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# International Union of Tenants

## Association Internationale des Locataires

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### Minutes

IUT Board Meeting, Zürich  
May 20-21, 2015

### Present

Austria	Nadja Shah, MVÖ
Finland	Anne Viita, Vuokralaiset ry
France	Eddie Jacquemart, CNL
Netherlands	Ronald Paping, Woonbond
Norway	Therese Ustvedt, LBF
Sweden	Mariell Juhlin, SUT
Switzerland	François Zutter, SMV/ASLOCA/ASI
Czech Republic	Lenka Tarabova Milan Taraba
IUT Brussels	Barbara Steenbergen
IUT Secretariat	Sven Bergenstråhle, President Jan Laurier, Vice president Richard Hewgill, Vice president Magnus Hammar, Secretary General Stefan Runfeldt, Assistant Secretary
<i>Absent</i>	<i>Lukas Siebenkotten, DMB Rolf Gaßmann, DMB Heike Zuhse, DMB Helene Toxværd, LLO</i>
<i>Others</i>	<i>Antoine Salles, CNL</i>

<b>1. Opening of the meeting</b>	President Sven Bergensträhle welcomed everyone to Zürich and opened the meeting. He thanked the MV Zürich for their hospitality to host the Board meeting.	Sven
<b>2. Other businesses</b>	<ul style="list-style-type: none"> <li>a) Out appeal for a housing social security</li> <li>b) Our partnership with the tenant association from Quebec.</li> </ul>	Sven
<b>3. Adoption of the agenda</b>	The agenda was adopted with these two additions.	Sven / Secretariat
<b>4. Information on the Program for May 20-21</b>	Magnus and Felcitas presented the program for the days in Zürich.	Magnus/ Felicitas
	<b>Items for decision</b>	
<b>5. Minutes from previous Board meeting</b>  <i>App. 1</i>	<p>The minutes from the Board meeting in Amsterdam Oct. 8-9, 2015 was adopted without revisions.</p> <p>Davide will send an e-mail regarding the time est and the progress plan on the point 8, Rent law comparsion.</p> <p>Nov 23 Housing awards, deadline June 1<sup>st</sup>, it will be in Brussels.</p>	Sven
<b>6. Financial reports</b>  <i>App. 2a, b</i> <i>App. 3</i> <i>App. 4</i> <i>App. 5</i> <i>App. 6</i>	<ul style="list-style-type: none"> <li>a) Financial Report, Stockholm 2015</li> <li>b) Result 2015 overdraft, explained</li> <li>c) Financial Report, Brussels 2015</li> <li>d) Financial report congress period 2013-2015</li> <li>e) Paid membership fees, board Stockholm &amp; Brussel</li> </ul> <p>- A/B</p> <p>Page 2 annual report. Noted that we only made onoe trip outside Europe, it was Sven who travelled to New York.</p> <p>Financial report. Our biggest expenditure is the Global tenant; there we have a discussion on digitalizing the magazine. The cost for the congress was also higher than expected.</p> <p>Decision: the board adopted the report, with pleasure!</p> <p>Ronald: The balance sheets are not consolidated. Between Brussels and</p> <p>- Brussels report:</p> <p>ERHIN has been sponsored by the European Commission, which has been very good.</p> <p>Higher costs for the Belgian tax consultant.</p> <p>In 2015 Brussels will have a result of +35 000, and in 2016 – 25 000. Which gives a +10 000 over these two years.</p>	Magnus Magnus Barbara Magnus Magnus/ Barbara

	<p>Discussion of the situation between CNL, Woonbond and Davide. Davide has been working as a consultant. But the CNL has decided to step out of the arrangement from March 1<sup>st</sup> 2016.</p> <p>Discussion on what we should do with the hours that wont be spent on CNL. There is a hour gap now, and what should we do with that? Maybe the brochure, and some other things.</p> <p>Richard wants to reassure that Davide wont “automatically”</p> <p>Descision: We will use the surplus from 2015 to fill up the gap that is caused by the CNL cancelling their payments for Davides work.</p> <p>The budget is adopted as it is proposed.</p> <ul style="list-style-type: none"> <li>- App 5.</li> </ul> <p>The Financial reports were <b>adopted</b>.</p> <ul style="list-style-type: none"> <li>- Membership fees</li> </ul> <p>Stockholm:</p> <p>The CZ has made their payments now, so all OK.</p> <p>CNL: has paid 5216 euros.</p> <p>Brussels:</p> <p>SON (CZ) has paid.</p> <p>CNL: Will pay in june.</p> <p>Question about Norway, that paid 800 euros last year?</p> <p><b>Decision:</b> The correct figures will be emailed to the board.</p>	
<p><b>7. Nomination Committee, for IUT president and vice president</b></p> <p><i>App. 7</i></p>	<p>The Secretariat proposed to the board to have Anne Viita and François Zutter to form the Nomination Committee, with Anne Viita as the convenor. The secretariat asked the board to nominate a third person to the Committee.</p> <p><b>Decision:</b> The board decided to appoint Anne Viita, François Zutter and Nadja Shah to the Nomination Committee, with Anne Viita as the convenor.</p> <p>Discussion on whether the IUT should have one or two VPs.</p>	Magnus/ Anne Viita
<p><b>8. Membership applications</b></p> <p><i>App. 8</i></p> <p><i>App. 9</i></p>	<ul style="list-style-type: none"> <li>a. Nepal Tenant Union <b>Decision:</b> Accepted as Category C member.</li> <li>b. Living Rent, Scotland <b>Decision:</b> Accepted as Category C member.</li> </ul> <p>Remark: Add to the application form that the applicant should write the value of the membership in the application form.</p>	Magnus
	<b>Reports, and issues for discussion</b>	
<p><b>9. IUT activities 2016, Stockholm and Brussels</b></p>	<p>The report were noted.</p> <p>Note:</p>	Magnus/ Barbara

<b>App. 10</b>	<p>Mariell: The secretariat should think about what activities were it would be more effective to involve the board and leadership. An example is the Individual metering and billing. We in the SUT could really make an impact in this process and the consumer organisation.</p> <p>Ronald: Meeting of housing ministers in Amsterdam. May 30<sup>th</sup>. Will sign a pact of Amsterdam. One part of that is a partnership of housing, where the IUT Brussels has been part of the negotiation process.</p>	
<b>10. Financing of IUT Brussels office, today and tomorrow</b>	Discussion. Fr/Nl financing Davide.	Sven/ Barbara/ Eddie
<b>11. Report from IUT finance group meeting</b>  <b>App. 11</b>	<p>Mariell:</p> <p>Framar PP som independent. Pratar om Bryssel som.</p> <p>Huge amounts if ne hosing needed in the world. Crisis in Europe. Weak status of Rental housing.</p> <p>UN – Strong rights, weak impact</p> <p>EU – Weak rights, strong impact</p> <p>From Aid to more of lobbying.</p> <p><i>Shortcomings:</i></p> <p>Leadership and HR – No clear structure of who is in charge of who. Who decides on the people employed. Who is the boss of who?</p> <p>Common policy and strategy documents – Work plans, steering documents. Prioritations.</p> <p>Engagement/involvement from the two major funders (SUT and DMB)</p> <p><i>Needs:</i></p> <p>Intelligence about whats happening in Brussels that enables management to feel safe. Ex: 2006 the SUT almost lost our Rent setting system because an EU initiative (2 years before the Brussels office were set up, Richard notes).</p> <p>Early warning system.</p> <p>Capacity and capability to influence in Brussels.</p> <p><i>Risk assortment</i></p> <p>Probability (high/low)?</p> <p>Consequences (lagre/small)?</p> <p><i>Principles:</i></p> <p>Grater ownership</p>	Mariell Juhlin

Better governance

Significant shift towards the EU

Strategic position, early warning system

Cost-effectiveness – one budget, one office

Ronald: Agrees, we have to think about what we can do better. There is a lack of governance. There is a commitment problem in the IUT today. The board should take a greater responsibility. Maybe in finance, but at least in how we work and our engagement.

Nadja: What we are saying here in the IUT and the board needs to be taken seriously. We must be more effective and the boards must be taken more seriously also from the national boards, they need to get involved more. If we don't make changes, what will we do then? Things need to change. We see a lot of risks.

Richard: I don't disagree of the principle. But if we agree on this paper, it's the end of the IUT as an international organization. This would kill the international membership organization.

A year ago we got the assurance from the SUT wanted the international perspective.

The IUT would become the EUT.

Nadja: What does it help in an international perspective, if we can't survive here in Europe. We are fighting for our survival here. We have to focus European.

Ronald: We want to stay IUT.

Richard: Well, 90-95% of what we say in the board is European.

Eddie: I agree that we need to change I agree with a lot of things. But it forgets about the purpose – where is the mobilisation of tenants? I really miss that.

Jan: Compliments for the presentation. Very important that the SUT has changed their minds on the EU and wants to focus on it. We have to see the importance of the EU and also what our own governments are doing in the EU. I can also agree on Richards note, so we have to remember a lot of that.

Lenka: We agree on the previous speakers. We have to be more effective. Today we only meet twice a year. We need more frequent contacts and we need to find a more unified voice in the EU to be effective.

Sven: I was upset before that the SUT didn't see the importance of the EU.

Therese: We will lose a lot of contacts and competence with Magnus. We have to think of that.

Francois: Agree that Brussels is very important. But don't agree that the IUT should shift towards the EU. Already 95% is EU. Maybe we need more information from Brussels.

Mariell: SUT and DMB put in so much money in the IUT, 80-90 % or something. We want so much more payback of this money.

Ronald: The importance is the overall picture. SUT and DMB are such big players.

Richard: As an observer here, we have to see that the international status

Anne: We had a discussion like this last time we changed the SG as well. But I agree that we need much more effectiveness.

Nadja: We have to lobby and mobilise the legal process. We need the lobbying. Afraid of establishing a rotating system of the GS.

Therese: What will happen to the congress in October? There's a lot of issues of practical nature here that we need to discuss.

Ronald: We need a financial working group. And it is going to look at these things in a long term perspective.

Richard: Ok. I would like to

Jan: Yes. We take the note that the international perspective is really important. We will take that with us to the Working group.

Richard: Can we ask the SG to think about the international.

Saturday:

Ronald: I want the board to decide on the 7 points. We take the message that the board wants to stay an IUT and not EUT.

Mariell: Yes, and anyone who wants to contribute are welcome in any form. Especially we need the support from Magnus and Barbara on how to structure this work and the future.

Richard: Firm statement that we want to stay international. We have to respect and recognise the SUT and DMBs right to say and get what they see as value for money. This is about governance. No other board that I've been on has such low governance as this. We need a board that exercises it's role in governance.

Eddie: Want IUT to stay international. And its really important to keep this in mind.

Mariell: Yes want to stay international.

Jan: We want to stay international. We have to see that the goal of the SUT and DMB is not to lower the budget, but to strengthen the IUT. We should decide on the principles, and then make a firm statement in the October meeting.

Jan: This is important. It's not only about the bureau of IUT, but the members of IUT.

Richard: I think we should make clear that we decide on the principles of the six points in the paper. But we should not decide on every single word in it.

	<p>Anne: Is it really possible to have only one office, one budget. Who will head it and lead it. This is really important to have an answer on.</p> <p>Richard: Could we make a recommendation to the Working group to make it clearer that they should look on the governance</p> <p>Eddie: It's important to take point by point for the democracy. Because the board might not agree to all these points.</p> <p>Decision:</p> <ul style="list-style-type: none"> <li>- The IUT should remain an international organisation.</li> <li>- The board agrees on the principles of the seven points stated in the paper from the Berlin meeting. The points are regarded as principles to guide the direction of the future work in the working group.</li> </ul>	
<p><b>12. On the new EU pillar of social rights.</b></p> <p><i>App. 12 a, b, c</i></p>	<p>The new European pillar of social rights. This work is new and inter-linked with the country specific recommendations.</p> <p>Today we have a clear bias on home ownership and against rent control.</p> <p>Mariell: This is really important, and the SUT want to contribute. We have met with Allan Larsson, because we need to affect this process in depth.</p> <p>Sven: It is important that we unite on this and that we can.</p> <ul style="list-style-type: none"> <li>- We should make a strong and clear answer to be effective</li> <li>- Write a common answer, but also react on national level towards our own governments and.</li> <li>- Number 19 is the important.</li> <li>- Press release draft from Barbara</li> </ul> <p><i>(Stefan: Look up if we or SABO are members of EURactive)</i></p> <p><b>Decision:</b></p> <p>Answer as IUT</p> <p>Possibility to react within a week – it contradictions, we have another week</p> <p>Recommend to all members of the board to provide an individual answer that's not contradictory to our common answer</p> <p>Press release draft requested before the last week of June.</p>	Barbara/ Sven
<p><b>13. IUT Website</b></p>	<p>Delegate to secretariat to propose a budget for a new website for 2017?</p> <p>Wait until a new IUT is formed?</p>	Sven
<p><b>14. IUT congress October 14-16</b></p> <p><i>App. 13</i></p>	<p>Ok report?</p> <p>Sadiq Khan of London, talking a lot about these issues.</p>	Magnus

	Dep Mayor of Paris, responsible for housing.	
<b>15. IUT 90 Years</b>	Paper (if the sec has time), bag, key chain? PPT slide in the cafeteria etc.	Magnus
<b>16. Airbnb and consequences on the rental sector</b>	<p>Two laws in Norway, one for short term rents (hotels etc), one for long term rents (housing). Airbnb is in-between. So just wanted to ask and hear what ideas there's in other countries.</p> <p>In Amsterdam there is a growing industry and the local government has set up rules.</p> <p>In Berlin there has been new regulation. Berlin was declared an area of Hosing Scewcity. That enabled the local government to regulate the hosing market. New regulation has prohibited to let out entire apartments, but allow letting out a room.</p> <p>In paris it's a big issue. If you let out your apartment more that 30 days a year, your apartment is seen as a tourist attraction/hotel and that requires special authorisations.</p> <p>In Finland the landlords are upset about that tenants make money from Airbnb. But the minister has been positive to Airbnb.</p> <p>In Vienna you are allowed to let out one room but not the whole apartment (as in berlin). In a condominium the owner has to ask all others in the condominium to agree before you can let out your apartment.</p> <p>Sven: This would be an interesting thin to look in and write a paper? (Board, well. Nah... Who should...)</p> <p>Agreement: All can send some information to Lars and he could comply it into some paper.</p>	Therese Ustvedt
<b>17. About the rental housing situation in Switzerland</b> <i>App 14a, b</i>		François Zutter
<b>18. Other issues, points of information</b>	<ul style="list-style-type: none"> <li>a) Out appeal for a housing social security CNL has launched a call for <i>hosing social welfare</i>. This will help people to not get evicted. We're doing this together with other organisations as well. For example the deputy mayor of Paris, that CNL wants to invite to the Congress.</li> <li>b) Our partnership with the tenant association from Quebec. CNL and Q are working together since many years. Has signed a convention to formalise the work and make it official. So it could be nice to make an article in the Global Tenants.</li> <li>c) Update a contact list for the board. With mobile numbers and e-mails. To the Czech: <a href="mailto:Lenka.Tarabova@email.cz">Lenka.Tarabova@email.cz</a></li> <li>d) Thank you Nadja! Gift from the board.</li> </ul>	



<b>19. Next board meetings</b>	Scotland October 13, 2016 (IUT congress)  <i>Spring 2017 – Scandinavia? Supporting organisations that need it morally? Brussels meeting? Germany? Secretariat will work on a proposal.</i>	Magnus
<b>20. Closure of board meeting</b>	President Sven Bergenstråhle thanked all board members and closed the meeting.	

Sven Bergenstråhle  
President

Magnus Hammar  
Secretary General

Stefan Runfeldt  
Assistant Secretary