

Abstract

The aim of this essay is, with reference to a close study on the negotiation delegations of the Tenant Association, to examine the principals of democracy in relation to distribution of power and participation, efficiency and professionalism. This is done with the intention to understand the Tenant Association's view on its own commission as negotiator, according to democracy. The investigation is carried out on the Tenant Association in the Swedish cities of Stockholm, Malmö and Gothenborg.

The data acquisition was obtained by using a questionnaire and through interviews with representatives from the Tenant Association negotiation delegation.

A central conclusion from this investigation is that the representatives of the Tenant Association generally are satisfied with the democracy model used in the organisation, despite awareness of the fact that there are some failures with representation amongst younger people, women and immigrants. Also, they suggest that the model with representative democracy is by all means the most useful because of its arrangement and efficiency in decision making processes.

The policies of the Tenant Association, considering distribution of power and participation between elected representatives and employees, are legitimated by the negotiation delegates. However, there is obvious discrepancy in the look upon their respective tasks between the delegates and the chief negotiators.

One can recognise the development of democracy that is called New Public Management in this survey. It is at the same time put forward that it is important to involve a far-reaching representation and that the motivation of the members should structure the work.

Keywords: The Tenant Association, Democracy, Professionalism, Negotiation delegation, Efficiency.