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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, Brussels, Belgium

4 October, 2009

Present	Austria	Georg Niedermühlbichler, Director MVÖ Nadja Sha, Chief of Office, MVÖ
	Czech Republic	Milan Taraba, Director SON Anna Pachtová, SON
	Denmark	Jørgen Jensen, LLO
	England	Richard Hewgill, TPAS England
	Finland	Anne Viita, Director Vuokralaisten Keskusliitto
	France	Eddie Jacquemart, CNL
	Germany	Heidrun Clausen, DMB Lukas Siebenkotten, Director DMB
	The Netherlands	Ronald Paping, Director Nederlandse Woonbond Rene van Genugten, Nederlandse Woonbond
	Norway	Lars Aasen, Director Lbf, Norwegian Tenants' Association Katrine M. Woll, President, Lbf, Norwegian Tenants' Association Tore Hansen, Former President Lbf, Norwegian Tenants' Association
	Sweden	Ewa Frisk, Swedish Union of Tenants, SUT Anders Konradsson, Swedish Union of Tenants, SUT Anna Östberg, Swedish Union of Tenants (observer) Ylva Westander, Swedish Union of Tenants (observer)
	Switzerland	François Zütter, ASLOCA, Geneva Jakob Trümpy, MVO, Zürich
	IUT Brussels	Barbara Steenbergen Flavia Cumoli
	IUT Secretariat	Sven Carlsson, President IUT Magnus Hammar, Secretary General IUT Richard Hewgill, Vice President IUT Jenni Pelling, Assistant Secretary IUT

1. Opening of the meeting

Sven Carlsson, President IUT, welcomed the board members and observers and opened the meeting. Sven especially welcomed Katrine M. Woll, President, Lbf, Norwegian Tenants' Association, Flavia Cumoli, trainee at IUT Brussels office, Ylva Westander, Swedish Union of Tenants and Anders Konradsson, Swedish Union of Tenants who participated for the first time.

2. Presentation of participants

Participants present introduced themselves.

Nina Netzer, project assistant at the Friedrich Ebert Stiftung, FES, welcomed everybody to the foundation, the host of the IUT board meeting. She also gave an overview of the Friedrich Ebert Stiftung and presented the corporation with IUT.

3. Other businesses/ Information

Magnus Hammar informed about a new member application from, STO, Scotland. To be decided upon under item 7 on the agenda.

4. Adoption of the agenda

Decision: The board adopted the agenda.

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

Sven Carlsson went through the minutes from the previous Board Meeting in Goteborg, 24-25 April 2009.

Decision: The board approved the Minutes.

6. National Board official representatives – who are they?

The board established who the official representatives of the National Boards are.

Austria: Nadja Sha

Czech Republic: Milan Taraba

Denmark: Jørgen Jensen

England: Richard Hewgill

Finland: Anne Viita

France: Eddie Jacquemart

Germany: Heidrun Clausen

The Netherlands: Ronald Paping

Norway: Katrine M. Woll

Switzerland ASLOCA: François Zütter

Switzerland MVO: Jakob Trümpy

Sweden: Ewa Frisk (at this board meeting), Mr Anders Konradsson (from next board meeting)

7. Membership applications

Magnus Hammar presented an application of membership from Tasmania Tenant Union, Inc. (TUT) in Australia, as category B (Member)
Tasmania is one of seven Australian federal states.

Decision: The board adopted the IUT secretariats recommendation to accept TUT.

Magnus also informed about the late application from the Scottish Tenant's organisation, STO. The board discussed whether it is a regional or national organisation and posed the question if TPAS Scotland would have an opinion in this matter. Also, the documentation was incomplete.

Decision: After voting, the board decided to postpone the application to the next board meeting.

Magnus would ask STO to send complementary documents and make an inquiry with TPAS Scotland about STO.

8. IUT Brussels Evaluation

Anna Östberg, SUT presented the evaluation of the IUT Brussels office.

The evaluation gave an overall positive review, from the board members, about the hitherto work of the IUT liaison office in Brussels.

Comments of improvement were made about:

- clarification about the IUT EU strategy
- improved information, meaning more easy understandable information to the Board members

Decision: The board adopted the report

9. IUT Brussels office from 2010

Lukas Siebenkotten, Director DMB, explained that the German Board had discussed the future of the IUT Brussels office. Due to Belgian taxes the costs for the IUT Brussels office will be higher the coming years. The Board of DMB has decided to limit DMB's total financial commitments to IUT to 100 000 euro/year. This result in 20 000 euro less, compared to the payments for 2009.

Proposals:

- a) The regular contribution from Germany is reduced from to 21 000 euro (2009), to 11 000 euro (2010). Instead Germany will pay IUT Brussels salary and taxes.
The remaining difference (10 000 euro) will be taken from the equity on the bank account.

Decision: The board adopted the proposal

- b) The IUT Brussels office should continue without time limit.

Decision: The board adopted the proposal

After a discussion about the financial sustainability and the strategic aims of the IUT Brussels office the following two proposals were presented:

Proposal 1: The board should establish one working group to continue the discussions, and propose strategies, on;

- a financial system for the IUT Brussels office from 2011 and forward
- a new strategy for the IUT Brussels office (What do we want with the IUT Brussels office? What should be the goals? How could the IUT Brussels office be more useful for all members, inside and outside Europe? Cooperation between Stockholm and Brussels?)

Proposal 2: To form two working groups.

- A Financial Working Group (FWG) consisting of Sweden, Germany, Austria and the Netherlands.
(No chair was decided on)
- A Strategic Working group on EU matters, consisting of the present EU Advisory Group - and anyone else who is interested in participating.

**Decision: The board adopted the second proposal to form two working groups.
(The IUT Secretariat checks with the members of the FWG about a possible chair)**

10) Financial result IUT Brussels Office 2008, incl proposal use of surplus. Budget 2009

Magnus Hammar presented the financial result 2008 and a proposal of surplus use.
The Board proposed to transfer the surplus of 17500 EURO to the IUT budget of 2010.

Decision: The board adopted the proposal

11) Proposed Model for IUT-Budget Brussels office 2010

Magnus Hammar introduced a proposed model for IUT-Budget for the Brussels office 2010.

Decision: The board adopted the proposal

12) Paid membership fees 2009

Magnus Hammar presented the membership fees for 2009.

12 Board members had paid the total sum of 64 125 euro.

19 Members had paid 1 030 euro.

(Additionally STU, San Francisco Tenants Union, paid the membership fee for 2009+2010 on October 5.)

Decision: The Board adopted the report

13) IUT Budget 2010 incl IUT-Brussels budget and Congress budget

Magnus Hammar presented the IUT Budget 2010. Board members remarked on the budget for 2009, item 21 Congress, where 15 000 euro had been placed in brackets, which is not customary. This 15 000 euro should be placed as an income for 2010.

Magnus will send out a revised version.

Decision: The Board adopted the budget.

14) Presentation from Flavia Cumoli, on the Right to housing

Ms Flavia Cumoli, trainee at IUT Brussels office gave a presentation on the Right to Housing, which was also a report on the same subject, prepared for the Tenant's Day.

15) Nomination Committee / Presidency 2010-2013

Ms Nadja Sha, Chief of Office, MVÖ suggested Mr. Jacob Trümpy, MVO, Zürich as the third person in the Nomination Committee besides Ewa Frisk, SUT, Sweden and Georg Niedermühlbichler, Director MVÖ, Austria.

Decision: The board adopted the proposal

Ewa Frisk, SUT, was suggested to be the chair person of the Nomination Committee.

The Nomination Committee will present the candidates, for IUT President, for the term congress 2010 – congress 2013, at the board meeting in Helsinki in April 2010.

The IUT board will then, after Congress 2010, elect a vice President.

Decision: The board adopted the proposal

15a) IUT Congress Prague 2010

Ms Anna Pachtová, SON presented information regarding the IUT Congress in Prague 2010.

The Congress will take place at Iris Congress Hotel.

Decision: The Board adopted the proposal of the named hotel

Magnus Hammar presented a change in the total price. The proposed tender/offer is 30 000 EURO instead of 23 900 EURO since the Congress will be held for three days instead of two days.

Decision: The board adopted the proposed tender/offer of 30 000 EURO, together with the total IUT budget for the congress.

15b) Congress theme

The Secretariat had proposed possible themes for the Congress 2010; "Lack of affordable rental housing", "Energy" (costs and CO2, etc. & housing), "Advantages of rental housing" (remember we are in the CEE-region...), "Need for public/social housing" (in order to counteract segregation, etc), "Implementation of Right to Housing" and "A new deal for Affordable Housing" (- also in 2010!)

Decision: The board adopted the proposals to "Highlight the advantages of rental housing" in combination with "Highlight the need for public/social housing".

Also discussed were congress statements; "The board should prepare statements for the Congress in Prague before the board meeting in Helsinki."

Decision: The board adopted the proposal.

(Not clearly expressed, but the Secretariat and EU liaison office (Stockholm and Brussels) assumes that they will together prepare a draft Statement (-s) and present it (them) in Helsinki)

16) Report, IUT May-September 2009

Barbara Steenbergen and Magnus Hammar presented the report (Appendix IV) on IUT activities and products April/May-September 2009.

Decision: The board adopted the report

17) Bucharest report, from Tenant's Day October 1-3 2009

Jørgen D. Jensen, LLO, Denmark reported from the Housing conference in Romania 1-3 October 2009.

Decision: The board adopted the report

18) Report from CEE sitting tenants conference, Ljubljana, 17-19 April 2009

Richard Hewgill, TPAS England explained that we are awaiting a written conference report and a financial report from Mateja Fajs, Slovenian Assoc. of Tenants.

Decision: Item was forwarded to next IUT Board meeting

19) Presentation: Right to Housing Watch Project

Mr Freck Spinnewijn, Director of FEANTSA presented the project Right to Housing Watch. This project aims at coordinating a European network on housing rights that will bring together interdisciplinary groups of NGOs, legal practitioners and academics working to secure housing for all at European level. Further, it aims at setting a similar process going in half the EU member's states within three years.

Estimated budget for 2010 is € 100 000, of which € 60 000 is already secured by Foundation Abbé Pierre. FEANTSA seeks co-funding for the remaining €50 000.

Decision: The Board took no decision in the matter. Barbara was to continue the contacts and dialogue with FEANTSA.

20) Tenant's Day information

Barbara Steenbergen informed the board about the practicalities regarding Tenants' Day in Brussels 5 October 2009.

Decision: The board adopted the report

21) IUT Statement on the “Deregulation of rents in Oslo, Norway”

Lars Aasen, Director Lbf, Norwegian Tenants’ Association presented a proposed IUT statement on deregulation of rents in some 3 500 flats in Oslo, Norway. The Statement was addressed to the Government of Norway and to the Municipality of Oslo.

Decision: The board adopted the statement, and all present board members – on behalf of their respective organisation – signed the Statement.

22) Other business

No other businesses

23) Next board meetings 2010

Helsinki: 9-10 April 2010

Prague: 1 October 2010

24) Closure of board meeting

This was the last board meeting for Ewa Frisk and Tore Hansen, and before closing the meeting Sven Carlsson thanked Tore, Former President Lbf, Norwegian Tenants’ Association and Ewa, SUT, for their time in the IUT Board.


/Sven Carlsson/
President

Stockholm, October 2009


/Magnus Hammar/
Secretary General


/Jenni Pelling/
Assistant Secretary

