



International Union of Tenants

Association Internationale des Locataires

- Consultative status with
UN Economic and Social
Council
- Participatory Status with
Council of Europe

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Minutes IUT Board Meeting Virtual meeting via Zoom 28 May 2020, 14.00 hrs to 17.00 hrs CET

Present

Denmark	Helene Toxværd, LLO
Finland	Anne Viita, Vuokralaiset Oy
France	Eddie Jacquemart, CNL
	Germany Lukas Siebenkotten, DMB
The Netherlands	Paulus Jansen, Woonbond
	Zeno Winkels, Woonbond
Norway	Lars Aasen, LBF
Sweden	Hans Eklund, SUT
IUT	Marie Linder, President
	Annika Wahlberg, Secretary General
	Jan Lauriér, Vice President
	Rolf Gassmann, Vice President
	Barbara Steenbergen, Head IUT Brussels
	Ilaria D'Auria, IUT Brussels
	Stefan Runfeldt, Assistant Secretary

Apologies Heike Zuhse, DMB, Germany
Lenka Tarabova, SON, Czech Republic
Marisa Perchtold, MVÖ, Austria
Natalie Imboden, ASLOCA, Switzerland

Observers Anders Svendsen, LLO
Sigmund Aunan, LBF
Anne Lucet-Dalongeville, CNL

1. Opening of the meeting

Marie Linder opened the meeting and welcomed everyone to the meeting. **Marie App. A**

Paulus informed the Board that he will retire from his position as Director at Woonbond, and that Zeno Winkels has taken over his position, also as representative at the IUT Board.

Zeno has got an extensive experience in the housing sector in

the Netherlands, he comes from a position at the Technical University of Delft, he has also done some research together with the KTH and Chalmers Universities in Sweden.

Marie and the whole board welcomed Zenko to his new role and thanked Paulus for his work and dedication during the years together.

2. Adoption of the agenda and election of adjuster of minutes

The agenda was adopted without changes.

Marie

4. Minutes from the previous Board meeting

The minutes from last Board meeting in Vienna 2 October 2019 were approved without changes.

Annika
App. 1

5. Corona virus update, housing policy and legislation

Everyone reported on their current national issues, and the situation for tenants in the light of the Corona virus.

Annika
App 2 a, b, c

- **Denmark:** The society has started to slowly open up at the moment. No economic rescue packages have been directed to tenants so far. Right now, the focus is on rent control, social housing and the so called “Ghetto package”.
- **Germany:** There has been some new laws put forward, to give the tenants more time to pay the rents. This law only applies until June, and the DMB are worried that people will have more problems also after this. Also, the economy has taken a bad hit. There have been more demands put forward to the federal government but so far, the CDU/CSU has been reluctant. Some borders have been open, but others have been closed for some time. Barbara: A lot of countries did programs for homeowners, and for an eviction ban, but what about a rental-fund or rent reductions? Lukas: So far, the CDU/CSU are holding back on this. There will be a decision made on this in the coming weeks.
- **France:** The lock down has been very hard in France. A lot of people have lost their jobs, and a lot of tenants are suffering. The CNL has been asking for “rent holidays”, and also for a rent fund. The government and the landlords have said no. There has been an eviction ban until 10 July, but the CNL has been asking to prolong this until 31 October. After this date there is a Winter eviction ban every year from 1 November and until 31 March.
- **The Netherlands:** There has been a campaign together with the associations for poor people. The first measure was to improve the situation for homeless people. The Woonbond has also sent a letter with demands to the housing minister. The social and commercial landlords

have made an agreement to temporary stop all evictions. Temporary rental contracts have also been automatically prolonged by a special law. Right now, there is also an ongoing discussion on a general rent freeze. The government has been reluctant, but the Woonbond has managed to make agreements with the social landlords to have a rent freeze for people with economic challenges. There has also been talks about adjusting the tax system to stimulate investments.

One week ago, the minister of Housing started a legislation process to cap the yearly rent increase to inflation +2,5%, and that did include commercial rent, for once, so that was hopefully a start of something in that direction. In April the Woonbond also agreed written arrangements with the union of vacancy managers (anti-squat), that residents are offered an alternative upon evacuation.

- **Sweden:** The Swedish restrictions has been lighter. In terms of tenants there has only been one measure, that is to temporary heighten the housing allowance for families with children. There is no eviction ban in Sweden. The SUT have put forward a list of 13 demands to the government, but so far, they have not listened to them. At the same time as the corona pandemic, the government has also started an investigation to introduce market rents and scrap the negotiations-system for newly constructed buildings.
- **Finland:** The restrictions has been quite hard in Finland but are slowly easing now. The situation for tenants has been helped by a good dialogue with the landlords who have agreed to give people more time to pay the rent. So far there has not been any reports about evictions due to the crisis.
- **Norway:** The restrictions has been quite hard in Norway but are slowly easing now. The Lbf have been asking for an eviction ban and rent reductions. The government has not wanted to agree on this but has increased the housing allowance. Probably we will see the big effects in a few months in terms of unemployment and economic troubles.

The Board gave a mission to the ExCom to monitor the situation and to make new statements in support of the tenants as the political situation develops.

6. Financial results 2019

a) Head office

Annika reported on the financial results and auditing report of 2018, and the 2019 budget of the IUT Head Of-

Annika and Barbara
App. 3 a, b, c, d

office in Stockholm. The budget might need to be updated in the light of Corona in the autumn 2020.

b) Brussels Liaison

Barbara reported on the financial results and auditing report of 2019. She noted that all members have paid their Brussels contributions as expected. The budget might need to be updated in the light of Corona.

The Board approved the report and discharged the ExCom for the budget year of 2019. The ExCom members did not participate in the vote.

7. HPWG and EPWG

a) 11 claims of tenants

Barbara informed about the work to put forward the IUT claims on *the EU Green Deal renovation wave- Boosting the economy* by combating energy poverty and creating a sound and safe living environment in green quarters.

The board decided to approve the claims with some changes.

b) EPOV Project (ratification of ExCom decision)

Barbara informed about the EPOV *Project Providing technical assistance to municipalities implementing sustainable solutions with the view to alleviating energy poverty*. If the tender is awarded, we will work in the project with the government of mayors all over Europe, and the already existing Energy Poverty Observatory and more. We will in the project be asked to put forward proposals on tenants' participation in renovations, which is a major issue for many of our member organisations. The ExCom has reviewed the project and proposes to go into this tender to participate.

The board decided in accordance with the ExCom proposal.

Barbara

App. 4 a, b

8. Statutes working group

Marie reported on the work of the Statutes working Group. The group needs some more time, but hopefully we can decide at the next board meeting in October.

The board approved the report.

Marie

9. Communications

Annika reported that the IUT website has been updated and a common graphic profile for the newsletters has been developed.

Annika

The board approved the report.

10. New Members

a) New applications

Annika reported

Annika

App. 5 a, b

i. **Acorn International**

USA

Candidate for: Member (B)

Decision: They do not qualify currently but statutes working group to consider.

ii. **Southwark Group of Tenants Organisations**

UK

Candidate for: Associate Member (C)

Decision: Approved as Associate Member.

iii. **Sindicat de Llogateres (Tenants Union of Catalonia)**

Spain

Candidate for: Member (B)

Decision: Approved as Associate Member.

iv. **People of good heart initiative**

Nigeria

Candidate for: Associate Member (C)

Status: Awaiting more information.

v. **EEMA – the European Association for e-Identity & Security**

Belgium

Candidate for: Board Member (A)

Decision: Do not qualify.

vi. **Ensemble pour une vie sociale habitants maisons et cites**

France

Candidate for: Associate Member (C)

Status: Awaiting more information.

vii. **Confédération Consommation Logement Cadre de Vie (CLCV)**

France

Candidate for: Board Member (A)

Decision: Approved as Member (B) and referred to statutes Working Group to look at these kinds of hybrid organisations.

viii. **Danske Lejerne**

Denmark

Candidate for: Member (B)

Decision: The Danske Lejerne does not qualify to become a member, both due to questions about the democratic structure, and legal issues with the LLO.

ix. North Macedonia

Status: Newly founded organisation, ongoing talks about support/collaboration.

x. United National Tenants Organisation of Kenya (UNTOK)

Kenya

Candidate for: Associate member

Status: Already a member and have told us they are reactivating their organisation and their membership again. Ongoing dialogue.

b) New group: universities

Annika informed the board that there have been meetings both with one university in China and one in South Korea.

The board decided in accordance with the ExCom proposal;

- *to accept as members Universities or other educational establishments with an interest in housing. ("institutions")*
- *to delegate to the Statutes working group how the statutes should be amended and make a proposal for the category of membership and fees payable by these institutions.*
- *To also be cautious about how we formulate the statutes so that the academic organisations cannot take over too much in the organisation and decision-making.*

c) Other cooperation

Annika informed the board that the Saudi Arabian government run programme "Ejar" has showed interest in some kind of collaboration. So far nothing has been decided, and Annika asked the Board about their view on the topic.

The board said that they are open to hear more about what kind of cooperation they want, but that we need to be cautious.

11. International Tenants' Day

Marie informed about the ExCom suggestion to decide on the theme on the 2020 International Tenants' Day. In the light of the Corona crisis, the ExCom suggests the working title to be:

Marie

Housing solutions for resilient cities.

Some input to the ExCom is to look at a declaration that includes a global eviction ban, rental freezes and a rental fund. Also, if we can make the slogan a bit more selling in any way.

The board decided in accordance with the ExCom proposal.

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| 12. Any other business | No other business was taken up. | Annika |
| 13. Future board meetings | <p>a) Autumn 2020
The ExCom will look into a meeting on the 28 October and come back to the Board with a suggestion.</p> <p>b) Spring 2020
Anne Viita will soon have a meeting with the planning group of the Social Housing Festival in Helsinki on 15-18 June 2021 and come back with more information at the next meeting.</p> | Annika |
| 14. Closure of the meeting | IUT President Marie Linder thanked all Board members and closed the meeting. | Marie |

Marie Linder
President

Annika Wahlberg
Secretary General

Stefan Runfeldt
Assistant Secretary