



- 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

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IUT Secretariat:

President; Sven Carlsson, Sweden, Vice President; Richard Hewgill, England

Secretary General; Magnus Hammar, Assistant Secretary; Ylva Westander

Minutes

IUT Board Meeting, Helsinki, Finland

April 9-10, 2010

Present

Austria
Czech Rep.

Denmark

England

Finland

France

Germany

Netherlands

Norway

Sweden

Switzerland

IUT Brussels

IUT Secretariat

Nadja Shah, MVÖ

Milan Taraba, SON

Anna Pachtová, SON

Jørgen D. Jensen, LLO

Helene Toxværd, LLO

Richard Hewgill, TPAS England

Anne Viita, Vuokralaisten Keskusliitto

Eddie Jacquemart, CNL

Heidrun Clausen, DMB

Lukas Siebenkotten, DMB

Ronald Paping, Woonbond

René van Genugten, Woonbond

Lars Aasen, LBF

Katrine Woll, LBF

Anders Konradsson, SUT

François Zutter, ASLOCA

Jakob Trümpy, MVÖ

Barbara Steenbergen, Head of liaison office

Sven Carlsson, President

Magnus Hammar, Secretary General

Ylva Westander, Assistant Secretary

Prevented

Austria

Georg Niedermühlbichler, MVÖ

1. Opening of the meeting

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

2. Other businesses

Eddie Jacquemart presented a new item; support to the victims of the Haitian earthquake. To be discussed under item 12 on the agenda.

3. Adoption of the agenda

Decision: The board adopted the agenda.

4. Minutes from previous Board meeting, Brussels, October 4

Sven Carlsson presented the minutes from the previous board meeting in Brussels, October 4, 2009.

The acceptance of a membership application from STO, Scottish Tenants Organisation, was then postponed due to incomplete documentation. Since the organisation has not presented further documentation, the decision has to be postponed further.

The board decided to form a financial working group (WG Fin.) consisting of members from Sweden, Germany, Austria and the Netherlands. Sven Carlsson proposed Anders Konradsson to chair the working group.

Decision: The board adopted the proposal.

Decision: The board approved the minutes.

5. IUT CEE projects 2009/2010

a. Reports from 2009; Slovenia and Macedonia

Magnus Hammar presented the reports from the projects in Slovenia (ZNS) and Macedonia (MakeDom). The board discussed whether the IUT should support national or international projects in the CEE region. The board also discussed whether the IUT has the financial means and the competence to be a strong partner in the CEE region.

The IUT Secretariat proposed to the Board to

1. approve of ZNS's proposal to use money from 2008-project funding to cover the "IUT debt" from 2007 of € 1 071,60
2. approve of ZNS's proposal to allow the € 586 to be used by ZNS for translation costs in connection the FEANTSA vs. Slovenia case
3. approve and adopt the Final report (Appendix IV c) and the Financial report (Appendix IV b).

Decision: The board adopted the proposals.

The IUT Secretariat proposed to the board to approve and adopt the Final report of project "Western Balkan united for rental housing".

Decision: The board adopted the proposal.

b. Applications 2010: Latvia and Slovakia

Magnus Hammar presented the applications and project plans from the Latvian and Slovakian organizations.

The IUT Secretariat proposed to the board

- a. that both projects should be approved of, but with reduced funding. Latvia is granted € 4 500, and Slovakia also € 4 500. (Total € 9 000)
- b. that the remaining € 1 000 (9 000- 8 000) should be drawn from IUT assets.

Decision: The board adopted the proposals.

c. Application Baltic/Polish fund: PZL / Poland

Magnus Hammar presented the project plan from the Baltic/Polish fund.

The IUT Secretariat proposed to the Board to grant the PZL the € 3,175, of which € 2,200 is to be drawn from the remaining funds of the Baltic/Polish fund. The remaining € 975 is to be drawn from the IUT budget (item CEE Region).

Decision: The board adopted the proposal.

6. Membership applications

a. Russian Tenants Association

Magnus Hammar presented an application from the Russian Tenants Organization. The board posed a few questions about the structure and financing of the organization. Since Yelena Shomina, director of the Russian Tenants Association, had been invited to give a presentation of the organization, the decision on the membership application was postponed until after the presentation.

b. Israel: National Org. for the Protection of Tenants' Rights

Magnus Hammar presented an application from the Israeli National Organization for Protection of Tenants' Rights. The board posed a few questions about where in Israel the member tenants are living and whether any of them is living in a so called occupied territories.

Decision: The board decided to postpone the application until the next board meeting. Until then, Magnus Hammar is to find out more about the organization's members.

7. IUT Country Reports – translation

By request from the board of the Swedish Union of Tenants, Magnus Hammar and others at the SUT office have written reports on the housing situation in Austria, England, Germany, Belgium, France, Denmark and the Netherlands. The IUT Secretariat has found reasons to believe that these reports, if translated into English, could also be of interest to other IUT members. The first report, concerning England, has been translated, paid for by the IUT. Translation costs per report, some 15 pages, are around € 1 200.

The IUT Secretariat proposed to the board to have the country reports translated to English, and the cost of it to be shared equally between the IUT and the member organization located in the country dealt with in each report.

Decision: The board decided to have all the reports translated, paid solely by the IUT.

8. *IUT Energy resource persons*

Until now, Barbara has been the IUT's principal energy resource person. Since there are plenty of requests for IUT participation when it comes to energy issues, there is a need for more people within the IUT member organizations willing and able to represent the IUT. Therefore, the secretariat requested the board members to supply the secretariat with names of possible energy resource persons.

Nadja Shah submitted herself. Further proposals may be sent to Magnus Hammar.

9. *Paper on affordable housing*

Magnus Hammar presented a draft paper on affordable housing, which is meant to serve as a preamble to the documents presented at the congress in October. All board members are welcome to send comments to Magnus Hammar.

Decision: The board adopted the report.

10. *Report on IUT activities 2009 - General activities & Brussels activities*

Magnus Hammar reported on the activities carried out in 2009.

Decision: The board adopted the report.

11. *The EU and state aid/SGEI*

a. *the Dutch case, the outcome*

René van Genugten reported on the outcome of the Dutch case.

Decision: The board adopted the report.

b. *IUT / Woonbond lobby work on SGEI and social housing*

Barbara Steenbergen reported on the lobby work of IUT and Woonbond regarding SGEI and social housing. She also encouraged the board members to contact their national MEP's and urge them to sign a Written Declaration on EU policy on SSGI with regard to social housing.

Decision: The board adopted the report.

12. *CNL / IUT appeal; "EU- don't touch our social housing"*

Eddie Jacqemart presented an appeal to the members of the European parliament. The board discussed the content and the wording of the appeal.

Decision: Barbara Steenbergen and Eddie Jacqemart will revise the appeal and present a new version later during the meeting.

b. IUT Aid to Haiti

Eddie Jacquemart presented a CNL Guadalupe project consisting of buying and transporting tents for the victims of the Haitian earthquake. The board discussed whether the IUT should publish the appeal for support on the IUT home page, and whether the IUT should support the project financially.

Decision: The appeal for support should be sent to the IUT secretariat published on the home page. The IUT should not support the project financially.

Decision: The board adopted the proposal.

13. Council of Europe - IUT status from June 30

The IUT enjoys participatory status with the Council of Europe. For the last four years, the IUT has been one of the INGOs entitled to lodge collective complaints. IUT's entitlement will expire on June 30, and by April 15 we are invited to re-apply for the status that entitles us to lodge complaints for another four years.

The IUT Secretariat proposed the board not to re-apply for inclusion on the list of INGOs entitled to lodge complaints.

The board discussed whether the IUT has sufficient resources to actually lodge a complaint.

Decision: The board decided to re-apply for the status granting the IUT the possibility to lodge complaints.

This re-application does not imply that the IUT automatically commits itself to lodge collective complaints on behalf of its members. If IUT is requested to lodge a collective complaint, on behalf of one of its members, the board will decide case by case. The basis of whether IUT shall lodge a collective complaint or not, shall be that such a complaint must be directly supported, financially and/or intellectually, by one or several IUT board member organisation.

If the IUT secretariat receives information about a case about which there is a possibility to file a complaint, the board members should be informed and give an opinion on whether or not the IUT should take on the case within a week.

All board members having information that might be useful when making the reapplication are to send this information to Magnus Hammar by April 12 at the latest.

14. CNL / IUT appeal (postponed from item 12)

The revised IUT appeal was presented to and signed by the board members.

15. Russian Tenants Association – presentation and membership application (postponed from item 6a)

Yelena Shomina gave a presentation of the Russian housing situation and the Russian Tenants Association to the board.

Decision: The board accepted the Russian Tenants organization as a category B member.

16. Housing Rights Watch

Richard Hewgill presented a report on the possibilities to participate in the new Housing Rights Watch project, introduced to the board at the most recent board meeting in Brussels. The information about whether FEANTSA expects any, and in that case how much, financial contribution is still unclear. Richard Hewgill will participate in FEANTSA's conference on Housing Rights Watch in Barcelona, May 6, and then hopefully receive more detailed information.

Decision: This matter shall be further discussed in Prague, September 30
The board adopted the report.

17. Next Board meetings

The next board meeting will be held in Prague, September 30, before the beginning of the congress.

Nadja Shah proposed that the following board meeting should be held in Vienna, in March or April 2011.

Decision: The board adopted the proposal.

18. IUT EU Strategy paper

Barbara Steenbergen and René van Genugten presented a proposal for a new IUT EU Strategy. Six policy issues were included in the strategy; the right to housing, social inclusion and urban cohesion, energy efficiency of buildings; the structural funds of ERDF, Services of General Interest (SGI) and Housing and demographic changes.

The board discussed the aims of the strategy for energy efficiency of buildings.

Decision: The Strategy paper, as presented in a Power Point, was adopted by the board with the following revision;

Original text: In addition, the construction standards of housing shall be revised towards more energy efficiency.

New text: In addition, the construction standards of housing shall be revised towards more energy efficiency, *under the condition that there is a guarantee on neutral gross rent.* (addition in italics)

The decisions on who, or what IUT body, is in charge of carrying out each "Strategy" and what should be the "Outcome of the efforts" was postponed until next board meeting.

Decision: Barbara and René will work on the above components of the Strategy paper, and report back to the Board in Prague, September 30.

The present not very active Energy WG (established in Brussels, Oct 5, 2008), with members from Woonbond, DMB and SUT should be activated.

Decision: Nadja Shah, MVÖ, agreed to be part of the WG.

Suggestions of additional members should be sent to the chair of the WG: Barbara Steenbergen.

19. IUT budget, Result 2009 (Stockholm and Brussels)

Magnus Hammar presented the 2009 results. The board discussed how to account for the result from the secretariat in Stockholm and the Brussels office. Questions were raised by Ronald Paping and Eddie Jacquemart about the necessity of having the Brussels budget more clearly incorporated in the general IUT budget.

Decision: The board adopted the results and the report.

The financial working group, chaired by Anders Konradsson, will make a proposal to the Board in Prague on Sept. 30, on how to handle the IUT accounts in the future.

20. Annual report/Director's report

Magnus Hammar presented the Annual report/Director's report to the board. The financial result for the fiscal year amounts to € 33 699. The result is brought forward to a new account.

Decision: The board adopted the report.

21. Incomes (Board and Members) by March 31, 2010

Magnus Hammar presented the IUT incomes by March 31, 2010. Since March 31, LLO (Denmark), SON (Czech Republic) and Vuokralaisten Keskusliitto (Finland) have paid their membership fees. LLO has also made a contribution (€1500) to the Brussels office.

The membership fees from CNL (France) and Lbf (Norway) were still due.

Decision: The board adopted the report.

22. Nomination for IUT President 2010-2010

Jakob Trümpy, member of the Nomination Committee, presented the three president candidates to the board; Richard Hewgill, TPAS England, Barbro Engman, SUT, and Jan Laurier, Woonbond. The board discussed whether it was possible to have two vice presidents and how it would affect the board membership.

Jakob Trümpy proposed Barbro Engman for president of the IUT.

Decision: The board adopted the proposal.

23. IUT 2010 work plan

Magnus Hammar and Barbara Steenberg presented the IUT 2010 work plan to the board.

Decision: The board adopted the work plan.

24. European Housing Forum Statement, Housing ministers meeting Toledo June 21

Barbara Steenberg presented a first draft statement which the European Housing Forum is to send to the Housing Ministers Meeting held in June, 2010.

Decision: Barbara Steenberg will send a new draft to the board.

25. IUT congress Prague October 1-3

Anna Pachtová and Milan Taraba presented the draft program for the IUT congress which is to be held in Prague, October 1-3.

Decision: The board adopted report.

26. Closure of board meeting

Sven Carlsson closed the board meeting.

Stockholm, April 2009

/Sven Carlsson/
President

/Magnus Hammar/
Secretary General

/Ylva Westander/
Assistant Secretary