



- Consultative status with
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International Union of Tenants

Association Internationale des Locataires

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Minutes

IUT Board Meeting

Brussels 27-28 April, 2017

Present

Austria	Alexandra Reize, MVÖ Marisa Perchtold, MVÖ
Denmark	Helene Toxværd, LLO
Czech Republic	Lenka Tarabova, SON
Finland	Anne Viita, Vuokralaiset ry
France	Eddie Jacquemart, CNL Antoine Salles, CNL
Germany	Lukas Siebenkotten, DMB Rolf Gaßmann, DMB
Netherlands	Ronald Paping, Woonbond
Norway	Lars Aasen, LBF Sigmund Aunan, LBF
Sweden	Mariell Juhlin, SUT Gunilla Thorin, SUT Johan Mirtorp, SUT
Switzerland	François Zutter, SMV/ASLOCA/ASI
IUT Secretariat	Sven Bergenstråhle, President Magnus Hammar, Secretary General Barbara Steenbergen, IUT Brussels Jan Laurier, Vice President, Stefan Runfeldt, Assistant Secretary
Others	Richard Hewgill, England

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|---|--|--------------------------------|
| 1. Opening of the meeting | The Board was welcomed by the Head of the EU Representation of Rhineland-Palatinate, Ms Pia Wenningmann, who generously hosted the IUT meeting. President Sven Bergensträhle also welcomed everyone to Brussels and opened the meeting. | Sven
Bergensträhle |
| 2. Other businesses | Lenka Tarabova, of the Czech Union of Tenants, brought up a short report from the political situation on housing in the Czech Republic.
Eddie Jacquemart, CNL, brought up a short report on the French presidential elections. | Sven |
| 3. Adoption of the agenda | Eddie Jacquemart, from CNL, suggested to move item 15, follow up on rent control, to be discussed under 11e; IUTs work programme 2017-2018.

The agenda was adopted with these changes and additions. | Sven |
| 4. Information about the Program, MEP and COM participation | Barbara informed the Board about the program and visitors from the European Parliament and European Commission.

On Thursday the 27 th the board will focus on the EU Social Pillar. The board will meet Ms. Agnes Jongerius MEP, Vice President EP Committee for Employment and Social Affairs. Agnes Jongerius is also chairman of the Urban intergroup of the Parliament.
We will also meet Ms. Raquel Cortes-Herrera, Deputy Head of Unit, DG Employment and Social Affairs, European Commission (EC) who will give the Commission perspective on the Social Pillar.

On Friday the 28 th the board will focus on Energy policy and meet Niels Ladefoged, Policy Officer of the Directorate-General for Energy, Energy Efficiency Unit to have a talk about these issues. | Barbara
Steenbergen |
| 5. Minutes from previous Board meeting, Glasgow, 13 October 2016 | The minutes from last Board meeting, Glasgow, 13 October 2016 was revised without changes. | Sven |

App. 1

Items for decision

- | | | |
|-----------------------------|--|--------------------------------------|
| 6. Financial Reports | a. Financial Report, Stockholm 2016 | Magnus Hammar
and Barbara |
| <i>App. 2a,2b</i> | Magnus reported on the financial result for 2016. IUT had slightly less income for 2016, compared with 2015, due to less payment by board members. | |
| <i>App. 3</i> | Cost for board meetings exceed the budgeted €3,000 and ended at €4,214, mainly due to higher costs than expected for the board meeting in Zurich, May 20-21. We have also have slightly higher costs for member organisations, due to higher | |
| <i>App. 4</i> | | |

travel costs. We had less costs for the IUT congress than anticipated, €28,455 – compared to the budgeted €40,000. Due to TPAS Scotland's good connection with the Scottish government and also thanks to many other sponsors. All in all, for the regular budget 2016 we had budgeted negatively at - €30,419, but ended up at only - €9,345.

b. Financial Report, Brussels 2016

For Brussels, CNL did not pay the contribution. There were less costs related to “consultancy work for members”, as CNL prematurely cancelled the contract with Davide Lanzillotti, only €316 instead of €6,500.

Costs related to ERHIN only ended at €499, instead of the budgeted €5,000.

Brussels office ended up with a surplus of €19,621.

c. Paid membership fees, board Stockholm & Brussels

The head office in Stockholm are missing payments from CNL, France. CNL reports that they have made the payment last Friday, so it should be on its way.

The Brussels office are missing payments from SON, Czech Republic and CNL, France. Lenka Tarabova (SON) will look into the missing Czech payment.

Decision:

The board decided to adopt the IUT Financial Report, 2016.

7. CNL membership fee Stockholm & Brussels

App. 5

On January 26, 2017, the IUT Secretariat/Sven Bergensträhle received a letter from Eddie Jacquemart, expressing CNL's difficulties of paying the annual regular fee of €5215.

Eddie Jacquemart suggested that CNLs' annual fee would be €2000 from 2017.

Sven

Eddie explained why CNL needs to cut down on the IUT fee. The CNL has got a lot of financial difficulties at the moment, they are also going to sell parts of their head office in Paris due to this. The CNL are also seeing a decrease of members and therefore incomes to fund the organisation.

Concerning the payment for IUTs Brussels office, Eddie proposed €150 as a symbolic contribution to the Brussels office.

A discussion followed about the total distribution of fees and also the criteria for that distribution. The discussion concluded in a SUT proposal; to establish a working group to look into the fees and contributions of each organisation.

It would also be a natural consequence to follow up on the work of establishing new Statutes and Governance Structure.

The suggested members of the group are:

Germany, Sweden, France, Denmark, Finland.

Decision:

The board decided in line with the Secretariats proposal to agree with the proposal from CNL. But CNLs' lower fee is for one year, and will be discussed again at the spring board meeting in 2018.

The board also adopted the SUT proposal to establish a working group on IUTs' fees.

The board decided in line with the Secretariats proposal.

8. New IUT Statues**App. 5**

In line with decisions on the last board meeting and the IUT Congress in Glasgow, the Working Group on Statutes had produced a proposal for new IUT statues. The proposal was sent out on January 2 for consultation to all IUT board Members and paying (€60) Members.

Replies/comments were received from SICET, Italy and from TQ, Australia, with some minor proposals, which has been taken into account. The Working Group had therefore sent out an updated proposal which was presented to the board.

Sven**Decision:**

The board decided to adopt the proposal for new IUT statutes, valid from today, April 27 2017.

9. IUT Governance Structure**App. 6**

Magnus presented the proposal for a new Governance Structure of the IUT which was decided on at the last Board meeting in Glasgow, 13 October 2016. The intention was then to activate this new structure as the new statues came into place.

Magnus**Decision:**

The board decided that the IUT Governance Structure will be valid from today, April 27 2017.

10. Status about new Secretary General**App. 5**

Magnus Hammar informed that he will end his work with IUT on June 23, after working for IUT for 18 years.

Magnus

The job advert for a new SG was posted on April 7, by the Swedish Union of Tenants, SUT. Magnus explained that the advert was delayed partly due to the fact that the headquarters of the Swedish Union of Tenants, with some 70 staff members incl. IUT staff, was re-organised on April 3, and all new positions were on hold until then.

New head of IUT responsible department at SUT is Gunilla Thorin. Gunilla said that so far there is 16 applicants, but the application time has not finished yet (May 30). As soon as the deadline is out the SUT will review the applications and start interviews. In this process, the IUT President will also be given an influence.

Concerning the IUT Assistant Secretary, talks are being held between IUT (SB) and the Swedish Union of Tenants.

11. IUT work programme 2017/2018

App. 7

a) Working Groups

**Barbara, Jan
Laurier and Sven**

Sven explained that according to new IUT governance structure and work programme drafted at the IUT board meeting in Glasgow, IUT board members have been asked to nominate national experts for two working groups, "Energy Policy" and "General housing policy".

The Working Groups are part of IUTs new Work Programme and will deal with relevant legislative proposals and prepare statements and policy papers. The tasks will to a large degree be identified according to the EU legislative agenda.

The secretariat proposed two Kick-offs of the working groups. Responsible persons for Kick-offs and starting up the groups are;

Energy policy: Jan Laurier

General Housing policies: Sven Bergenstråhle.

At the kick-offs, the groups should elect their respective Chairpersons.

Nominated national experts Energy policy:

Jennie Wiederholm (SUT)

Rutger Groot Wassink (Woonbond)

Heike Zuhse (DMB)

Claus Højte (LLO)

Anne Lucet-Dallongeville (CNL)

Nominated national experts General housing policy:

Anna Lönn Lundbäck (SUT)

Johan Mirtorp (SUT)

Erik Maassen (Woonbond)

Milan Taraba (SON), Lenka Tarabova (SON)

Anne Viita (Finnish Union of Tenants)

Claus Højte (LLO)

Jutta Hartmann (DMB)

Rolf Gassmann (DMB)

App. 8-9

b) EU Urban agenda & Housing partnership

Barbara

Barbara informed about the EU Urban agenda & Housing partnership. It is now part of a coming inter institutional negotiation, and therefore the Brussels office will be watching the developments. Barbara also encouraged the member organisations to do the same.

c) European Pillar of social rights

Barbara

The pillar of social rights is valid for the Eurozone member states. All other are invited to opt in (it is not clear if SE, DK, CZ will do this)

Barbara introduced the keynote speaker **Ms. Raquel Cortes-Herrera**, Deputy Head of Unit, DG Employment and Social Affairs, European Commission (EC). For full notes on the talk, see the appendix to the protocol.

From the discussions, the board agreed on Barbara's proposal to decide on proposing amendments and changes to the Commission Proposal for an interinstitutional proclamation endorsing the European Pillar of Social Rights, point 19. The proposals will be put forward in our continued lobbying efforts. The board decided to propose the following formulation (changes marked in red):

19. Housing and assistance for the homeless
- a. **Everyone lacking sufficient resources** shall be provided with access **to affordable and** social housing **and/or** housing assistance of good quality.
 - b. **Everyone has** the right to appropriate assistance and protection against forced eviction.
 - c. Adequate shelter and services shall be provided to the homeless in order to promote their social inclusion.

d) EU clean energy package

Barbara

Barbara introduced the keynote speaker Niels Ladefoged, Policy Officer of the Directorate-General for Energy, Energy Efficiency Unit.

For full notes on the talk, see the appendix to the protocol.

App. 10 and 12

e) IUTs work programme 2017-2018

Sven

CNL brought up a proposal to update the statement on evictions that was made on the IUT Congress in Stockholm. The idea is to update the statement from the Congress and make a new statement publicly. Also to look into Rent control and a demand for the fall of rents. These issues will be up to the working group to look into.

The Board concluded with that all member organisations, and the working groups should send in proposals for the work programme. The programme will then be brought up on the next board meeting.

12. New IUT website

Stefan presented a draft of the new IUT website and the ideas behind it. The board agreed to move forward with the new website, and the plan is to publish it in August.

Stefan

App. 11

**13. Social Housing Festival, Amsterdam
June 13-21**

App. 11

International Social Housing Festival

Barbara

Barbara informed about the International Social Housing Festival that will be held in Amsterdam June 13-21.

There will be many events, meetings, workshops, general assemblies of housing associations, and site visits:

See: <http://socialhousingfestival.com/>

IUT will be invited to several events, e.g. interesting items on the programme:

- Meeting of the EU urban agenda partnership for housing, June 13/14
- European Federation for Living/EURHONET event “best practices for inclusiveness, migration and refugee housing”, June 14
- Housing Europe General Assembly, June 15/16
- Amsterdam Tenant Union, June 18
- Woonbond, June 21

Sven Bergensträhle has been asked, and accepted, to become ambassador of the festival.

IUT board members are recommended to participate in this unique occasion to meet with housing partners, colleagues and friends.

14. ENHR conference in Tirana, Albania September 4-6, 2017

App. 11

ENHR conference in Tirana

Sven

Sven informed that he will participate in the ENHR conference in Tirana, Albania September 4-6, 2017. The theme for the conference is Affordable Housing for all. Sven would like to see more participants from the tenants' unions at the conference.

NB. Participants do not need to present papers, but just to participate, learn and network. The conference is recommended by the Housing Partnership.

15. Other issues

Lenka Tarabova informed about the situation for Social Housing in the Czech Republic. The current government are finally going to introduce a new Social Housing Law. This law would be an improvement to the housing situation. It looks though as if the new law will be on hold until after the upcoming elections, which might be won by opposition parties, that oppose the law. Right now the Czech tenant union is watching the situation closely.

Eddie informed about the coming French elections where there is a large degree of uncertainty about both candidates' stances on the housing situation. Also in France, there is a large degree of uncertainty at the moment.

17. Next board meeting

The next board meeting will be in November.
The venue will be decided by the Executive Committee

Magnus

18. Closure of board meeting

President Sven Bergenstråhle thanked all board members and especially thanked Mariell Juhlin who participated for the last time from the SUT. The president closed the meeting.

Stockholm / Ängelholm May 22, 2017



/Sven Bergenstråhle/
President



/Magnus Hammar/
Secretary General



/Stefan Runfeldt/
Assistant Secretary