



- 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 Headquarter:
P.O. Box 7514
103 92 Stockholm, Sweden
Tel: +46 10 459 11 21
info@iut.nu

IUT Liaison Office to the EU
Rue du Luxembourg 23
B-1000 Brussels, Belgium
Tel +32 2 51 30 784
barbara.steenbergen@iut.nu

Minutes

IUT Board Meeting, Amsterdam
October 9, 2015

Present

Austria	Nadja Shah, MVÖ
Finland	Anne Viita, Vuokralaiset ry
France	Eddie Jacquemart, CNL
Germany	Lukas Siebenkotten, DMB
	Heidrun Clausen, DMB
	Rolf Gaßmann, DMB
Netherlands	Ronald Paping, Woonbond
Norway	Therese Ustvedt, LBF
Sweden	Mariell Juhlin, SUT
Switzerland	François Zutter, SMV/ASLOCA/ASI
Czech Republic	Anna Pachtová
	Lenka Tarabova
IUT Brussels	Barbara Steenbergen
	Davide Lanzillotti
IUT Secretariat	Sven Bergensträhle, President
	Jan Laurier, Vice president
	Richard Hewgill, Vice president
	Magnus Hammar, Secretary General
	Stefan Runfeldt, Assistant Secretary
<i>Absent</i>	<i>Helene Toxværd, LLO</i>
	<i>Heike Zuhse, DMB</i>
<i>Others</i>	<i>Lesley Baird, TPAS Scotland</i>
	<i>Elena Jesse, DMB</i>

1. Opening of the meeting	President Sven Bergenstråhle welcomed everyone to Amsterdam and opened the meeting. Sven Welcomed Rolf Gaßmann as a new board member, representing DMB. Rolf replaces Heidrun Clausen.	Sven
2. Other businesses	<ul style="list-style-type: none"> a) Overdraft of the budget b) World Consumer Rights Day c) Interim decision to support the South African sister organisation d) French conference on water issues 	Sven
3. Adoption of the agenda	The agenda was adopted with these three additions.	Sven / Secretariat
	Items for decision	
4. Minutes from previous Board meeting <i>App. 1</i>	The minutes from the Board meeting in Stockholm May 8-9, 2015 was adopted without revisions.	Sven
5. IUT Congress 2016 <i>App. 2</i>	<ul style="list-style-type: none"> a) The 2015 budget on the Congress 2016 budget was extended to € 3000, since the previous decision has already been over drafted. b) General information. We have been offered free conference facilities and probably free lunches, sponsored by the Wheatley Group. The Scottish Government has decided to sponsor the congress with £ 20,000. TPAS Scotland will also include several of the Scottish tenant associations to the IUT Congress. The Government will welcome the Congress and also the Mayor of Glasgow will welcome the Congress at the City Chambers. c) Congress theme: The secretariat has three proposals; A) Tenure Neutrality, B) Rent regulation/stabilisation/control, or C) Gentrification. <p>Decision:</p> <p>The IUT Board decided to select and work on theme B, rent control, and give the secretariat a mandate to develop the theme further.</p>	Magnus Lesley Baird
6. Consultation on the Energy Performance of Buildings Directive <i>App. 3</i>	Barbara presented the draft answers to the EPBD consultation which have been circulated to the board members in advance. . The IUT is identified as a main stakeholder in the EC consultation, so it is important to contribute. . Barbara went through the paper, paragraph per paragraph, and the board discussed relevant issues and formulated amendments. The Swedish Tenants Union particularly emphasised the Swedish model where the rent includes most of heating and hot water. In the Swedish model the rent is set in negotiations between the landlord and the tenants representatives. After the review in the board, the Brussels office will work on the formulations in the paper, and send it to the board for them to review once again. Every organisation is invited to provide country specific notes to the answers.	Barbara / Secretariat

7. Authorised signatories for IUT <i>App. 4</i>	<p>The secretariat explained that we need to take a new decision on who's to be authorized to sign for the organization. The Secretariats proposal is:</p> <p>The persons authorized to sign for the International Union of Tenants (IUT), from 2015-10-09 until otherwise decided, are</p> <ol style="list-style-type: none"> 1. Sven Bergenstråhle, President, IUT. 2. Magnus Hammar, Secretary General, IUT. <p>The person authorized to sign for the International Union of Tenants (IUT) EU liaison office Brussels, subsidiary of IUT, from 2013-04-13 until otherwise decided, is</p> <ol style="list-style-type: none"> 1. Barbara Steenbergen, Head of IUT EU liaison office. <p>Decision:</p> <p>The IUT Board decided to authorize the proposed persons to sign.</p>	Magnus
8. IUT Rent law comparison <i>App. 5</i>	<p>To be discussed and decided on how to follow up on the Rent law comparison that the Brussels office has made.</p> <p>Decision:</p> <p>The IUT Board decided</p> <ul style="list-style-type: none"> • Davide will write a first draft of the brochure working title "what you need to know before signing a rental agreement", including basic information for tenants in five issues: rental agreement, security deposits, rents, operation costs, responsibility for repairs. Contacts of tenant unions will be included in the brochure. • The draft will be checked against by the national tenant unions experts, Davide will contact them for further info while drafting the brochure 	Davide
	Items for information	
9. IUT Presidency 2016-2019 <i>App. 6</i>	<p>Sven Bergenstråhle is open for another term of three years. Sven left the board meeting during these discussions. The board discussed the presidency of the board after the 2016 congress.</p> <p>Nomination period for alternative candidate names is until next board meeting on May 20-21 2016.</p>	Magnus
10. Paid Fees, by Sept 2015 <i>App. 7</i>	<p>The Secretariat informed about the current status of the membership fees.</p>	Magnus
11. Message from Jørgen D. Jensen. LLO <i>App. 8</i>	<p>A short message from Jørgen D. Jensen, of our Danish member organization was delivered. Mr Jensen has formally decided to leave the IUT Board.</p>	Sven
12. The UN ECE Real Estate Market (REM) working group	<p>Magnus Hammar gave an informational note about the work conducted in the UN ECE working group that he is participating in on behalf of the IUT. The work has been successful and lead to a number of</p>	Magnus

App. 9	formulations in the UN policy advices, particularly with regards to tenure neutrality.	
13. Bremen TenLaw final conference <i>App. 10a</i> <i>App 10b</i>	Davide Lanzillotti provided information on the work in the TenLaw project, who held its final conference in Budapest on September 17-18. The project is now finalized, however there will most likely be a follow up-project. The TENLAW-project team is intending to start a project to give policy proposals on how the EU could play a coordinating role in Member states housing policies through the Open method of Coordination (soft law). The board expressed its worries about this idea. This needs to be closely watched by the IUT, as this might lead to a whole new situation for housing policy issues in Europe.	Davide
14. ERHIN project	Barbara Steenbergen gave an informational note on the ERHIN project. IUT is in favour to go on with the European Responsible Housing awards, depending on the financing of the project. Housing Europe, the European federation of social housing providers, will decide in their next board meeting whether they will co-finance the next ERHIN awards. If yes, a conference will be most likely held in November 2016. Several members of the jury of the 2014 awards declared that they will continue with this work as well as the third partner, Delphis. Independent from the financial decision, IUT members should use the Code of conduct http://www.responsiblehousing.eu/en/Responsible-Housing-CSR-Code-of-Conduct/Code-of-Conduct/ as practical instrument in the negotiations with housing providers on corporate social responsibility.	Barbara
15. IUT in Dublin, Sept. 25-26 App. 12	Magnus Hammar informed about a meeting with a newly formed Dublin Tenants Association, DTA. There are many issues that brought some people together, and they held a kick off-conference in Dublin. The group is very engaged but also new and have not been working with tenants' issues before. Therefore, Magnus asked the board members to act as mentors for our newly started Irish group. The Secretariat will happily provide contact information. Both the English, Scottish and Norwegian tenants' organizations expressed interest in working with the Irish group.	Magnus
16. The future of IUT	Sven Bergenstråhle gave a short informational note on the IUT after congress 2016, and after spring 2017. There have been talks and investigations both in the German DMB and in the Swedish SUT. The talks have not yet concluded. Mariell Juhlin said that the SUT support will continue, the Swedish board will decide about the issue in one of their next board meetings. Lukas Siebenkotten will invite the IUT financial working group in February 2016, ahead of the next IUT board meeting. They will discuss the procedure in the light of Sweden's considerations and decisions.	Sven
17. Information about Tenant's Day / Woonbond 25 years	Ronald Paping gave information about the upcoming 25 th anniversary of the Nederlandse Woonbond. The full IUT board are going to participate in the celebrations, on October 10 th .	Ronald Paping

18. Other issues, points of information	<ul style="list-style-type: none"> a) World Consumer Rights Day, WCRD – We decide that the Secretariat will do something in Global Tenant and the national organisations will do a statement on March 15, 2016 but on a synchronised theme – housing and health. b) The secretariat informed about an interim decision to support the South African tenant organisation, Organization of Civic Rights, economically. c) CNL invited the board members to participate in a national conference on housing and water, October 7th 2015 	
19. Next board meetings	Zürich May 20-21, 2016 (IUT 90 years) Scotland October 13, 2016 (IUT congress)	François Zutter Magnus
20. Closure of board meeting	President Sven Bergensträhle thanked all board members and closed the meeting.	

Sven Bergensträhle
President

Magnus Hammar
Secretary General

Stefan Runfeldt
Assistant Secretary