



DRAFT DOCUMENTS 4th September, 2019

IUT WORLD CONFERENCE 2019



Conference documents

Vienna
3rd-4th October, 2019





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Members as at August, 2019

EUROPE

	Country	Organisation	Category
1	Austria	Mietervereinigung Österreichs, MVÖ	BM
2	Austria	Österreichischer Mieter-, Siedler- und Wohnungseigentümerbun, ÖMB	M
3	Belgium	Vlaams Huurdersplatform	M
4	Belgium	Syndicat des Locataires – Huurdersbond	AM
5	Croatia	Udruga Stanara Hrvatske, Assoc. of Croatian Tenants	M
6	Czech Republic	Sdružení Nájemníků ČR, SON	BM
7	Denmark	Lejernes Landsorganisation, LLO	BM
8	England	Tenants and Residents Organisation of England, TAROE	AM
9	England	Tenants Participation Advisory Service, TPAS	M
10	England	National Fed. of Tenant Management Organisations Ltd, NFTMO	AM M
11	England	Generation Rent	AM
			AM
12	Estonia	Eesti Üürnike Ühingute Liit, Estonian Union of Tenants	AM
13	Finland	Vuokralaisten Keskusliitto, Central Union of Tenants	BM
14	France	Confédération Nationale du Logement, CNL	BM
15	Germany	Deutscher Mieterbund e. V., DMB	BM
16	Israel	Organisation for the Protection of Tenant's Rights	AM
17	Italy	Unione Nazionale Inquilini Ambiente e Territorio, UNIAT	M
18	Italy	Sindacato Unitario Nazionale Inquilini ed Assegnatari, SUNIA	AM
19	Italy	Sindacato Inquilini Casa e Territorio, SICET	M
20	Latvia	Latvia Tenant Association	M
21	Macedonia FYR	Union for Protection of Tenants, "MakeDom"	AM
22	the Netherlands	Nederlandse Woonbond	BM
23	Norway	Leieboerforeningen, Tenants Association, Norway	BM
24	Northern Ireland	Supporting Communities	M
25	Poland	Polskie Zrzeszenie Lokatorów, PZL	M
26	Portugal	Associação dos Inquilinos Lisbonenses, AIL	M
27	Romania	Liga Asociațiilor de Proprietari Habitat, HABITAT League of Homeowners Associations	M
28	Russia	«Ассоциация нанимателей жилья «РАНЖ» Russian Tenants Assoc.	M
29	Scotland	TPAS Scotland	M
30	Scotland	Living Rent	AM
31	Scotland	Tenants Information Service, TIS	M
32	Slovakia	Občianske združenie Právo na bývanie (Right to Housing)	M



33	Slovenia	Združenje Najemnikov Slovenije, Assoc. of Tenants of Slovenia	AM
34	Spain	Federació d'Associacions de Veïns d'Habitatge Social de Catalunya, FAVIBC Catalonia, Barcelona	M
35	Sweden	Hyresgästföreningen, Swedish Union of Tenants SUT	BM
36	Switzerland	Schweizerischer Mieterinnen-und Mieterverband/Deutschschweiz	BM
37	Switzerland	Association Suisse des Locataires, ASLOCA Romande	BM
38	Switzerland	Associazione Svizzera Inquilini	AM
39	Wales	Welsh Tenant's Federation Ltd	M
40	Wales	TPAS Cymru	M



AFRICA

41	Benin	Association Solidarité Defense Droits de Locataires, ASDDL	AM
42	Ivory Coast	Alliance Ivoirienne pour l'Habitat	AM
43	Dem. Rep. of the Congo	Association Congolaise d'Assistance aux Locataires, ACALOC	AM
44	Kenya	Kenya Tenants Welfare	AM
45	Kenya	Union Urban Tenants Association of Kenya	AM
46	Liberia	Liberia National Associations of Tenants and Residents	AM
47	Nigeria	National Tenants Union of Nigeria	AM
48	Nigeria	Socio-Economic Rights Initiative, SERI	AM
49	South Africa	Organisation of Civic Rights, OCR	M
50	Tanzania	Tanzania Tenants Association, TTA	AM
51	Togo	National Consumers and Environment Association of Togo	AM
52	Uganda	Uganda National Tenants Union, UNTU	AM

ASIA

53	India	Indian Federation of Tenants Council	AM
54	Japan	日本借地借家人連合 Japanese Tenants Association, JTA	M
55	Nepal	Nepal Tenant Union	AM

AUSTRALIA & NEW ZEALAND

56	Queensland	Tenant's Union of Queensland Inc, TUQ	M
57	Victoria	Tenants Union of Victoria, TUV	AM
58	ACT, Canberra	Tenants' Union, ACT, Canberra	M
59	Western Australia	Tenants Advice Service, TAS	AM
60	Tasmania	Tenants Union of Tasmania	M
61	New South Wales	Tenants Union of NSW Ltd, Sydney	AM
62	New Zealand	Tenants Protection Association Inc.	AM
63	New Zealand	Manawatu Tenants Union	AM

NORTH AMERICA

64	Canada	Tenants' Resource & Advisory Centre, TRAC. Vancouver, BA	M
65	Canada	Federation of Metro Tenants' Associations, FMTA, ON	AM
66	Canada	Fed. des Locataires d'habitations à loyer modique du Québec, FLHLMQ	M
67	USA	San Francisco Tenants Union, STU	AM
68	USA	NAHT, National Alliance of HUD Tenants	AM

**Membership categories**

BM: Board Member (minimum annual fee of € 1 500)

M: Member (minimum annual fee of € 60)

AM: Associated Member (no fee)



AGENDA

Programme

21st World Conference, 3rd to 4th October, 2019

Venue: City Hall Vienna, Friedrich-Schmidt-Platz 1, 1010 Wien

Thursday 3rd October, 2019

9.30 a.m. Registration

10.00: IUT AGM and Members meeting @Heraldic hall, City hall Vienna

Opening speech: **Georg Niedermühlbichler** (President of the MVÖ)

Speech (title to be announced) : **Kathrin Gaal** Executive City Councillor for Housing

Speech: Newly elected President of the IUT

IUT Members meeting (see separate agenda)

12.30: Lunch @City hall Vienna

13:30: Open Session @City hall Vienna

The Vienna Housing Market

13.50-14.10 **Dr. Dressler** (Representative of the MA 50)

14.10-14.30 **Christian Bartok** (Representative of the Mieterhilfe)

The EU

14.30-14.45 **Karin Zauner-Lohmeyer** Presentation of the European Citizens' Initiative *Housing for All*

14.45 to 15.15 Coffee break

International sessions

15.15 to 15.45 International panel, (the financialisation of housing), Push the film trailer as introduction

Moderated by Erik Elmgren, Chief negotiator & Head of Housing Department, Swedish Union of Tenants

15.45 to 16.30 International roundtable sessions and exchange of knowledge

(subjects facilitated by the Housing Policy working group)

Keynote speech

16.30

The UN sustainable development goals

Claudio Acioly Jr.

Head Capacity Development Unit

Senior Housing & Urban Management Expert

UN-HABITAT - United Nations Human Settlements Programme



17.00 Pictures

19.00: 19.00 Dinner and entertainment at Badeschiff hosted by the International Union of Tenants

Friday 4th October, 2019

9.00 a.m. Registration and coffee

9.30 Start of conference

9.30 a.m. to 13.00 International Round-table sessions

9.30

Each subject will be introduced by the speaker to all participants for 10 minutes followed by roundtable discussions for 45-60 minutes to exchange ideas and best practice. Participants are asked to join the roundtable of their choice for international exchange discussions.

9.30

1.Strategies against skyrocketing rents . Rent control systems vs. market rents. Introduced by Reiner Wild, and Wibke Werner, Directors of Berliner Mieterverein who will present the Berlin Government's initiative of rent caps.

9.40

2.How to recruit and retain members to tenants' organisations introduced by Hans Lian, Managing Director of the "+" programme, Swedish Union of Tenants.

9.50

3. The importance of organisation of tenants (Eddie Jacquemart) CNL.

10-00 to 11.00 Roundtable sessions on the above subjects

11.00 -11.30 coffee break

11.30

4.Short term rental platforms, introduced by Martin Hofverberg, Chief Economist, Swedish Union of Tenants followed by a discussion including strategies against "touristification".

11.40

5. Political campaigning by Tenants' Unions, experience from Sweden and the campaign against market rents ahead of the Swedish general election introduced by Dan Nicander, Head of South Regional Office, Malmö, Swedish Union of Tenants, followed by an exchange of best practice and ideas around campaigning.

11.50



6. Social agreement of the Woonbond and landlords, case study presentation by Paulus Jansen, Director of the Woonbond (The Tenants Union of the Netherlands) followed by a discussion on rent negotiation models between tenants and landlords around the world, amongst conference participants.

12.00 – 13.00 Roundtable sessions on the above subjects

13.30: Study Visits (lunch to-go) -

Choice A

Old social housing in Vienna

- Municipal housing along the Gürtel
- Karl-Marx-Hof
- Exhibition “Das rote Wien”

13.30: Study Visits (lunch to-go) -

Choice B

New social housing in Vienna

- Sonnwendviertel
- Seestadt Aspern

17.00 End of Conference



AGENDA

IUT World Conference

Members meeting, Vienna 3 October, 2019

draft, as of 4 September

Venue: City Hall, Vienna

Appendix numbering to be adjusted

1. Opening of the meeting Laurier		IUT acting president Jan
2. Adoption of the Agenda		JL
3. Election of		
a. chair and vice chair of the conference	1	JL
b. secretary		
4. Roll call	2	chair
5. Minutes from Conference 2016	3	chair
6. Noticiation of Election of		
a. IUT President 2019-2022		chair
b. Vice Presidents		chair
c. Headquarter of IUT Secretariat for 2019-2022		chair
7. IUT Conference statement	14	chair
8. IUT activity reports, summary	5 and 6	chair
9. 9a. Financial Report 2019-2022	9	chair
9b. Auditor's report		
10. Appointment of Auditors 2017-2019		chair
11. Motions	-	chair
12. New members 2016-2019		chair
13. Report; Cessation of membership 2016-2019	13	chair



14. IUT Plan of action, goal and intentions	11	chair
15. Any Other business		chair
16. Next Conference 2021		chair
17. Closing of Members' meeting		chair



Appendix 1

Election of Conference Chair, vice Chair and Conference Secretary

The Executive Committee proposes the World Conference to elect;

as Chair of the Conference: (TBC)

as vice Chair of the Conference: (TBC)

as Secretary: Stefan Runfeldt, IUT



Appendix 2

Roll call: Delegations to the 21st Conference Vienna 3-4 October, 2019 as of 4 September, 2019

IUT Member	Delegates	Category
1. Associacao dos Inquilinos Lisbonenses, AIL, Portugal.		M
2. Confederation Nationale du Logement, CNL	M. Eddie Jacquemart, President	BM
3. Deutscher Mieterbund e. V. , DMB		BM
4. Federació d'Associacions de Veïns d'Habitatge Social de Catalunya, FAVIBC Barcelona, Spain		M
5. Federation des Locataires d'Habitations à loyer modique du Quebec, Canada	Ms. Élisabeth Pham	M
6. Hyresgästföreningen, Swedish Union of Tenants SUT	Ms Marie Linder, Chairman	BM
7. Latvia's Tenants Association, Latvia	Mr. Edvards Kvasņevskis, President	M
8. Leieboerforeningen, Tenants Association, Norway		BM
9. Lejernes Landsorganisation, LLO, Denmark	Ms. Helene Toxværd, President	BM
10. Liga Asociațiilor de Proprietari Habitat, League HABITAT of Homeowners' Associations, Romania		M
11. Living Rent, Scotland		AM
12. Mietervereinigung Österreichs, Austria		BM
13. National Fed. of Tenant Management Organisations, NFTMO, England	Mr. Nick Reynolds, Chair	M
14. Nederlandse Woonbond, the NL	Mr. Paulus Jansen, Director	BM
15. Polskie Zrzeszenie Lokatorów,		M



PZL		
16. Právo na bývanie (Right to Housing) Slovakia		M
17. RANJ /Russian Tenant Union	Ms. Elena Shomina, Vice President	M
18. Sdružení Nájemníků ČR, SON, Czech Union of Tenants, Czech Republic	Mr. Milan Taraba, President	BM
19. Supporting Communities NI	Mr. Colm McDaid, Chief Executive	M
20. Sindacato Unitario Nazionale Inquilini Assegnatari, SUNIA Italy		M
21. Sindacato Inquilini Casa e Territorio, SICET		M
22. Switzerland; ASLOCA, SMV, ASI	Ms	BM
23. Tenants Queensland Inc, TQ, Australia	Ms. Penny Carr, CEO	M
24. Tenants Information Service, Scotland	Ms. Ilene Cambell, Chief Executive	M
26. TPAS Scotland	Ms. Lesley Baird, Chief Executive	M
27. Vlaams Huurdersplatform, Belgium	Mr. Geert	M
28. Vuokralaiset ry, Finnish tenants	Ms. Anne Viita, Chief Executive	BM

Observers

Berliner Mietervereinigung e.V.	Mr. Reiner Wild
Berliner Mietervereinigung e.V.	Ms Wibke Werner
Hem & Hyra magazine, Sweden	Mr. Rikard Ljungqvist



Appendix 3

<p style="text-align: center;">International Union of Tenants Association Internationale des Locataires</p>	
<p>- Consultative status with UN Economic and Social Council - Participatory Status with the Council of Europe www.iut.nu</p>	<p>Stockholm Headquarter: P.O. Box 7514 103 92 Stockholm, Sweden Tel: +46 10 459 11 21 info@iut.nu</p> <p>IUT Liaison Office to the EU Rue du Luxembourg 23 B-1000 Brussels, Belgium Tel +32 2 51 30 784 barbara.steenbergen@iut.nu</p>
	<p>Minutes 20th IUT Congress, Glasgow October 14-16, 2015</p>
<p>1. a. Opening of the meeting b. Tribute to Anna Pachtová c. Other businesses</p>	<p>a. President Sven Bergenstråhle welcomed everyone to Glasgow and opened the meet- ing. He thanked the TPAS Scotland for their hospitality to host the IUT Congress meeting. b. The Congress paid tribute to Anna Pachtová 1951-2016, who was a long standing member of the IUT Board. c. One issue was added, regarding the IUT Statues.</p>
<p>2. Adoption of the agenda</p>	<p>The agenda was adopted without changes.</p>
<p>3. Election of a. Chair and Vice Chair b. Secretary</p>	<p>a. Jennie Osbourne of the TPAS England was elected Chair. Anna Lönn Lundbäck of the Swedish Union of Tenants was elected Vice Chair. b. Stefan Runfeldt of the IUT Secretariat was elected secretary.</p>
<p>4. Roll call</p>	<p>The Chair called the heads of the delegations. For a complete and up-dated list, please see Appendix I.</p>
<p>5. Minutes from previous Congress 2013, Krakow</p>	<p>The minutes from previous Congress 2013, Krakow was adopted without revisions.</p>
<p>6. Elections of a. IUT President 2017-2019 b. Headquarter of IUT Sec- retariat for 2017-2019</p>	<p>a. Sven Bergenstråhle was re-elected as President of the IUT for the next Congress pe- riod 2017-2019. b. The Swedish Union of Tenants has offered to continue hosting the IUT Headquarter for the next Congress period 2017-2019, the offer was kindly accepted by the Con- gress.</p>



7. IUT Congress Statement	The Congress statement was reviewed and agreed, then adopted. Heads of delegations then signed the Statement. The statement was made available immediately on social media channels. For full statement, see Appendix II.
8. IUT activity report 2013-2015	<p>Magnus Hammar, Secretary General, and Barbara Steenbergen, Head of IUT liaison office in Brussels, presented the IUT activity report for 2013-2015.</p> <p>IUT has today (August 2016) 68 national or regional members, in 44 countries – six more than in 2013. One member, BIHUSS, Bosnia & Hercegovina, has shut down their office and activities. New members are from; England, Northern Ireland, Belgium, Scotland and Nepal.</p>



	<p>IUTs' liaison office to the EU in Brussels has been very active, lobbying major EU institutions; EU parliament, Committee of the Regions and European Economic and Social Committee, and have been participating in a large number of conferences and networking events.</p> <p>IUT project funding has been made available, in 2013, for IUT member in Poland</p> <p>The full activity report was available as a separate document among the congress documents</p> <p>The Congress adopted the report. For full report, see Appendix III.</p>
9. Financial Reports a. Financial Report 2013-2015 b. Auditor's report c. Discharge from liability d. Triannual IUT budget	<p>Magnus Hammar presented the financial report and the auditors' report for the fiscal years 2013-2015.</p> <p>The Congress adopted the reports, with one remark and some suggestions stated below, and decided to discharge the secretariat from liability.</p> <p>Remark: The IUT need more members and more board members, also look into the membership fees. The Secretariat will look into these issues and come back to the Board for suggested changes.</p> <p>Correction item 9d, IUT triannual budget: Item 21 (congress 2019) should be -30 000 € (not -15 000 €). And 3x10 000 € (for 2016, 2017, 2018).</p> <p>Total costs 2016-2018: -294 500 €. TOTAL for 2016-2018: -14 100 €</p>
10. Appointment of Auditors	<p>The Congress approved the suggestion from the Board to accept Ernst & Young Ltd, or other auditor chosen by the Swedish Union of Tenants, and two representatives of the Swedish Union of Tenants as auditors for 2017-2018.</p>
11. Motions	<p>No motions had been submitted to the IUT Secretariat within the stipulated time, of two months before congress.</p>
12. Approval of membership applications 2013-2015	<p>Approval of membership applications 2013-2015 (2016) of the following organisations:</p> <p>Categories: M=Member (paying €60,00/year), AM = Associated Member (no fee)</p> <p>a. <i>Supporting Communities NI</i>, Northern Ireland, as category M Accepted by IUT board May 9, 2015.</p> <p>b. <i>Living Rent</i>, Scotland as category AM Accepted by IUT board May 21, 2016</p> <p>c. <i>Tenants Information Service, TIS</i>, Scotland, as category M Accepted by IUT board May 9, 2015.</p> <p>c. <i>Tenants Information Service, TIS</i>, as category B. Accepted by IUT board May 21, 2016.</p> <p>d. <i>Nepal Tenant Union</i>, as category AM Accepted by IUT board May 21, 2016.</p> <p>e. <i>Vlaams Huurdersplatform</i>, Belgium, as category M Accepted by IUT board on April 25, 2014.</p> <p>f. <i>Generation Rent</i>, (Previously, National Private Tenants Organisation), England, as category AM. Accepted by IUT board</p>




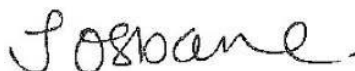
	April 19, 2013.
13. Report; Ceasing of membership 2013-2015	Bosnia & Hercegovina: Udruženje stanara “Bihuss” Sarajevo, due to the closure of the organisation.
14. IUT Plan of action, goal and intentions	<p>Main goals and intentions 2017 – 2019 include actions on the following areas:</p> <ul style="list-style-type: none">• Housing rights, and secure tenure• Affordable rental housing• Pros for rental housing




	<ul style="list-style-type: none"> • Social housing • Energy and energy costs • Tenure neutrality <p>On the EU Issues the focus includes:</p> <ul style="list-style-type: none"> • Housing and state aid, Energy policy • EU stability pact, European Semester and Country Specific Recommendations • European Pillar of social rights • EU funding for housing • EU Parliament elections 2019 • European Responsible Housing Initiative • Internal Affairs • Partnerships <p>For full report, see Appendix IV.</p>
15. Other issues, points of information	<p>The IUT Statues</p> <p>The IUT President presented a proposal from the board to form a group to review the statues of the IUT and put forward a proposal to send out to all members in the begin- ning of next year, give the members two months to give their opinions. The work group will then make a revised proposal, and send it out again at least one month to all members before the board makes its decision. The Congress approved the proposal from the board.</p>
16. Next congress, 2019	<p>The Secretary general invited the organisations to come forward to the board with sug- gestions for where to hold the next IUT Congress.</p>
16. Closure of Congress	<p>President Sven Bergenstråhle thanked all board members and closed the meeting.</p>


Sven Bergenstråhle
President


Magnus Hammar
Secretary General


Jennie Osbourne
Congress Chair


Anna Lönn Lundbäck
Vice Chair


Stefan Runfeldt
Assistant Secretary



Appendix 4

6a, b Election of IUT President and seat of IUT Secretariat

IUT President for the period 2019-2022 Proposal:

The IUT Board has elected _____ for the period; World conference 2019- to World Conference 2019.

CV

The IUT Board has elected _____ and _____ as Vice Presidents for the period from the Board Meeting ahead of the World Conference in 2019 to the World Conference 2022

CV

CV

The Swedish Union of Tenants has offered to continue to host the IUT Head Office of IUT for the period; 2019 to 2022



Appendix 5

Report of the activities of the International Union of Tenants 2016-2019

INTRODUCTION

International Union of Tenants' members are active and have been together and grown since the start in 1926. The individual people who founded The International Union of Tenants (IUT) are no longer part of the network, yet their legacy via the same and more Tenants' unions is carried on. With regional hubs across the world, we aim to work with as wide a variety of existing and future tenants' unions as is possible.

What the IUT offers today is a platform for the exchange of ideas and professional and social networking. IUT opens doors, and it can act as a lobbyist in issues of interest. IUT promotes knowledge about Tenants, a group for whom we all work, and whose conditions affects all our lives and in which we all have a stake. We are all in IUT for the exchange of ideas, friendship and the opportunities it brings.

In this report, review the services will be reviewed, and some of the activities and initiatives since the Congress in October 2016 will be reported. Plans, and steps for further strengthening and deepening our commitment to promoting Tenants' rights will also be set out. By speaking with one voice we can make ourselves heard. I hope you will all become even more active in IUT.

The IUT Board

The Board consists of the President, Vice President(s) and representatives from 10 countries. Austria, Denmark, Finland, France, Germany, Sweden, The Netherlands, Czech Republic, Norway and Switzerland.

Two board meetings are held each year.

<https://www.iut.nu/members/>

Membership

Existing members

At present IUT has 72 members in 46 countries.

Meetings have been held with the Austrian, several of the English members, French, Dutch, Latvian, Norwegian, Scottish, Swiss and Portuguese Tenants unions at their offices and with the unions from Bosnia and Hercegovina and Ireland at IUTs offices in Stockholm as well as housing professionals from a Korean university Telephone calls and/or emails have been exchanged with members further afield including Japan, Nepal, Poland, Russia, South Africa, Australia, New Zealand, USA and Canada.

Meetings and/or contact with other members will be arranged as a priority over the coming years.

<https://www.iut.nu/members/countries/>

New Members

The Toronto Tenants Association has changed from Associate membership to becoming a full Member.



New members include associations from Congo, Burundi and Brussels.

Initial discussions have also been held with potential members from Denmark, Serbia, the Maldives and South Africa.

Communications

IUT can act and does act as an introducer to press opportunities. We also introduce our Members to press when we receive enquires.

Press opportunities include: a TV interview with BBC news channel which was arranged with the Chief Economist of the Swedish Union of Tenants and a German news channel who were introduced to the Dutch Tenants' association.

World-wide press releases were issued by IUT on World Consumer Days falling annually on 15th March.

A Communications Policy has also been produced.

The Global Tenant magazine has been discontinued and replaced by digital newsletters which will be issued on a regular basis over the coming years. The first "mailchimp" newsletter was produced this spring. Members and others can sign up to receive these via the website. Previous subscribers to the Global Tenant will be notified of this opportunity.

New website

IUT's new website was launched in May 2018 following a year's work on the design and content of the new website. IUT's website received up to 26000 visits each year.

<http://iut.nu>

Apart from history, statutes, policy papers, country information news and event section and details of membership and IUT's work <https://www.iut.nu/ourwork/>, there is a guide to setting up a tenants' association <https://www.iut.nu/policy/set-up-a-ta/>

Members are encouraged to submit news, events and updates about their country and organisation to IUT in Stockholm and to spread information about the website in their respective countries or regions.

Events

The International Tenants' day has been celebrated on the first Monday of October each year.

The themes were (will be):

2019 – 7th October, 2019 Save our homes against the financialisation of housing

2018 – **Housing for the elderly** must be suitable, sound and safe

2017 – **Safety in Your Home – with particular emphasis on fire regulations and fire safety**. This choice was made with background in the devastating and tragic fire in Grenfell Tower in London.

2016 – **Is control of rents outdated, or a necessity – worldwide?**

Speaking opportunities

IUT is often invited to speak at international conferences and events and those we have been



able to accept has included events in Germany, Denmark, Czech Republic, the UK, Austria, Spain, Sweden, Norway, and Portugal.

Due to conflicting events, we have had to decline speaking opportunities in Kaliningrad, New York, Athens, Strasbourg, and Australia to which we have been invited.

IUT was also present at the European Semester EU officials visit to the Swedish Union of Tenants in November 2017.

IUT Working Groups

Executive Committee

The Executive Committee consist of the President, Vice President(s), Secretary General and Head of the Brussels office. The committee meets regularly, either in person or by video conference. Meetings have been held approximately 5 times each year.

The Executive Committee together prepares the work for scrutiny by the Board and acts as a sounding board and support for the Secretary General and Head of the Brussels office. The President and Vice President also act as spokespeople and represent IUT at official events.

The Executive Committee has held two meetings in person and 3 meetings by Skype. The next meeting will be held in June to discuss how we best work together and to discuss any delegated tasks by the Board.

Energy Working Group

The Energy working group has held two meetings and is frequently approached to participate in projects by academics as an expert from tenants' points of view. Jennie Wiederholm of the Swedish Union of Tenants is the acting Chairman.

Housing Policy Working Group

The Housing Policy Working Group has held meetings in Berlin, Czech Republic, Brussels, Amsterdam, and Stuttgart.

The Group has concentrated its work on the EU Urban Agenda, Housing Partnership (as reported in detail below). IUTs issued a position paper on the subject on Security of Tenure and Rent Control. The position paper has been agreed by the Housing Policy Working group after several months' work in order to find a common IUT view on a complicated subject with hugely varying national conditions. It has been translated into several languages.

<https://www.iut.nu/wp-content/uploads/2018/07/IUT-position-paper-for-the-EU-Partnership-for-Housing-040518FINAL.pdf>

Anna Lönn-Lundback acted as Chairman in the first year, and it is now chaired by Dan Nicander.

See IUT Brussels report for full details

Finance Working Group

A finance working group has been established. The main objective of the Finance Working Group will be scrutinize any capital investment or any major or unusual items of expenditure,



review membership fee change proposals in due course as well as to oversee the financial administration of IUT.

Nomination committee

A committee was established to receive nominations for the position of President and Vice President(s). The committee consisted of Sven Bergensträhle, Francois Zutter and Lukas Siebenkotten. They have suggested that Marie Linder is elected as President and Jan Laurier and Rolf Gassmann as Vice Presidents.

Other activities

UN/ UNECE IUT regularly attends meetings of UNECE. This has included 2 conferences in Geneva and a meeting in Vienna combined with a IUT. IUT is a working partner of the committee on Housing and Land management. We are currently monitoring the outcome of a report on migration, where work commenced in 2016. UN Habitat in Nairobi and New York has invited IUT to various events although we have so far been unable to attend. Claudio Acioly of UN Habitat will hold a keynote speech at the World Conference.

CoE IUT Holds consultative status with the CoE via its NGO group. IUT are regularly holding formal events where IUT is invited to contribute in its capacity as tenant representative.

Study visits

Several study visits have taken place, including welcoming a Finnish delegation who visited Stockholm in early 2019.

Academic cooperation

IUT is a member of both the European Network for Housing Research and the Asia Pacific Network for Housing Research (APNHR). Sven Bergensträhle represented IUT at ENHRs conference in Albania.

The Citizen's initiative – Housing for all

Meetings have been held with representatives of the Citizen's initiative – housing for all. It is recommended that each National union decides for itself whether to participate in collecting signatures. Full information and links are available here. Their activities will be presented at the World Conference. <https://www.housingforall.eu>

Administration

The period has seen an improvement in how we work. We have introduced a structured, simpler and digitalized approach in keeping accounts and issuing invoices. We have made a small profit instead of the budgeted loss and are reviewing our income and expenditure on a quarterly basis to measure progress. Please see financial report attached for the Stockholm office.

An application for funding was submitted to the Olof Palme International Centre and project finance may be available in the future for expansion and solidarity activities.



Publications

A publication is being compiled for the World Conference, comparing conditions and issues in some of our member countries.

Premises

The Swedish Union of Tenants has continued to host IUTs Stockholm office. A major rebuilding and refurbishment project lasting from October 2018 to June 2019 has been completed to provide a modern, open plan and activity-based office.

Changes at IUT



Sven Bergenstråhle resigned as President in May 2019, a position he has held since 2010. Jan Laurier took over as Acting President and Rolf Gassmann and Marie Linder joined the Executive Committee (pictured below from left: Annika, Marie, Rolf, Jan and below: Barbara)



Election of a new President and Vice Presidents will take place at the Board Meeting ahead of the conference.

Magnus Hammar retired as Secretary General in the summer of 2017 following 18 years of



service to IUT and its members.

Annika Wahlberg took up the position of Secretary General in August 2017.

Stefan Runfeldt has continued to act as Assistant Secretary to take minutes at Board Meetings and is seconded for 10 per cent of his time from the Swedish Union of Tenants

Barbara Steenbergen has recently celebrated 10 years as head of the IUT Brussels office.

Ilaria D'Auria joined IUT Brussels early in 2019, principally to assist with the ERHIN project.

Stockholm 4 September, 2019

**Annika Wahlberg
Secretary General
International Union of Tenants**



Appendix 6

UT EU liaison office Brussels report 2016-2019 for the IUT World Conference 2019

RESPONSIBLE HOUSING INITIATIVE/ EUROPEAN RESPONSIBLE HOUSING AWARDS



Tenant's empowerment: European Declaration and CSR Code of Conduct

The IUT has always claimed that social housing is not only about providing people with “a roof over their head”, but it should encompass a set of responsible practices in order to effectively achieve the social inclusion of tenants: involvement in decisions, proximity to services and jobs, provision of relevant information and training opportunities, etc. Following this vision, the IUT joined a European partnership working on Corporate Social Responsibility (CSR) consisting of Housing Europe and DELPHIS, a French network of social housing providers: the “**European Responsible Housing Initiative**” – **ERHIN**. The European Responsible Housing Initiative is the first and only CSR agreement in the housing sector at European level, supported not only by the two main parties, the social landlords and the tenants, but also a wide range of EU key stakeholders and real estate professionals. It led to the signature of two key documents, the European Declaration¹ and the CSR Code of Conduct²». The head of the IUT EU liaison office, Barbara Steenbergen, highlights the political value of the first, which promotes responsible housing policies in EU regions, and the practical value of the second, which has been signed by more than 50 housing associations that implement its principles in their daily work. This CoC includes the assessment criteria for the **first European CSR Awards in the housing sector**.

European Responsible Housing Awards 2016

After the first edition of the European Responsible Housing Awards at International Tenants Day October 2014 in Brussels, the second edition of the European Responsible Housing Awards 2016 was held in November 2016 at the **European Committee of the Regions (CoR)** in Brussels, attended by more than 120 participants including housing providers, EU and national authorities, financial institutions, NGOs and universities and opened by CoR-President Karl-Heinz Lambertz: «One of the major problems is the question of investment in relation to the growth and stability pact criteria. A solution could be to exclude social investment in infrastructure from the 3% criteria.³ The second issue to tackle is the current

¹<http://www.responsiblehousing.eu/en/Responsible-Housing/European-Declaration-on-Responsible-Housing/>

²<http://www.responsiblehousing.eu/en/Responsible-Housing-CSR-Code-of-Conduct/Code-of-Conduct/>

³http://ec.europa.eu/economy_finance/economic_governance/sgp/index_en.htm



narrow definition of social housing in the regulations for state aid and SGEI. In order to guarantee a healthy social mix in cities, social housing has to be accessible not only to the poorest but also to middle income households». The position of Mr. Lambertz is fully supported by the IUT.

The 2016 winners of the competition: Goedkope Woning from Kortrijk (Belgium)⁴; ICF Habitat La Sablière from Paris (France)⁵; Shepherds Bush Housing Group from London (UK)⁶ and Gewobag Wohnungsbau-AG Berlin (Germany).⁷ All finalists' projects have been published in the *ERHIN Handbook 2016*.⁸



Winning Paris **ICF Habitat** team with ERHIN-jury chair **Barbara Steenbergen** (IUT).

A great day for responsible housing: Wiener Wohnen and Est Métropole Habitat Lyon sign ERHIN Code of Conduct

The signing ceremony on 17 October 2018 was hosted by the Austrian Ambassador to Brussels, Mrs. Elisabeth Kornfeind, who herself used to live in one of today's protected homes in Vienna.



Celebration at the Austrian embassy Brussels, with Ambassador **Elisabeth Kornfeind** (third right)

Karin Ramser, the director of Wiener Wohnen, and Cédric van Styvendael, director of Est Métropole Habitat Lyon, and President of Housing Europe signed the ERHIN Code of Conduct. Georg Niedermühlbichler, President of the Austrian Union of Tenants, the housing

⁴ <https://www.youtube.com/watch?v=Pduf9tUkVlw>

⁵ <https://www.youtube.com/watch?v=J7wfy0Ce5jo>

⁶ https://www.youtube.com/watch?v=n3_9yrGrsd8

⁷ https://www.youtube.com/watch?v=n3_9yrGrsd8

⁸ <https://www.iut.nu/wp-content/uploads/2018/08/EUROPEAN-RESPONSIBLE-HOUSING-AWARDS-HANDBOOK-2016.pdf>

councillor of Vienna, Kathrin Gaál and the Austrian ambassador Elisabeth Kornfeind delivered speeches at the ceremony which took place at the Austrian embassy in Brussels.⁹



Georg Niedermühlbichler, President of the Austrian Union of Tenants MVÖ, with Vienna's housing councillor **Kathrin Gaál**.

European Responsible Housing Awards 2019: A firework of best practices

The ceremony of the ERHIN Awards 2019 took place on the 6th of June during the International Social Housing Festival (ISHF).



IUT board member **Anne Viita** (r.) with the winners from Barcelona, represented by housing councillor **Josep Montaner** (m.)

More than 200 participants from all over Europe, the finalists, European Key stakeholders and representatives from the Region of Grand Lyon attended the ceremony at the University of Lyon to meet the winners of the 5 awards categories and the special prize for innovation which were revealed¹⁰ in this 2019 ERHIN edition. Please find all the finalists in the *handbook of the ERHIN Awards*¹¹.

In 2019, the ERHIN jury received a record-breaking number of 87 submissions from 16 countries and deciding on five winners and finalists was no easy task for the Jury with IUT members from Czech Republic (Lenka Tarabová), Finland (Anne Viita), France, (Eddie Jacquemart), Germany (Heike Zuhse), Norway (Christan Hellevang), the Netherlands (Paulus Jansen), Barbara Steenbergen (IUT Brussels), URBACT, the European Investment Bank,

⁹ <https://www.wien.gv.at/presse/2018/10/18/wachsende-staedte-eine-europaeische-herausforderung>

¹⁰ <https://www.iut.nu/news-events/erhin-awards-winners/>

¹¹ <https://www.iut.nu/news-events/european-responsible-housing-awards-handbook-now-published/>



Cooperatives International, the Royal Institution for Chartered Surveyors and Habitat for Humanity, who gathered March 21 at the headquarter of the Swedish and German trade unions in Brussels.



ERHIN Jury members assessing 87 projects



IUT board member **Lenka Tarabová** (r.) with the winning team of Villeneuve St. Georges

The 2019 winners of the competition Municipal Housing Institute Barcelona (Spain), OPH Villeneuve St. Georges (France), Alwel Breda (The Netherlands), 1892 Genossenschaft Berlin (Germany) and ATC del Piemonte Torino (Italy).¹²

A new edition of the European Responsible Housing Awards is planned for the year 2021.

Implementation of the EU's urban agenda- The partnership for affordable housing 2016-2019

One of the core tasks of the IUT Brussels office, together with the IUT General Housing Policy Working group, was the active contribution to the Action Plan of the EU partnership for affordable housing. Amongst only a few key stakeholders of the European Housing sector, IUT was nominated by the EU member states to work on sustainable, fair and affordable housing solutions for the European housing markets. The Action plan of the EU-partnership is the key document for all necessary concerted actions at EU level (energy Policy, state aid, European semester, EU Pillar of Social Rights, EU funding, anti-speculation policies) as well as the concerted actions at national, regional and local city level.

¹² https://www.youtube.com/playlist?list=PLiSlXg3Q3z_bM6jWaK88eMRBOZfF-u3b6



Members of the partnership in the city hall of Vienna, in the center the coordinators **Michaela Kauer** and **Elena Szolgayová** together with **Peter Hanke**, Executive City Councillor for Finances and European Affairs

The deliveries of the action plan can be clustered in 4 big strands of actions: better regulation, better funding and financing conditions, better knowledge and governance, good housing policies and practices, and themes for future discussion.

Starting in 2016, the objectives of the EU Partnership on Housing were clearly established in the text of the Pact of Amsterdam¹³ endorsed by the EU Member States: to have affordable housing of good quality with a focus on public affordable housing, state aid rules and general housing policy. The United Nations, IMF and OECD (UNECE, 2015; Habitat III New Urban Agenda, 2016; OECD 2017, IMF 2011) have clearly pointed to access to affordable housing as a pressing societal issue, in line with the Pact of Amsterdam. The International organisations also clearly state the limited market housing provision along with the mismanagement of the financial aspects of the market housing resulted in the global financial crisis and global housing crisis by extension. There is a need for wide number of affordable housing options provided in tenure balanced manner to counterbalance the results of the global financial crisis- and the goal was to write a comprehensive Action Plan with solutions fitting for Member States, Cities and Regions, financial institutions, housing providers and housing consumers. Focus is public affordable housing, state aid rules and general housing policy. IUT was identified to write the good housing policy and governance part of the action plan, and set up an internal IUT general housing policy working group, chaired by Dan Nicander (SUT), in order to write a concerted contribution.

IUT's main contribution to the action plan

It was a huge amount of work which could only be finalized successfully with an excellent team work of the IUT team members. Our special gratitude goes to: Sven Bergenstråhle, Jan Laurier, Ronald Paping, Anne Viita, Lenka Tarabová, Rolf Gaßmann, Eddie Jacquemart, Lukas Siebenkotten, Annika Wahlberg (IUT board members) as well to Dan Nicander, Johan Mirtorp, Claus Højte, Jutta Hartmann, Reiner Wild, Erik Maassen, Heike Zuhse as members and contributors to the IUT general housing policy working group who drafted the IUT contribution to the EU Action plan. Barbara Steenbergen from IUT EU Office brought the main message to the EU-partnership: "we need regulation to protect the weaker part in the market – unlimited rental contracts and rent caps are core elements here." IUT president Sven Bergenstråhle contributed with his definition of "affordable housing", also including quality

¹³ https://ec.europa.eu/futurium/en/system/files/ged/pact-of-amsterdam_en.pdf



definitions based on the Swedish standard of adequate housing, which. The partnership used as a tool for the revision of the “housing overburden rate” by Eurostat. The Partnership wants to lower this rate from currently 40% to a reference threshold of 25% of disposable income.



The IUT General Housing Policy Working Group members meeting at DMB in Stuttgart

The IUT position, concentrated on rent regulation and stabilization, security of tenures, anti-speculation policies and affordable rents after energy renovation, has been widely incorporated in chapter III of the action plan, called “Good housing policies” and has been endorsed by all members of the partnership:

Urban Areas: Vienna (AT/Coordinator); Lisbon (PT); Poznan (PL); Riga (LV); Scottish Cities Alliance (UK)

Member States: Slovakia (Coordinator), Latvia, Luxembourg, the Netherlands, Slovenia

Other participants and stakeholders: European Commission (DG REGIO, DG ENER, DG EMPL), AEDES; EUROCITIES; European Investment Bank (EIB); Housing Europe; International Union of Tenants (IUT); URBACT; Union Habitat.

In total, 13 EU partnership meetings were held, hosted by Vienna, Glasgow, UNECE Geneva, Lisbon, Luxemburg, Slovenia and the Netherlands, as well as two complementary workshops on state aid and data in Brussels.

The IUT general housing policy working group met 4 times, hosted by IUT Brussels, DMB (Berlin and Stuttgart) and SON (Prague).

The first recommendations of the partnership have been provided on 20 November 2017 in an interim report by the EU Commission to the Council of the EU. The EU-Commission highlights the following proposals of partnership for housing:

"Services of general economic interest (SGEI)", the target group for the construction of social housing should be expanded to facilitate access to affordable housing for small and medium-sized income groups. The negative impacts of the scheme on the basis of theutch case" are evident and need to be revised.¹⁴

The appropriate in-depth analysis on the impact of the current EU aid regime for affordable housing exists and was the Cabinet of the Vice-President of the EU Commission, Frans Timmermans, on November 29, 2017 by a delegation of the cities Amsterdam, Vienna, Housingeurope, Eurocities and IUT. The partnership calls to improve the legal certainty of the

¹⁴ https://ec.europa.eu/futurium/sites/futurium/files/housing_partnership_-_guidance_paper_on_eu_regulation_and_public_support_for_housing_03-2017.pdf

European legislation and to create clarity for more public and private investment in affordable housing.



Site visit in Novo Brdo, with housing managers **Vesna Dragan** and **Saso Rink** (left and center), IUT President **Sven Bergensträhle** and coordinator **Michaela Kauer** (r.)

IUT president Sven Bergensträhle explained his definition of "affordable housing", which the partnership wants to use as a tool for the revision of the "housing overburden rate" by Eurostat. Partnership wants to lower this rate from currently 40% to a reference threshold of 25% of disposable income. The rate is interlinked with the social scoreboard of the European Semester, introduced by the EU pillar of social rights. It is a reference for future EU structural funding for housing and energy efficiency. The partnership also recommends including the eviction rate to the EUROSTAT sources. Barbara Steenberg (head of IUT EU liaison office) argued for the parts on tenant participation, rent control and energy efficiency in the action plan, which are covered by recommendations on tenants participation in the housing associations management plans, prevention of capitalization of subsidies by rent and cost caps and gross-rent neutrality after energetic renovations.

EU-Partnership for affordable housing presents final Action Plan in Vienna, December 2018

Three years of intensive work have come to a successful end- in the spirit of a true multi- level cooperation!

Quoting the coordinators Michaela Kauer and Elena Szolgayová:

"Our results, the Action Plan, lay the foundation to build a comprehensive, evidence-based and sustainable agenda for affordable housing on EU level and they will help cities in securing the right to housing for their populations. The next steps will be to contribute to a sound implementation process, at all levels of governments and in our organizations, and together, in the team spirit we upheld the past three years."

The Action plan is the most progressive and comprehensive document on housing policy that has ever been published at EU level.

Please find the 100 pages document here:¹⁵ and a brief summary here:¹⁶

¹⁵ **The final Action Plan:**

https://ec.europa.eu/futurium/en/system/files/ged/final_action_plan_euua_housing_partnership_december_2018_1.pdf

Press text of the final Meeting of the Housing Partnership Vienna - Action Plan 1 -

<https://ec.europa.eu/futurium/en/housing/presentation-action-plan-and-discussion-follow-final-meeting-housing-partnership-vienna>

Press release on Action Plan 2 of the Housing Partnership -<https://ec.europa.eu/futurium/en/housing/empowering-cities-invest-affordable-housing>



The Action plan has been not only published and sent to the Austrian EU presidency, it also received immense attention at the final conference in Vienna and the international press.¹⁷ Thanks to the hard work of the IUT working group and the IUT board a lot of hands-on recommendations for security of tenure and rent control have been incorporated- this makes us both proud and happy!

Housing for All- IUT presents at International Housing Conference

More than 300 representatives of the EU institutions, politicians from European Member States, cities, housing providers, tenants' representatives from Austria, Czech Republic, Germany, the Netherlands and Sweden, trade unions and scientists from 36 countries discussed Europe's housing challenges at the Vienna conference „Housing for all- affordable housing in growing cities in Europe” on the 4 -5 December.¹⁸ The findings of the EU Urban Agenda Housing Partnership were presented to the public audience.

”Housing is a human right – not a commodity” emphasized Leilani Farha, since 2014 the UN Special Rapporteur on adequate housing. At the conference, the Canadian lawyer and activist presented her initiative “Make the Shift”, which is to support municipalities and city administrations in responding rapidly to this negative development. “The speed and extent to which financial enterprises and funds take over housing space and real estate, causing a lack of affordability as well as crowding-out effects and homelessness in the cities, are staggering. Housing is a key issue of the 21st century”¹⁹.

IUT President Sven Bergensträhle and Secretary General Annika Wahlberg also contributed to the EU urban agenda brochure “policy guidelines for affordable housing in cities” with a manual “guide to setting up a tenants' association”.



Presenting the first issue of the final **Action Plan** with all signatories at the Vienna international housing conference

Press release on Action Plan 3 of the Housing Partnership - <https://ec.europa.eu/futurium/en/housing/better-knowledge-base-and-exchange-good-policy-and-practice-housing>

¹⁶

<https://ec.europa.eu/futurium/en/system/files/ged/background20paper20euua20housing20partnership2012-2018.pdf>

¹⁸ <https://www.flickr.com/photos/154411916@N08/sets/72157674210737687/with/31246164427/>

¹⁹ <https://www.youtube.com/watch?v=k9Q4So4femM>



IUT presenting in the EP: affordable housing solutions and Action Plan

The international conference that took place at the European Parliament in Strasbourg²⁰ on January 17th and 18th, organized by the city of Strasbourg, L'Union Sociale pour l'Habitat and Housing Europe. The conference was attended by key policy makers and stakeholders from across Europe, including the MEPs Karima Delli (Greens/EFA) and Geoffroy Didier (S&D), Cathrine Trautmann, Vice-president of the Eurometropole Strasbourg, Rui Franco, housing councilor of Lisbon, Ulrich von Kirchbach, head of housing department of Freiburg, Kieran McCarthy, councilor of Cork, Michaela Kauer, city of Vienna and Syamak Agha Babaei, housing councilor of the city of Strasbourg. EU- commissioner Corina Cretu delivered a live video intervention. Barbara Steenbergen, head of the IUT EU liaison office, was asked to react on housing policy and examples for affordable housing solutions in the cities of Paris, Bordeaux, London, Stockholm, Berlin, Munich and Warsaw.



The mayor of Strasbourg **Roland Ries** opening the session in the European Parliament in Strasbourg

PUBLICATIONS AND PARTNERSHIPS

IUT launches the “Tenants priorities for the new European Parliament 2019 -2024”

In the January 2019, the IUT General Housing Policy Working Group drafted the “Tenants priorities for the new EU parliament, which were endorsed by the IUT board.

IUT’s priorities for the European Parliament 2019-2024 include the following:

- Housing is a fundamental right
- Tenure neutral policies are crucial
- Housing policy is a national competency
- Tenants’ rights as consumers must be protected
- Energy efficiency is an important part of good housing conditions

The IUT priorities for the EU Parliament are an advocacy document for affordable housing and the protection of tenants which can be used as a manifesto for the EU elections as well

²⁰ <https://www.strasbourg.eu/web/strasbourg.eu/-/-le-logement-abordable-un-defi-pour-les-villes-et-les-metropoles-europeennes->
<https://ec.europa.eu/futurium/en/housing/actions>



policy document for the newly elected Members of the European Parliament.²¹



Rolf Gaßmann and Barbara Steenbergen handing over the IUT tenant's priorities to Günther Oettinger, Vice president of the EU-Commission

IUT contributes to the “Progressive Society” initiative of S&D

From SDGs to real policy: The Independent Commission for Sustainable Equality (ICSE), initiated by the Socialists & Democrats (S&D) Group of the European Parliament, presented in December 2018 its report involving 110 recommendations to fight all forms of inequalities in Europe, in particular social, economic, environmental and territorial. The report is a progressive political program for the next legislative period in the EU, 2019- 2024.



Former Danish Prime minister and member of the EU Parliament Poul Nyrup Rasmussen and Ms. Louka T. Katseli, economist at the University of Athens and former minister for economy and labour of Greece, invited IUT Brussels representative Barbara Steenbergen to contribute to the task force launching the recommendations. The report is published in nine languages²², please read the part on housing and rent control from page 111 on.

Strengthening ties with members

In the last three years, IUT Brussels has strengthened ties with its member unions, by working on the classical EU advocacy fields like the EU energy package, European Semester, The European Pillar of Social Rights, state aid to social and public housing associations and strategies against speculation, sale of the public housing stock and “touristification” aggravating cities’ housing shortage by short-term rentals. IUT Executive Committee and board members delivered speeches at the General Assemblies and board meetings of the *Deutscher Mieterbund* in 2017 and 2019, *CNL France* 2016 and 2018, *Nederlandse*

²¹ <https://www.facebook.com/notes/iut-international-union-of-tenants/iut-priorities-for-the-european-parliament-2019-2024/2565723850121464/>

²² <https://www.progressivesociety.eu/publication/report-independent-commission-sustainable-equality-2019-2024>



Woonbond in 2017 and 2018, *MieterInnenverband* Switzerland in 2018 and 2019. IUT Brussels' Barbara Steenbergen also presented at the board meeting of the *Swedish Union of Tenants* in Brussels, March 2019.



The SUT-board in Brussels with President **Marie Linder** (2nd left) and IUT's SG **Annika Wahlberg** (left)

The European Semester- the Social Scoreboard of the European Pillar of Social Rights included

The IUT board meeting in Brussels, April 2017, was a milestone achieving our goal of implementing changes in the Article 19 of the European Pillar of Social Rights, dealing with housing. In a debate with responsible officials of the Directorate General of the European Commission, Employment and Social affairs (EMPL) and the Vice President of the EU Parliaments' EMPL committee, Agnes Jongerius MEP, we managed to change the article considerably- from the first versions' "home ownership" to "social housing or housing assistance" to be promoted by the EU Member States. This is the final wording:

"19. Housing and assistance for the homeless

- a. Access to social housing or housing assistance of good quality shall be provided for those in need.
- b. Vulnerable people have 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."

The European Pillar of Social Rights is accompanied by a 'Social Scoreboard' which tracks trends and performances across EU countries in areas related to the principles under the Pillar by tracking trends and performances across EU countries in 12 areas and will feed into the European Semester of economic policy coordination and serves to assess progress towards a social triple A for the EU as a whole.



The European Union has set up a yearly cycle of economic policy coordination, called **European Semester**. As part of this process, each year the Commission analyses EU member states' reform programs and provides them with “**Country-Specific Recommendations**” (CSRs). These recommendations also contribute to the objectives of the EU long term strategy for jobs and growth, so called “Europe 2020 strategy”.

IUT Brussels has been very critical towards the European Semester and the missing implementation of Europe 2020 social objectives. Whereas the Semester, and in particular the CSRs was merely concentrated on economic considerations now the social dimension is linked by the Social Scoreboard- a longstanding claim of IUT and a step in the right direction.



The Brussels board meeting 2017 which was hosted by Pia Wenningmann, head of the representation of Rhineland-Palatinate was also a farewell to IUT secretary general, Magnus Hammar, who left after 18 years in the post (front row in the centre).

@ IUT liaison office to the EU, Brussels

Barbara Steenbergen



Head of the IUT liaison office to the EU
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More information in the bimonthly IUT Brussels newsletters: <https://www.iut.nu/eu/iut-brussels-eu-news/>



Appendix 7

IUT Activity plan 2019-2022

EXECUTIVE SUMMARY

OVERALL OBJECTIVES

- Increase awareness and membership of IUT and assist in strengthening tenants' organisations
- Engage with other stakeholders to leverage our work for the betterment of Tenants' rights and conditions and industry engagement
- Work with researchers and academics to distribute analysis and research

ADVOCACY AND HOUSING POLICY

What

Housing is a fundamental right

How

Promoting Article 34 of the Charter of Fundamental rights of the EU, where everyone have the right to a decent existence, like social and housing assistance. Use arguments for labour mobility.

Housing as a social right, with requires affordable housing

Promoting everyone's right to affordable and decent housing, where rent negotiations and other negotiations needs to prevent skyrocketing rents or increased rent after luxury renovation is prevented. Advocate against market rents and "renovictions" as well as promote tenure neutrality in respect of tax systems.

Promote good housing policies

Campaigning work against the housing speculation from private investors, which have created a push-effect of both working class and middle class from central, attractive residential areas. Enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.

Promote tenants' empowerment and Support universal access to safe,



educate about structured tenant participation and tenants' rights as consumers

inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities. Support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning combined with the participation of tenants.

Ensure urban planning and management practices to deal with the challenges brought by urbanization

Promoting the UN sustainable development goals, particularly goal 11, with affordable housing, sustainable transport system and basic services. Advocate against the sale of the public and social housing stock. Advocate for affordable energy efficiency.

Change existing state-aid rules

Do not limit access to social and affordable housing solely to socially disadvantaged groups. Lobby for subsidiarity. Communicate ways of achieving desired results within existing regulations.

Work against the financialization of housing

Follow the Shift initiative by the UN rapporteur for Housing. Promote Push the film. Advocate against misuse of short-term rental platforms to avoid depletion of housing stock at the expense of cities.

Work for housing policy all over the world whilst also taking the issues of migration and climate migration

Support least developed countries, including through financial and technical assistance, in building sustainable and resilient buildings utilizing local materials. Support the adopting and implementing of integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement.

Action – not just words

All this will be done through campaigning, promoting and supporting the development of knowledge and information exchange, through exchange of best practice and through issuing position papers.



REPORTING

a. Regulations

What is on the regulatory horizon

Continue to look at and where possible influence the development of regulations affecting IUT members in liaison with these members and monitor the development of housing policies that may affect tenants.

Method

Gauge early effects of key regulations that are under implementation

Follow the debate around housing politics and regulation

b. Market development and news

Monitor market and political developments and their impact on IUT members

Method

Regular regulatory and market updates and market related roundtables and seminars if relevant together with Newsletters, and website articles.

PARTICIPATION IN NETWORKS

Continue active participation in housing networks and committees, follow activities of organisations whose goals are in opposition to IUTs objectives.

National roll-out of action plans from networks in which IUT participates

Who: national associations with the help of IUT

ACTIVITIES

- Respond to consultations in EU which has a bearing on IUT members
In co-operation with members
- Respond to consultations by EU, UN, COE and other relevant international organisations
- Monitor developments in relevant fields including early planning for legislative or regulatory or interpretative changes, keeping national tenant membership organisation informed appropriately, i.e. through early warnings.
- Provide commentary to IUT member organisation on relevant matters both to keep them informed and to permit feedback from members.
- Promote the exchange of knowledge and ideas on Tenants associations and its activities, e.g. Membership benefits and best practice
- Working Groups
- Solidarity activities



NEWS AND COMMUNICATION

- Website
- Newsletter
- EU newsletter
- Press releases
- Introducer to press opportunities by Board members but also other members of IUT.

EVENTS

- Board Meetings
- European Responsible Housing Initiative
- Organise ERHIN awards 2021
- Highlight Tenants' role in the world
- International Tenants day annually
- International Consumers' day annually
- Promote campaigns in relations to Tenants' rights Ee.g. Citizens' initiative for affordable housing
- Organise briefings by specialists
- Participate in conferences, roundtables and seminars

MEMBERSHIP

Expand membership	Geographic expansion of IUT (non-EU Europe, Africa, South America, potentially in cooperation with others)
Review membership fees	
Member meetings	Continue to strengthen ties and exchange with members
Explore Regional committees	
Assist in study visits by members and bilateral exchanges	

FINANCES and ADMINISTRATION

- Prudent budgeting
- Investigate funding opportunities
- Governance structure review
- Resources review



Appendix 8

IUT EU liaison office Brussels Plan of Action 2019-2022: solidarity, exchange of knowledge, advocating and policy

The EU and housing: the Urban Agenda

Since January 2008 IUT runs a liaison office to the EU in Brussels. IUT's lobby work in Brussels has made IUT a respected actor in the EU capital. Although housing as such is not an EU competence, but up to the EU member states, regions and cities to decide and create laws on, a number of EU topics have great influence on national housing policies, such as state aid regulations for social housing, EU funding for social and affordable housing and urban renewal, The EU urban agenda, the EU stability and growth pact, the EU semester, and energy and climate policy

IUT serves as expert in the relevant committees and working groups of the EU institutions and is formal member of the EU Urban Agenda Housing Partnership, a high level stakeholder group set up in 2016-2019 by the EU commission and the EU member states to revise EU legislation for better funding, better knowledge and capacity building in the field of affordable and social housing. The EU Urban Agenda Housing Partnership presented their Plan of Action in December 2018. Now is the time for the national roll-out. We will need the support of the IUT member unions to get spread the action plan, which is so far the most progressive document on affordable housing, produced in a multi-level governance between EU Commission, EU-Member States, cities and key stakeholders like social landlords and tenant organisations.

Housing is a fundamental right

As approximately a third of the EU citizens live in rented dwellings, tenancy law affects the daily lives of large numbers of citizens. To provide a level playing field for tenants, it is crucial that the EU supports work at Member State level related to security of tenure and affordable rents.

According to Article 34 of the Charter of Fundamental rights of the EU, the Union recognizes and respects the right to social and housing assistance to ensure a decent existence for people who lack enough resources. This obligation is limited not only to rules laid down by the European Union institutions but applies also to national law and practices.



Everyone should have the right to affordable and decent housing.

The European Union and integration has brought the people of Europe freedom, democracy and the longest period of peace in history. When migratory movements are not accompanied by the provision of affordable housing, they aggravate the housing shortage in European metropolitan areas. Nationalist movements use this development to incite against immigrants and to fight against the achievements of European Union and integration. Promoting the provision of affordable housing is therefore not only a social policy imperative, but a measure to combat xenophobia and nationalism.

IUT's vision of Europe is one where all citizens have a home that they can afford easily. Housing constitutes a fundament for all to participate in our society. Secure, affordable and healthy housing is a precondition to access education, employment and genuine social security. The social and affordable housing sector contributes actively to the Europe 2020 goals as it has the capacity to create growth and jobs, thus contributes to sustainable local economies, combats poverty and social exclusion and delivers an important part to work against climate change and energy poverty. EU legislation affecting housing policies thus has direct effects on the lives of European households. Housing is one of the key questions of sustainable well-being for all. Therefore, the IUT advocates for better housing policies in a more social Europe.

For 2019–2022 IUT Brussels, together with the member unions, plans to continue its activities in raising awareness on the increasing housing costs for tenants, which have negative aspects on the entire economy. **“Ensure affordability and counteract housing speculation”** will be the central message towards EU decision makers. Increasing public financing from EU funds and a favourable legislative framework for affordable housing will contribute to the provision of more affordable and social housing, investment in deprived communities and urban renewal. Tenant's empowerment, structured tenant participation in decision making about their living environment is the key to create inclusive and strong neighbourhoods.

Stop the selling out of our cities

Counteract housing speculation will contribute to more housing affordability- IUT needs to advocate against the sale of the public and social housing stock, the massive concentration on European housing markets, the financialization of housing, and tax evasion and money laundering in the real estate sector.

The touristification of cities by the massive expansion of short time lettings is aggravating the European housing crisis. It is important to work together with the cities to enforce measures and strategies at city and supranational level. Misuse of international short-term rental platforms for purely commercial purposes jeopardizes tenant rights in touristic regions and cities. Urban planning and applicable legislation should be respected in the sharing economy to avoid the depletion of city centres at the expense of residents.

Housing and state aid- de-block investment in affordable housing by changing the existing state aid rules



As the state aid package is one of the most important legal frameworks of the EU we expect a long and hard political negotiation process which we can only influence with the strong support of the national tenant unions and concerted actions at EU and national level.

The currently applicable EU State aid rules, by enforcing the single market rules on the housing sector, force Member States to limit access to social and affordable housing solely to socially disadvantaged groups while the needs of other groups in need have been largely neglected. Such application of legislation denies the fact that housing alternatives are not readily available for low and middle-income groups due to possible market failures in the housing sector.

Consequently, defining the mission and the role of social and affordable housing is a task that must remain under the exclusive competence of the EU Member States, including the setting of criteria for allocation of social and affordable housing to people in need.

When struggling with segregation, ghettoization and the promotion of social cohesion and urban mix, a wide diversity of social and affordable housing ought to be dictated by local and regional needs. Social and affordable housing should be accessible to large parts of the population, not only to a limited target group. Consequently, the rules relating to Services of General Economic Interest (SGEI), in particular recital 11 of the EU commission's decision need to be adapted accordingly. Subsidiarity should be strictly enforced.

Tenants' rights as consumers must be protected

Housing needs are one of the most basic human needs. The rights of the tenants as consumers in the housing market need to be in the focus of good housing policy, as they are the weaker party. Consequently, tenants should not be subject to a weaker protection than consumers of other goods and services are offered. As housing is such a crucial need, tenants therefore should not be denied the same rights to demand agreements drafted in transparent, plain and intelligible language as any other consumer agreement. Tenants should also have a right to request that contractual terms are brought to their attention in such a way that the average and well-informed consumer could understand them. Tenants should in line with this have the right to challenge terms which are: unfair, written in small print, or written in unintelligible language. The EU should actively support and promote consumers' rights to fair treatment on the housing market, as well as influence on their housing conditions including their neighborhoods.

Tenants are consumers on the housing market and should enjoy strong protection in relation to their consumer rights. – IUT members will work in solidarity to strengthen tenant's position and resist deterioration of tenant's terms.

Affordable energy efficiency is an important part of good housing conditions

The cost of energy represents a substantial part of living costs to many households. At the same time energy consumption should be reduced. In 2018, the new EU clean energy package



was decided. The Commission stated that the EU does not only want to adapt the global clean energy transition, but to lead this transition. We need energy-efficiency and renewable energy to stop the climate change, to raise European security of supply and reduce the need for importing gas. Solving these issues would contribute to a better climate quality as well as provide the Europeans with healthier and more affordable homes. Costs and burdens related to renovations of residential dwellings should be distributed in an equitable manner to counteract differences between social groups.

Currently, the big challenge is to allow equal access to energy-efficient housing not only to those that can afford it but also to those who cannot. As the EU promotes energy efficiency measures, consideration must also be given to that housing conditions and energy systems differ greatly between the EU Member States and the details are best worked out in each Member State.

Part of the new clean energy directives is also the training of tenants and residents in energy saving measures. IUT encourages member unions to participate in the relevant hearings, workshops and meetings with the EU institutions. Energy-efficient housing concerns us all. Though subsidiarity should be strictly enforced, EU funding should be available where needed.

EU stability and growth pact, European Semester, Country Specific Recommendations and the EU pillar of social rights: Tenure neutral policies are crucial

In the yearly cycle of economic policy coordination, called “European Semester”, the EU analyses EU member states reform programs and provides them with country specific recommendations. These recommendations contribute to the EU long term strategy for jobs and growth, the “Europe 2020 strategy”. In the last years, progressive social housing policies and rent regulation mechanisms in a growing number of member states have been in the focus of the EU commission, claiming e.g. for downsizing the social housing sector in the Netherlands and deregulation of the rental market in Sweden. IUT Brussels will, in cooperation with the member unions in the affected states, continue to claim for an incorporation of the social objectives of the EU pillar for social rights in the European semester. The European Pillar of Social Rights is intended as a key response to the aftermath of the financial crisis and as an update of the European social model in the light of a changing labor market. The Pillar is meant to stimulate the reduction of poverty and social exclusion through adequate social protection, and to support labor market access and well-functioning welfare systems. In article 19, the pillar foresees the access to social housing or housing assistance of good quality for those in need. This claim should be mirrored in the EU semester assessment of member states housing policy.

But- member States have withdrawn their support to social and affordable rental housing resulting in large segments of the society being neglected. Instead focus has been on promoting home ownership by all means. Instead of promoting a model based on ownership, a tenure neutral position expressed through public policy, financial requirements, and fair tax incentives could achieve wide availability of suitable housing alternatives irrespective of income, age, or gender of tenants. The goal of housing policy should be housing for all – not home ownership for all.

In addition, the investment in social infrastructure like social and affordable housing should



not fall under the 3% deficit threshold (Maastricht criteria) of the EU stability pact. This view is supported by the EU Urban agenda partnership for affordable housing

EU funding for housing

The share of the European Regional Development Fund (ERDF) dedicated to energy efficiency and renewable energy as well as sustainable urban development increased to at least 20% in the current programming period, 2014-2020. This is an excellent opportunity to reduce the costs for housing and energy by using public EU funding.

The European Investment Bank (EIB), partner of the EU Urban Agenda Housing Partnership as well as Jury member of the European Responsible Housing Awards, is a key player when it comes to the financing of housing and states its willingness to increase the support by new financial instruments like revolving funds at member states, regions and larger cities level, fed by EU funds like the European structural investment funds (ESIF) and the European fund for strategic infrastructure (EFSI) and the follow up funds from 2021- 2027, Invest EU.

The EU institutions acknowledge the key role of housing construction for an economic recovery in Europe. IUT follows this new development precisely in order to influence it in the right way, for more affordable and social rental housing. IUT will continue to monitor future EU funding possibilities very closely.

European Responsible Housing Initiative

IUT is chair of the Jury of the European Responsible Housing Awards, the common initiative with Housing Europe and Delphis to promote Corporate Social Responsibility (CSR) and tenant' s empowerment in the housing sector.

The European Responsible Housing Awards, firstly issued at International Tenants Day 2014, and in a second edition 2016 at the Committee of the Regions (cCoR) in Brussels, is based on the Code of Conduct of the European Responsible Housing Initiative.

IUT members of the jury are Confederation Nationale du Logement, Deutscher Mieterbund SON, Vuokralaiset and Nederlandse Woonbond. The European Responsible Housing Awards 2019 is held in Lyon, June 6.

EU Parliament elections May 2019

IUT has published the Tenants' priorities for the EU legislation period 2019-2024, and will continue the regular dialogue with the Members of the European Parliament and with the members of the Committee of the Regions (CoR) and the European Social and Economic Committee (EESC). IUT will encourage MEPs to continue the Urban Intergroup, dealing with urban and housing issues.

Major events

International Tenant's Day October 2020 and 2021, European Responsible Housing Awards



2021

Internal Affairs

Information on relevant EU policies and IUT actions by the bimonthly EU Brussels newsletter
Strengthening ties and exchange with members

Continue the exchange of knowledge, good practices, opinions and advocacy strategies in the IUT general housing policy working group and follow international trends in housing policy to keep members well informed

Establish closer cooperation with housing researchers and scientific institutions

Continue working in strategic European partnerships

IUT Memberships/Partnerships in Brussels

- Member of the EU Urban Agenda Housing Partnership
- Member of the European Economic and Social Committee (EESC) liaison group
- Member of the European Housing Forum, EHF
- Member of the Social Platform
- Member of the Progressive Society Initiative
- Partner of the Intergroup Urban of the European Parliament
- Partner of the Intergroup on Public Services of the European Parliament
- Member of the EU Commissions' vulnerable consumer working group (DG SANTE)
- Member of the EU Commissions' group on sustainable construction (DG Enterprise)
- Member of the EU Commissions' Energy Efficiency stakeholder group (DG Energy)
- Member of the social domain working group of the European Federation for Living (EFL)
- Member of the EU working group of the federal German ministry for housing
- Member of the urban renewal and housing working group of the German Länder representations in Brussels
- Member of the Committee for construction of the German construction industry
- Member of the working group for European Integration of the Friedrich-Ebert-Foundation
- Member of the Etterbeek circle (various EU based civil society and stakeholder organization).



Appendix 9(a)

FINANCIAL REPORT / DIRECTOR'S REPORT

2016-2018

The Board of Directors of International Union of Tenants, (IUT) 802445-3642, may hereby submit the Annual Report for the financial year 2016-01-01 - 2018-12-31.

Company overview

IUT's field of activities consist of co-ordination, processing and dissemination of information about tenants' rights and housing across the world in order to safeguard tenants' interest and promoting affordable and decent rental housing. Its members consist of 72 national and regional tenants' organizations in 47 countries. IUT also works, through political lobbying, for the right to decent housing at a reasonable cost and that a sufficient rental housing stock is maintained for social, public and private rental at an affordable rent.

Besides the IUTs head office in Stockholm, with staff and office sponsored by the Swedish Union of Tenants (Hyresgästföreningen), IUT operates an IUT liaison office to the European Union, in Brussels. The staff is sponsored by the German Tenant association (Deutscher Mieterbund e.V.). IUT Brussels carries out its accounting function separately and its figures are not included in this statement of account.

IUT's activities, publications and operations are funded by membership fees paid by Board Members and Members.

IUT maintains contacts with the European Union, the Council of Europe in Strasbourg and with the United Nations (UN) where IUT holds consultative status with the UN ECOSOC.

The financial result and present financial position, is set out in the attached income statement and statement of financial position

The organization has no staff; thus, no salaries have been paid during the financial year.

The exchange rate used as per 2018-12-31 is 1 EUR = 10,27 SEK.

Disposition of the Result

The financial result for the fiscal years 2016-2018 amounts to € 14 042. The result for each fiscal year has been brought forward to a new account.



Appendix 9(b)

INCOME STATEMENT

€ Euro	Note	2018	2017	2016
Membership fees		57 444	52 721	56 119
Grants		0		
Participation fees				
Other operating income		0	496	18 891
Operating income		57 444	53 217	75 010
Operating expenses		-38 503	-48 772	-84 355
Operating expenses	1	-38 503	-48 772	-84 355
Operating profit				
NET PROFIT		18 942	4 445	-9 345



Appendix 9(c)

BALANCE SHEET

€ Euro	Note	2018-12-31	2017-12-31	2016-12-31
ASSETS				
Current assets				
Current receivables				
Prepaid expenses and accrued income		0	353	3 833
Cash and bank		132 553	121 621	118 097
Total Current assets		132 553	121 974	121 930
TOTAL ASSETS		132 553	121 974	121 930
EQUITY TRANSFERS AND LIABILITIES				
Equity	2			
Non-restricted equity				
Retained profits		113 508	113 964	125 810
Net profit		18 942	4 445	-9 345
Total equity		132 450	118 409	116 465
LIABILITIES				
Trade creditors		0	0	736
Accrued expenses and prepaid income		104	3 565	4 729
TOTAL LIABILITIES		104	3 565	5 465
TOTAL EQUITY AND LIABILITIES		132 553	121 974	121 930



Appendix 9(d)

NOTES TO THE ANNUAL ACCOUNTS

NOTE 1 – Operating profit by cost centre

€ Euro	2017	2016
Membership, board members	51 160	54 506
Membership, other members	1 563	1 613
IUT-secretariat Brussels, x-tra contributions	496	0
Interest	-2 279	-3 113
In common	-1 809	-3 253
Member organisations	-655	-605
CEE region (east Europe)	-64	0
Board meetings and related costs	-5 671	-4 214
UN-ECE/Geneva	-1 198	-1 472
UN Habitat, Nairobi/NY	0	-732
NGO:s	-2 121	-206
EU related costs, and costs for Brussels office	-6 659	-5 473
Global Tenant	-7 150	-13 405
Translations	-303	-796
IT / Website	-16 500	0
Marketing	0	-623
Project funding, members	-1 164	0
Secretariat	-3 201	-3 117
Congress	0	-28 455
	4 445	-9 345

€ Euro	2018
Membership fees	57 444
Travel	-5 794
Lodging	-2 828
Executive Committee President and VP	-9 586
Member expenses for Board meetings	-687
Conferences (Habitat, UNECE, CEO	0
IT costs	-9 754
Publications, printing, typesetting	0
Grants	-640
Auditors	-1 217
Bank charges	-106
Office costs	-974
Brussels office contribution	-6 907
	18 942



Appendix 9(e)

NOTE 2

€ Euro	Retained profits	Net profit
January 1, 2016	121 370	10 587
Appropriation of net profit 2015	10 587	-10 587
Appropriation of net profit 2016	-9 345	
Appropriation of net profit 2017	4 445	
Exchange rate fluctuation (January 1, 2016 – December 31, 2018)	-13 549	
Net profit 2018		18 942
December 31, 2018	113 508	18 942



Appendix 9(f)

STOCKHOLM 2019-08-30

/ Jan Laurier/
Acting President

/Annika Wahlberg/
Secretary General

THIS IS A TRANSLATION FROM THE SWEDISH ORIGINAL

Auditor's report

To the general meeting of the International Union of Tenants identity number 802445-3642

Report on the annual accounts

Opinions

We have audited the annual accounts of International Union of Tenants for the year 2018.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of International Union of Tenants as of 31 December 2018 and its financial performance for the year then ended in accordance with the Annual Accounts Act. The statutory administration report is consistent with the other parts of the annual accounts.

We therefore recommend that annual general meeting of the association adopts the income statement and balance sheet.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the *Auditor's Responsibilities* section. We are independent of International Union of Tenants in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a



basis for our opinions.

Responsibilities of the Board of Directors

The Board of Directors is responsible for the preparation of the annual accounts and that they give a fair presentation in accordance with the Annual Accounts Act. The Board of Directors is also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts that are free from material misstatement. whether due to fraud or error.

In preparing the annual accounts, The Board of Directors is responsible for the assessment of the association's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is not applied if decision has been taken to discontinue the operations.

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts.

As part of an audit in accordance with ISAs, We exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the association's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting in preparing the annual accounts.
- We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report



to the related disclosures in the annual accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the association to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the annual accounts, including the disclosures, and whether the annual accounts represent the underlying transactions and events in a manner that achieves fair presentation.

We must inform the Board of Directors of, of among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.



Appendix 1 Auditor's report for a limited liability association without group

Report on other legal and regulatory requirements

Opinions

In addition to our audit of the annual accounts, we have also audited the administration of the Board of Directors of International Union of Tenants for the year the financial year 2018.

We recommend that annual general meeting of the association that the members of the Board of Directors be discharged from liability for the financial year.

Basis for Opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the *Auditor's Responsibilities* section. We are independent of the association in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors

The Board of Directors is responsible for the association's administration.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors in any material respect has undertaken any action or been guilty of any omission which can give rise to liability to the association .

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the association.

As part of an audit in accordance with generally accepted auditing standards in Sweden, We exercise professional judgment and maintain professional scepticism throughout the audit. The examination of the administration is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas



and relationships that are material for the operations and where deviations and violations would have particular importance for the association's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability.

Stockholm, 14 May 2019 Ernst & Young AB

Daniel Öberg
Authorized Public Accountant

The Board proposes the Congress:

- a. to approve of the financial report,
- b. to approve the auditors' report,
- c. to discharge the IUT Secretariat from liability.



Appendix 11

Appointment of auditors for 2020 – 2022

Proposal:

The Board has approved the suggestion to accept Ernst & Young Ltd, or other auditor chosen by the Swedish Union of Tenants, and two representatives of the Swedish Union of Tenants as auditors for 2020 - 2022.



Appendix 12

Approval of membership applications 2016-2019

Categories: M=Member (paying €60,00/year), AM = Associated Member (no fee)

Congo as category AM accepted by IUT Board on 2019

Toronto as category M Accepted by IUT board on 2019

Burundi

Brussels

Report from the Board:

The IUT Board has, at board meetings during 2016-2019 approved as members the organisations above who have confirmed that they will comply with the IUT Statutes for membership.



Appendix 13

Report; Cessation of Membership

No organisation has officially discontinued their membership of IUT



Appendix 14

DRAFT CONFERENCE STATEMENT

Global Housing: Action - not just words

The 2030 agenda and the UN sustainable goals, particularly goal no.11

By 2050 almost threequarters of the world's population will live in urban areas. *The Habitat II Regional Report on housing and urban development in the UNECE region* (2016) identified key challenges in cities: urban sprawl, environmental degradation, climate change, extreme weather conditions and technological advancements (automation and artificial intelligence). These challenges are exacerbated by the demographic problems of ageing, low fertility and migration. Due to these challenges the pressure on infrastructure and social services have increased dramatically. Cities need to become more resilient and ensure they provide affordable adequate and healthy housing and basic infrastructure and transport systems for all.

In the documentary film *Push*, the right to housing around the world is in focus, where it is claimed that there is a severe lack of governmental commitment and an absence of necessary resources. This has created a human rights crisis, with over one billion people affected, where wealthy investors have pursued only their financial interests. (for trailer, see: <https://www.youtube.com/watch?v=k9Q4So4femM>)

The Sustainable Development Goals of the United Nations are the blueprint to achieve a better and more sustainable future for all. Goal 11 focuses on making cities inclusive, safe, resilient and sustainable. This is for instance done by ensuring access for all to adequate, safe and affordable housing and transport systems.

<https://www.un.org/sustainabledevelopment/sustainable-development-goals/>
<https://www.un.org/sustainabledevelopment/cities/>

Actions

The International Unions of Tenants and its members have agreed to promote the following goals for the next three-year period at its 21st World Conference in Vienna on 4th October 2019.

- Tenant's organisations will monitor progress in achieving affordable, decent housing for all and the implementation of the 2030 agenda, where there are now only 11 years left to achieve the goals.

General rights

- Homeownership is not everything. Take pride in being a tenant! It is the sensible choice in uncertain economic times.
- Housing is not a commodity, it is a basic human need.



- Do not let politics or power struggles get in the way of basic human housing needs.
- No evictions without agreement.
- Security of tenure should be guaranteed.
- Tenure neutral policies in respect of taxation are crucial.
- Let nobody freeze or suffer from the heat because they cannot afford heating or cooling energy bills.

Economic rights

- Rent negotiation benefits both landlords and tenants.
- No luxury renovations as an excuse for increasing rents.
- Stop skyrocketing rents.
- Consider imposing rental caps where required or necessary.

Settlement planning

- “Touristification” of cities by short term rental platforms must be avoided at the expense of local residents and key workers. Our cities should not be for sale.
- Cooperation between governments and local authorities is essential to plan for current and future housing needs.
- Housing shortages is not only affecting the poor but affect everybody.
- Tenant participation in communities is essential.

Societal planning

- Migration and climate changes may affect future housing needs, and planning is therefore needed.
- Housing is a national competency; supranational intervention should be limited to facilitating conditions for effective housing policy.
- Build housing suitable for its population needs, climate and culture.
- Tenants’ rights as consumers must be protected.

The International Union of Tenants (IUT) is a non-governmental, not-for-profit membership umbrella organisation for global tenants’ organisations. It was founded in 1926 in Zürich, Switzerland. Since 1956 its head office has been located in Stockholm, Sweden with a representative office in Brussels since 2008. The organisation consist of 72 national and regional tenant organisations in 47 countries and is financed through membership fees. IUT is a non-party political organisation, working along democratic lines.

IUTs purpose is to:

- promote the exchange of information and knowledge among its members,
- safeguard the interests of tenants and to promote affordable and decent rental housing across the world.

IUT considers housing to be a fundamental human right in every society. Housing needs to be addressed locally, nationally and internationally. Affordable and sound housing is one of the safeguards for peace and security, a fundamental pillar in all democratic societies and necessary for labour mobility. Lack of affordable housing and homelessness are major ingredients in social exclusion.



Appendix 15

THE INTERNATIONAL TENANTS' DAY 7th October, 2019

This year the International Tenants' Day, celebrated on the first Monday of October each year, coincides with the United Nations Special rapporteur's launch in 2019 of "The Shift" <http://www.unhousingrapp.org/the-shift> and "Push the film".
<https://www.youtube.com/watch?v=k9Q4So4femM>

The International Union of Tenants (IUT) has therefore chosen these themes together with the United Nations Sustainable Development Goals, <https://www.un.org/sustainabledevelopment/sustainable-development-goals/> in particular goal number 11, Make cities inclusive, safe, resilient and sustainable <https://www.un.org/sustainabledevelopment/cities/>: as the recommended themes when Tenants celebrate the International Tenants' Day around the world.

The IUT supports its members in making their own choice at a national or regional level as to which sub-themes they may want to promote.

About IUT: The International Union of Tenants (IUT) was founded in 1926 and is a non-governmental and not-for-profit umbrella membership organisation with the purpose of safeguarding tenants' interests and promoting affordable and decent rental housing across the world. Its members consist of 72 national and local tenants' associations in 46 countries. IUT offices are located in Stockholm and in Brussels. IUT considers housing as one of the fundamental rights, which needs to be addressed locally, nationally and internationally. Adequate housing is also one of the safeguards for peace and security.

Stockholm September, 2019

