

About us

Information about the
Tenants' Association



Our vision is safe and secure housing where people and communities thrive





The Tenants' Association's business concept

By organising tenants, the Tenants' Association participates in, takes responsibility for and is a driving force in the development of the community. We do this by:

- Being a vital meeting place for housing issues
- Creating empowerment, safety and community in neighbourhoods
- Providing knowledge, support and services to members
- Inviting dialogue and cooperation with other partners
- Using data and experience from people's own homes to influence policy and legislation
- Negotiating rents for Sweden's tenants.

Our goals

The Tenants' Association has three goals for all our operations.

Right to housing

Housing is a human right. That's why more homes need to be built and they need to be built in a sustainable way.

Affordable housing

Both tenants and society benefit from reasonable rent rates.

Enjoyable housing

There is a need to empower tenants and raise the status of tenancy rights to make it an attractive form of housing for all.



How we are organised

We make decisions democratically and those affected by the decisions must be able to influence them. At all levels, elected members make the overall decisions on how the business is run.

Residential areas

In many areas, there is a local Tenants' Association or a housing agent. Elsewhere, there may be working committees dealing with temporary or one-off issues. Residents' common issues are discussed with the landlord or manager. This can be anything from engaging in dialogue about the neighbourhood to directly influencing how the area or rent is managed.

Municipalities

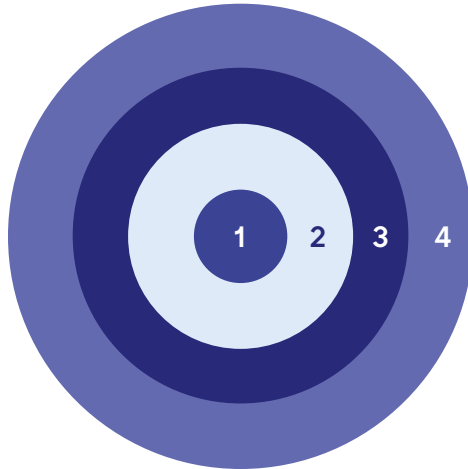
At the municipal level, we negotiate the rents with the local housing agencies. The Association also works to influence other housing issues within the municipality.

Regions

At the regional level, we coordinate the initiatives needed throughout the region. Here you will find expertise on various housing issues.

Nationwide

At the national level, we work with housing policy advocacy and policy issues relating to rents and negotiations. When the Swedish Parliament is looking to bring in new housing laws, our experts are often consulted.



1 Residential areas

Local Tenants' Association – activities in the neighbourhood or residential area.

Annual General Meeting – the local Tenants' Association's highest decision-making assembly.

The Board of the local Tenants' Association's – ensures that the decisions of the Annual General Meeting are carried out.

2. The municipality

Association – activities at the municipal level.

Annual General Meeting – the Association's highest decision-making assembly.

The Board of the Tenants' Association – ensures that the decisions of the Annual General Meeting are implemented.

3. Regions

Region – operations at the regional level.

Council – the region's highest decision-making assembly.

Regional Board – ensures that the decisions of the council are implemented.

4. Nationwide

The Swedish National association – activities at the national level.

General meeting – The Swedish National association's highest decision-making assembly.

National board – ensures that the proceedings are implemented.

Negotiations

We negotiate the rent for most of the country's tenants. Both employees and elected members participate in the negotiation process.

We negotiate the rent for three million tenants in 1.5 million apartments. The apartments are located in 300 municipal housing associations and 45,000 private rental properties. 4,000 elected members participate in the rent negotiations. In total, all the country's tenants pay SEK 113 billion a year in rent.

Negotiation objectives

One of the objectives of the negotiations is that rent should not exceed 25 per cent of an average after-tax income for a normal earner. Rent levels³ should also not increase more than other prices in society.

Same rent for the same apartment

Basically, your rent is determined by the apartment's utility value, i.e. the quality and standard of the apartment. The utility value, and thus the rent, should reflect the general value the tenants attach to the various qualities of the accommodation. This may include the size of the apartment, the number of rooms, the layout, the standard, the condition, the outdoor environment, the location of the building and the attractiveness of the area. Maintenance and service are also important elements that are always included in the negotiations.

When we negotiate, we make sure that your rent is not higher than the rent in other similar apartments.



Advocacy

The amount of people who want to live in rental accommodation exceeds the total number of rental apartments. In the Tenants' Association, we are thousands of committed members who help influence and improve people's housing. For both today's tenants and those of tomorrow.

There is a huge housing shortage and much of what is being built is too expensive. We want to see reasonably priced rental housing in which people can afford to live.

The need for refurbishment and repair is urgent in many residential areas. We want these areas improved and tenants to have a say in what their homes look like. Tenants must feel confident that they can afford to stay after improvement work.

We meet politicians across the country and campaign online to highlight solutions for the housing shortage. We present solutions to speed up housing construction, and together with tens of thousands of tenants we can put pressure on politicians in parliament and municipalities.

Residential environments

All tenants should have the right to a quality living environment. This places demands on the building itself and on the external environment.



The Tenants' Association works with the residential environment from a broad perspective. We work to create good quality housing at a reasonable cost. To achieve this, it is necessary to see the concepts of quality and environment as a whole, consisting of:

- Security/safety
- Influence
- Well-planned and well-functioning housing
- Healthy indoor and outdoor surroundings with greenery and opportunities for play, recreation, socialising and services.

The Tenants' Association believes that new buildings and renovations must be planned and carried out with care and quality. We believe that all homes should have good access to daylight. We want homes where the residents are not disturbed by noise and vibrations. The Tenant Association also wants dangerous substances to be removed from building materials and products. We do not want homes where there are dangerous substances that can make the residents sick and have a negative impact on the environment.

But the living environment is also about everyday things such as sorting your household waste. Together with the other housing organizations SABO, Fastighetsägarna, HSB and Riksbyggen, the Tenants' Association has formed MABO. It is a cooperative group for waste management.



International work

Since 1983, the Tenants' Association has been the head of the International Union of Tenants, IUT, an international movement linking 67⁺ tenant organisations in 45 countries.

IUT disseminates information and highlights successful examples. In addition, IUT works on housing policy to demonstrate the benefits of having a large rental portfolio of good quality, healthy housing at reasonable rents. In 2008, IUT established a local office in Brussels to engage in dialogue and influence members of the European Parliament and European Commission officials. Read more about IUT at www.IUT.nu.

Legal

Every year we provide help, support and services to thousands of members. This can range from dripping taps and draughts in the flat, to rental contracts being terminated.

Our lawyers represent members in bodies such as rent boards, district courts and courts of appeal. Some cases are decided by the Supreme Court, although this is rare.

- Every year, 50,000 questions from members are answered through the Tenants' Association's advice service.
- 17,000 individual cases are handled annually for members who need more advanced support.

Our legal service is included in the membership fee.



Peace of mind

Safety is about your sense of social security – feeling a sense of community with your neighbours and participating in what happens where you live.

The physical environment also plays an important role in this context. Benches at entrances and well-planned playgrounds can become natural meeting places for residents.

Feeling safe in your home and the neighbourhood is what tenants value most in their accommodation. The Tenants' Association raises awareness about any shortcomings and problems that lead to tenants feeling insecure in their home.

The Tenants' Association works with landlords and various neighbourhood organisations to stimulate local initiatives and involvement in different activities.

Our history

When the first Tenants' Association was formed in the 1910s, tenants were powerless against their landlords. We have helped to change that.

A look back

The first Tenants' Association that still exists was formed in Nynäshamn on 30 December 1915. Dissatisfied tenants of Telegrafverket's homes gathered for a meeting. The housing was very poor, with neither electricity nor water. There were big problems with rats and vermin. When the landlord refused to do anything about the misery, the residents decided to form a Tenants' Association.

In a similar way, Tenants' Associations were set up around the country. In 1923, eight Tenants' Associations merged to form the Swedish National Tenants' Association. In 1925, the association was nationwide. At that time, the associations had a total of about 8,000 members nationwide.

Since then, there has been steady growth. Today, there are over half a million members of the Tenants' Association.



Member of the Tenants' association

- We negotiate the rent for most tenants in Sweden. As a member, you will receive information both before and after the proceedings. More than 4,000 members participate in negotiations each year.
- You can call for advice by phone or book an appointment.
- You can use our service on the Tenants' Association's website, hyresgastforeningen.se.
- You will receive support if you and your neighbours want to improve the area where you live.
- You have some great member benefits to choose from. One example is the tailor-made and affordable home insurance, the Tenant's Insurance.
- You will receive the member magazine Hem & Hyra eight times a year. Here you can read about everything from investigative reports and local news to household product tests and interior design tips. Hem & Hyra has its own website, hemhyra.se.

More information

If you would like to know more about us, please call us at +46 (0)771 443 443 or visit our website hyresgastforeningen.se

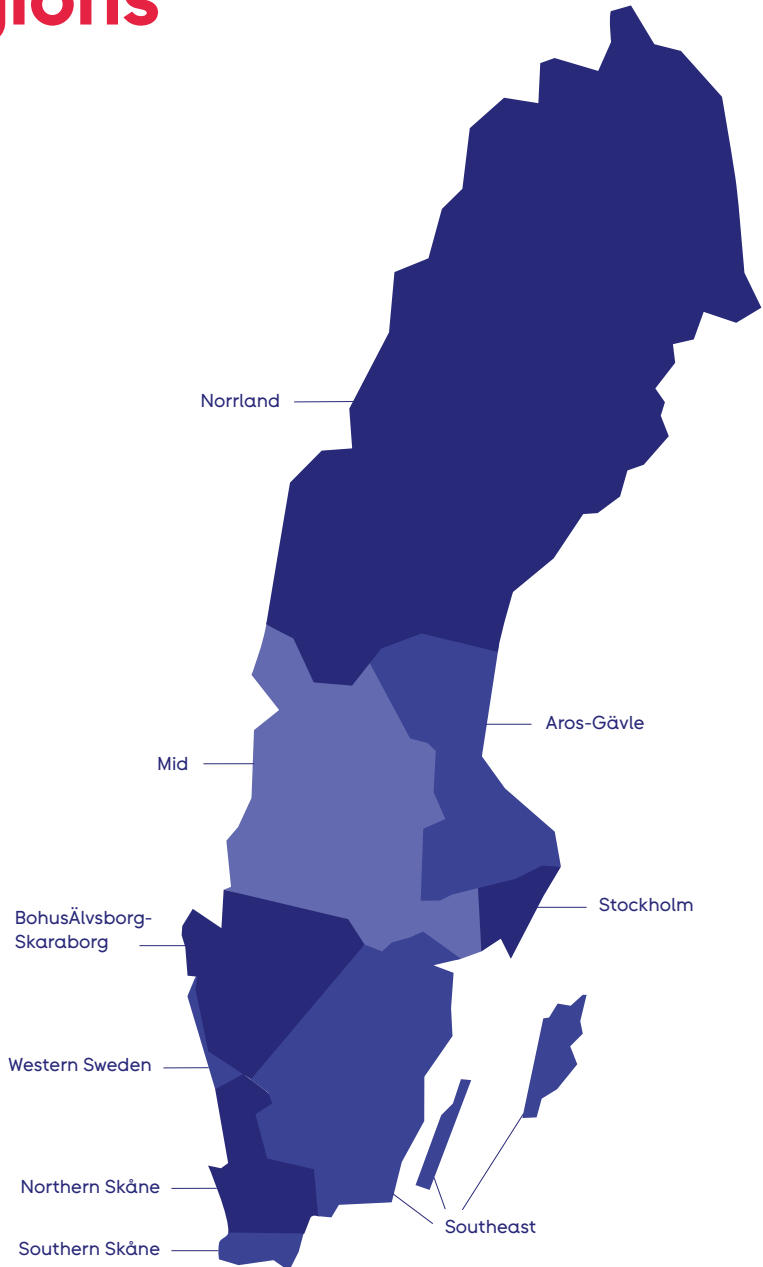
Facts:

- Number of members: 535,000 households
- Number of elected members: 8,950
- Number of employees: 870
- Number of local Tenants' Associations: 1,174
- Number of Associations: 160
- Number of regions: 9


Member age, distribution:

- 0–25 years: 16%
- 26–35 years: 17%
- 36–45 years: 17%
- 46–55 years: 16%
- 56–65 years: 15%
- 66–75 years: 10%
- 75+ years: 9%

Tenants' Association regions



The Tenants' Association works to ensure that everyone has the right to quality housing at a reasonable cost. In this brochure you can read more about us. Who we are, what we do and what we stand for.

 Hyresgästföreningen

For more information, visit us at
www.hyresgastforeningen.se

