Richard Hewgill, TPAS England
	Finland	Ms Anne Viita, Director Vuokralaisten Keskusliitto
	France	Mr Eddie Jacquemart, CNL
	Germany	Ms Heidrun Clausen, DMB Mr Lukas Siebenkotten, Director DMB
	The Netherlands	Mr Ronald Paping, Director Nederlandse Woonbond Mr René van Genugten, Senior Policy Adviser, Nederlandse Woonbond (observer)
	Norway	Mr Tore Hansen, President Lbf, Norwegian Tenants' Association
	Sweden	Ms Ewa Frisk, Swedish Union of Tenants, SUT Ms Anna Östberg, Swedish Union of Tenants (observer)
	Switzerland	Mr François Zütter, ASLOCA, Geneva Jakob Trümpy, MVO, 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 IUT Ms Jenni Pelling, Assistant Secretary IUT
Prevented		Mr Georg Niedermühlbichler, Director MVÖ, Austria Ms Nadja Sha, MVÖ, Austria Mr Lars Aasen, Director Norwegian Tenants' Association

1. Opening of the meeting

Sven Carlsson, President IUT, welcomed the board members and observer René van Genugten of the Nederlandse Woonbond, and declared the meeting open.

Sven also welcomed Anna Östberg (observer), Swedish Union of Tenants and Jenni Pelling, Assistant Secretary IUT who participated for the first time.

2. Other businesses

No other businesses.

3. Adoption of the agenda

Decision: The Board adopted the agenda.

4. Minutes from previous Board Meeting, Brussels, 5 October, 2008

Sven Carlsson went through the minutes from the previous Board Meeting in Brussels, 5 October, 2008.

Decision: The Board approved the Minutes.

5. IUT Secretariat budget

a) Result 2008

Magnus Hammar, Secretary General IUT, presented the financial result 2008.

Magnus also reported that there is a currency problem when money is being transferred. This is caused by the fact that IUT has a Swedish bank account and the financial department in Stockholm are not willing to open a Euro account because of the extra administration.

Decision: The Board adopted the financial result 2008.

b) Incomes by 24 April, 2009, from fees

Since the report was written, TPAS, England and Latvia Tenants Association have paid their membership fees.

Magnus Hammar reported that in the future invoices (for Members: 60 €) for a several year period will be used in order to reduce the number of send-outs.

Eddie Jacquemart, CNL, France informed that the reason France has not paid the membership fee is because of the CNL congress this year.

Tore Hansen, President Lbf, Norwegian Tenants' Association informed that their organisation has been in a financial crisis, but the problems have been solved and the membership fee and the contributions will be paid during May 2009.

Decision: The Board adopted the report.

c) Proposed budget for 2009

Magnus presented the IUT budget for 2009.

Ewa Frisk, SUT, Sweden suggested that the extra contributions should go directly to the EU and Brussels office in the IUT Budget 2009 (item 10).

Decision: The Board adopted the budget with the change.

6. Membership applications and ceasing of membership

Magnus presented a request for ceasing of membership from the Tenant Society of Liepaja, Latvia and an application of membership from Latvia's Tenants Association.

Decision: The Board accepted the resignation of membership of the Tenant Society of Liepaja.

Decision: The Board accepted the application of membership of the Latvia's Tenants Association, LTA.

7. Report from WG IUT statutes

The working group consisting of Tore Hansen (chair), Anna Pachtová and Sven Carlsson proposed changes in the statutes of IUT.

In §2. "What the IUT is" the WG proposed the following: *"IUT is a non-governmental organisation with consultative status to UN ECOSOC, and participatory status with the Council of Europe. IUT is a democratic, non-party political organisation."*

The Board discussed whether that the last sentence in §2 should be changed to "IUT is a democratic organisation without party affiliation".

Sven said that the WG should discuss if the working methods, adopted by the Board in Vienna, means that there is need for any changes in the Statues. In that case, the WG will come back to the Board with further proposals in October. Sven proposed that the WG also discuss if the last sentence in § 2 shall be changed.

Decision: The Board adopted the proposal

In §5. "Membership of the IUT", the WG proposed to add the following text after the conditions for becoming a member: *"In countries with more than one national or regional organisation, and where the organisations fulfill the criteria for membership, all are eligible for membership in the IUT. Before the IUT Board decides of approval, the Secretariat sends the application to existing member/members from the specific country, so that this organisation – if they want to – can make a pronouncement."*

Decision: The Board adopted the proposal

In §6. “The Secretariat”, the WG propose to add the item 6k) *“The Board shall no later than one year (two board meetings) before the next Congress, appoint an Election Committee consisting of three members from the Board, which shall propose to the Congress President and Vice President for the next three years term.”*

The Board proposed the following different phrasing of item 6k)

“The Board shall no later than one year (two board meetings) before the next Congress, appoint a Nominations Committee consisting of three members from the Board, which shall advise the Board of the nominations at the Board meeting prior to the Congress.

Decision: The Board adopted the changed version of item 6k)

In §7 “The Congress”, the WG proposed the following:

“Proposals for the congress agenda (motions), the Election Committee’s proposal for President and Vice President, and amendments to the statutes shall be submitted to the Secretariat at least three months before the Congress.”

(...)

“A congress agenda, the Election Committee’s proposal for President and Vice President, amendments to the Statutes and the Secretariat's report on operations and financial statement with the Auditor's report shall be submitted to the members at least one month before the Congress”

The Board suggested that the word “Nomination Committee” should be used instead of “Election Committee”.

Decision: The Board adopted the proposal with the change

In §5:III the WG proposed to add a financial/economical reason for suspension of membership.

III Suspension of membership

A) A member may leave the IUT at the calendar year's end occurring after six months have elapsed since the date when the members requested permission in writing to leave the IUT.

B) Membership may be suspended by a two-third majority decision of the Board if the organisation in question has acted contrary to the principles of the Statutes, or if the membership fees payable are still outstanding more than 12 months after falling due. The Board shall consider cases of "un-foreseeable events".

C) Membership may be suspended if a member has received financial contributions from, or via, the IUT, and has failed to satisfactory report in due time to the IUT Secretariat on the expenses, or has been found to have misused all, or part of, the financial contribution.

D) A proposal of suspension under B) and C) should be announced by the Secretariat in such a time, that the member may lodge an appeal against such a decision by submitting a written statement to the Secretariat within two months from the date when the member received the proposal from the Secretariat.

E) The next Congress must give a final ruling on decisions of this kind. (§5:III a-c)

Decision: The Board adopted the proposal

8. *Nomination committee for vice President and President*

The IUT Secretariat proposes to the Board;

- a) that the Nomination Committee shall consist of three Board members
- b) that the Board members shall propose names for the Nomination Committee, and present them at the board meeting in Brussels, 4 October, 2009.

Decision: The Board adopted the proposal

9) *IUT CEE funding 2009 – project applications*

The IUT Secretariat proposed to the Board;

- 1. To approve of the application from “Make Dom”, Macedonia, in co-operation with Croatia.
- 2. To approve of the application from PZL, Poland, but to limit the amount to 1,500 euro. This money is to be taken from the Baltic countries/Poland fund.

Decision: The Board adopted the proposal

Richard Hewgill, Vice-President IUT, also proposed to the Board that:

If before the next Board Meeting an urgent application for funding is received to support the work of the IUT CEE WG, the Board authorized a group comprising of the President, the Vice-President, Secretary General and Jørgen Jensen (LLO) to consider and approve the application. Any decision should be reported at the next Board Meeting.

Decision: The Board adopted the additional proposal

10) *IUT as a non profit NGO*

The IUT Secretariat proposed, that from 2010;

- a) Ernst & Young will be the sole auditor of IUT,
- b) today's two internal auditors from SUT are deleted from the IUT Annual Report and Audit.

Decision: The Board adopted the proposal

11) *Brussels office budget*

a) *Result 2008*

b) *proposed budget for 2009, revised*

Barbara Steenberg presented the financial result 2008 and Budget proposal for 2009 for the Brussels IUT office.

There is a surplus in the financial result of 28 635 EURO. Ewa Frisk suggested that an investigation should be done to see whether this surplus should be transferred into the budget of 2010 or back to the IUT and that the financial result 2008 be referred to the next Board meeting.

Decision: The Financial result 2008 was referred to the Board meeting in Brussels in October 2009.

Decision: The Board adopted the budget for 2009 for Brussels IUT office.

12) Report on activities 2008/2009

a) General activities

Barbara Steenbergen reported events organised by the IUT-Brussels office, political activities, strategic cooperation, IUT-membership in committees, IUT-conference statements and statements in member organisations, upcoming events, group meetings and lobby-cooperation.

Barbara also invited the board members to have National Board meetings in Brussels.

The Board expressed their appreciation for the work that Barbara has carried out.

Decision: The Board adopted the report

b) Activities during the Czech and Swedish EU-presidency

Anna Pachtová, SON informed the board that she had spoken on a meeting with the EU ministers for housing in Prague on 23-24 April. Additionally, that there will be a meeting with the EU Housing Focal Points on 24 June 2009.

Barbara pointed out that IUT has been asked to take on the Presidency of the European Housing Forum and that it would be suitable to do so in connection to the Swedish EU-presidency. Ewa Frisk requested some concrete suggestions from Barbara concerning what is needed.

Ewa Frisk also reported that the Swedish Union of Tenants has decided to take part in other activities during the Swedish EU-presidency, but not arrange any activities of their own.

Decision: The Board adopted the report

13) Brussels office 2010>

Lukas Siebenkotten, Director DMB, Germany and Ewa Frisk, SUT, Sweden informed the board that the two countries have decided to take the same proposal to their two National Boards. The proposal is to continue with the same amount, if needed, of money to the Brussels office as today. They will also propose that an evaluation is sent out to the members of the IUT every second year. This year's evaluation will be sent out in the beginning of September 2009.

Decision: The Board adopted the report

14) IUT strategy paper becomes IUT policy paper

Barbara proposed that the EU-advisory group should revise the IUT strategy paper.

Decision: The board agreed on the proposal. An updated paper will be delivered to the board during the next board meeting 4 October, 2009 in Brussels.

15) Reports from the IUT EU advisory WG and the IUT Energy WG

Barbara reported from the IUT EU advisory WG and the IUT Energy WG and she also pointed out that it would be very valuable if there were more national members in the IUT EU advisory WG.

Decision: The Board adopted the report

16) Tenant's milestones for the European Elections 2009

Barbara presented the document.

The Board wanted the human rights aspect in connection to housing to be put in under point 1) *Everybody should have the right to affordable and decent housing- the right to housing is a therefore a fundamental right.*

The Board also requested a more offensive formulation of point 2) *Apply EU state aid rules to support our national systems of financing affordable housing.*

Decision: The Board adopted the document with proposed changes

17) Tenants' Day 2009

Barbara introduced four theme proposals to the Board.

After a discussion the Board decided on theme 3; *Rental housing and the financial crisis- threats and challenges* for Tenants' Day 5 October 2009.

Decision: The theme for Tenants' Day 5 October, 2009 should be "*Rental housing and the financial crisis- threats and challenges*"

18) IUT Petition on Sitting Tenants in denationalized flats

Magnus informed the Board about the IUT Petition on Sitting Tenants. In total there are 2323 signatures. Before the decision in the Slovenia case, IUT is keeping a low profile as requested by the CEE meeting in Ljubljana.

Decision: IUT will take no action in the matter until October 2009 when the Board will continue the discussion.

19) Info about IUT CEE WG meeting in Ljubljana, 17-19 April 2009

Richard Hewgill, TPAS England and Jørgen Jensen, LLO Denmark reported from the IUT CEE WG meeting in Ljubljana 17-19 April 2009.

The sitting tenants issue unites the Central- and Eastern European countries and Richard and Jørgen pointed out that the joint work with FEANTSA had been successful.

Milan Taraba, Director SON, Czech Republic are currently talking to the other Central- and Eastern European countries about not buying houses but keeping the houses as tenants.

Decision: The Board adopted the report.

20) The EU and state aid/SGEI: Dutch and Swedish cases

René van Genugten, Senior Policy Adviser, Nederlandse Woonbond gave a presentation of the Dutch case and Ewa Frisk, Swedish Union of Tenants presented the new system of setting rents in Sweden. Presentations will be posted on the IUT website.

21) Representation in the IUT Board

Decision: The Representation in the IUT Board was referred to the Board meeting in Brussels in October 2009.

22) Communication IUT – Board Members

Magnus kindly asked the Board to respond to him when he sends out questions via e-mail. Even if the response is: “- I am too busy to answer your question at the moment” that would be an improvement and would make his work easier to plan.

23) IUT Congress in Czech Republic 2010

Decision: The Czech organisation will come back with two budget proposals for the two alternative locations. The date for the Congress is 1-3 October 2010. The Board will arrive 31 September 2010 for a short Board meeting 1 October 2010. International Tenant’s Day will be celebrated in each country.

24) IUT folder

Magnus informed the Board that there is a new updated IUT folder in English.

25) Next Board meetings

Next Board Meeting will be held in Brussels 4 October 2009 in connection with the International Tenants' Day on 5 October.

Anne Viita, Director Vuokralaisten Keskusliitto, Finland, will look into the possibility of hosting the Board meeting in the spring 2010.

26. Closure of the meeting

IUT president Sven Carlsson closed the meeting.

Stockholm, May 18 2009

Jenni Pelling
Assistant Secretary

Sven Carlsson
President

Magnus Hammar
Secretary General