



PRESS
INFORMATION

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LESSEES TAKING CONTROL HAVE PLENTY OF SUPPORT

The most common reason lessees want to take over the management of their block of flats is to gain control over service standards and service charges. This can be done by enforcing their right to buy the freehold and become their own landlord through a Residents Management Company.

However, the current economic climate has made it hard for many to raise the finance or indeed make the, often heavy, commitment to buying the freehold, so lessees are turning to ‘no-fault’ Right to Manage (RTM). This can be achieved if enough qualifying lessees get together to form an RTM company and serve the appropriate notices on the landlord – over 1,600 such companies have already been formed.

To help lessees understand the overall implications of exercising RTM, the Association of Residential Managing Agents (ARMA) has available on its website www.arma.org.uk/publications.cfm and by post a leaflet that provides the background to RTM, the initial considerations and what is involved in managing the building.

“Approached in an efficient and business-like manner, with the support of a majority of lessees, achieving RTM should not be a problem”, comments Brett Williams, ARMA’s chairman. “But it is essential that at an early stage in the process lessees give serious consideration as to whether they will self-manage the building or appoint a managing agent – to do this they need to know what is involved.”

To help lessees decide which route to go, ARMA in conjunction with LEASE, the Leasehold Advisory Service, have published a 20 page booklet, *Appointing a Managing Agent: The need for a managing agent, their selection and working with them*. The booklet first explores the issues of self-management and the restrictions on and duties and obligations of lessees going this route along with the statutory requirements of leasehold management. If lessees decide appointing a managing agent is the better option, the booklet provides a guide on the appointment process with useful checklists. The booklet is also available on www.arma.org.uk/publications.cfm or by post.

“We see we have a role to play in enabling lessees to make an informed choice about the future management of their property and, if going the agent route, they make the right choice of manager”, concludes Williams.

Notes to Editor:

1. About ARMA

Formed in 1991, ARMA is the only body in England and Wales to focus exclusively on matters relating to the block or estate management of long leasehold residential property. With over 220 corporate members managing in excess of 800,000 units in more than 32,000 blocks of flats or estates (at least 60% of which are lessee-controlled properties), the Association's founding principal aims are to represent its members and the interests of lessees, resident management companies and investor freeholders.

2. For further press information contact David Hewett on 020 7622 6123 or david@arma.org.uk

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Attached: *Right to Manage* leaflet