Meeting minutes for RTM initial discussion: 16-Feb-2026

Attendees: Pete Mason (resident director of the Leslie Hitchcock and John Miller blocks, with Canonbury Management Company), Bledar Bleca, Liza Rodgers, Michaela (resident director of their block, with Prime Management Company), Judita + 31 Fielders Quarter residents

1. Introduction by Pete Mason, as resident director of Canonbury
   - Right To Manage (RTM) is essentially giving residents control of their block.
   - New legislation goes back to 2002.
   - Requires residents set up a RTM company to aquire legal RTM.
   - Also use a company to "DO" RTM in the block – carry through the legal procedure to establish RTM. And afterwards, appoint a managing agent sympathetic to RTM and not towards landlords.
   - RTM effectively enables the residents to take over the building from the management agency, without having to prove the landlord is at fault. It's simply our right. No fault legislation. No need for residents to have the freehold. As long as residents follow the legislation, the landlord cannot object.
   - Land registry certificates are required to complete RTM. Newer blocks may not be eligible until residents have been there approximately 18 months to ensure that they have all their land registry certificates.
   - The company that residents employ to do the RTM process will have to do all the land registry checks for you and they will charge a single "one off charge" (as there is a cost to this) and they will charge their own fees on top of that.
   - 51% majority leaseholders need to agree to RTM.
   - There are a number of other conditions — see a summary of the legislation on various sites.
   - Pete recommends setting up a WhatsApp group to assess/gather interest in your block. This will help residents manage the numbers for RTM.
   - This legislation applies only to each block. If several blocks wish to go RTM together, then each individual block needs to get a 51% majority to start the process.
   - Several blocks can use the same RTM agency, but the agency will process each block separately. Pete used Leslie Hitchcock and John Miller houses, as an example. They are linked because they share an underground car park, so they are structurally linked.
   - A block is defined by its name e.g. Leslie Hitchcock
   - Shared Ownership is fine for RTM
   - Appoint a company to do the RTM process. The real genuine RTM companies will not be bullied by landlords and be on the residents' side. Pete recommended Canonbury and Prime. Neither are perfect.
   - Canonbury is the original RTM company — they saw through the original 2002 legislation. Pete trusts them implicitly. Pete, as director, can check bills online for the blocks that he is resident director of.
   - Prime are smoother operators and their software is slicker.
   - Pete prefers a company who will fight for residents
   - Legislation is that residents will be setting up a Ltd RTM company for their building
   - The RTM company will take residents through the process and ask residents to nominate 3 resident directors per block to manage each block (where blocks are co-joined in some (physical) qualifying way, they can have joint directors).
   - The company who the residents elect to take them through the RTM process, will set up the RTM limited company for the block as partof that service. If residents agree to appoint them for the 1st year as managing agents for the block as well, then they will often offer residents a discounted rate.
   - The RTM company manages the building on behalf of the residents. All legal requirements and compliance are managed by the management company which you appointment. The legal responsibilities (compliance etc) lies with the managing agent.
   - How much work is it for the directors? It's exactly how much you want it to be. If resident directors want to be heavily involved, they can be, but over time the workload may reduce, as residents trust their management company more
   - Budget setting is essential. The managing agent will discuss a budget with the residents when they take over. They will use the existing block budget as a guideline on what the new block budget will be.
   - All management agents are appointed 1 year at a time only. Every year you can renew or review the management agent.
   - Links to Canonbury and Prime management agents were posted in the chat.
   - Links to Leasehold Advisory (govt site) www.leaseholdknowledge.com
   - Multiple buildings and Estate issues – legislation deals only with 1 block at a time i.e. block charges only, but not with Estate charges at all.

- RTM puts residents in a position to directly manage their own blocks, but does not affect the Estate (Superior Landlord) charges.

2. Questions:
   - How many directors does each block require e.g. in Phase 1&2? –
     - You would have directors from each block to manage them individually to manage the individual block charges and block issues raised
     - Mihaela, resident director from Samuel Garside House (also solicitor), answered that she believes that each entity or "block" requires a minimum of 3 resident directors per entity.
     - If a director leaves, then a new director needs to take their place
     - Each resident has a £1 share ownership, invested in your "share" of the block, as part of the RTM company.
   - What does that look like for multiple blocks?
     - Michaela answered that an "entity" or block is defined by their shared common space e.g. shared car park. Only the RTM company will be able to correctly define the entity when they start the process. Some common areas cannot be taken over by the residents if they are owned by BRL.
   - How much work is involved?
     - Michaela said the managing agent takes legal responsibility for the building
     - The managing agent will comply with legislation and approach the residents if any extra expenses are required
   - Judita asked: What happens if residents don't know their budget? What happens to any monies paid to current managing agents?
     - Pete said legally every resident MUST be advised of their budget and he has seen some budgets in the Fielders Q WhatsApp group. He advised Judita to double check her emails etc.
     - Mihaela answered that legally monies should be transferred over to the new RTM company, but in reality she doesn't think that monies will be transferred because the landlord/ old managing agencies often find excuses to hold onto funds. Mihaela's building ended up with a deficit — but the deficit is written off when they transferred to the new RTM company, according to the RTM legislation.

   - Bledar came in to speak about Billington House who didn't manage to move to RTM because residents were concerned about the time commitment involved. He remarked that the buildings are poorly built and often there are defects which need to be dealt with too, but he is still in favour of RTM.
   - Pete mentioned that Canonbury do not allow residents to nominate their own contractors vs Prime who do allow residents to nominate a compliant contractor.
   - Liza asked about existing section 20 agreements and how they will be affected by possible RTM.
     - Pete said existing contacts will pass over to the new management agent who may end/void them on your behalf after something like a three month termination agreement.
     - Mihaela said the contracts become null and void immediately and your new manging agent appoints their own.
     - Pete agreed that whatever the advice he had given from his lookup, his experience was that Mihaela's version was what happens in practice, not what he said.
     - The new management agents will have to think ahead to put new contracts in place for when they take over.
   - Judita asked how long the RTM process will take
     - Mihaela said around 18 months in total
   - Judita asked if any formal signatures will be required or would the online sign up sheet suffice?
     - Mihaela answered that as part of the legal process of going RTM, the RTM management company doing your RTM will send letters to each resident to sign legal forms, showing they agree with the RTM, and they'll need to get the 50% of leaseholders to do this to move forward with the RTM. The residents leading the drive can of course keep everyone aware of this and encourage and contact those that are laggards, if any.
   - Judita asked for a further explanation of "entities" in relation to the shared spaces question.
     - Mihaela answered that this is very tricky and will only be known once the RTM company investigates that the legalities of each block and "shared spaces". Only once residents start the process will they understand this in full.
     - Pete said that in the case of the Fielders Quarter, the matter is greatly simplified by the fact that the estate charge is defined under different categories to that of the block charge – it is listed separately, so that there can be no confusion about who is responsible for what. Pinnacle week remain in charge of the estate service charge and will continue to collect it.
     - What is a "block" — your block will be defined in your lease as well as in government registers. You will have a lease for ownership of a property within a defined block, e.g. Leslie Hitchcock House.
     - Heating will still be managed by L&Q district heating. The set-up could be very complicated.

- Judita asked if a management agent can be terminated
  - Michaela answered that the contracts are renewed every year
- Judita asked if the existing Service charge bills for the blocks can be reduced?
  - Pete said that you can't sell RTM on a cost reduction because even if some bills reduce, then others will come up when things need to be fixed
  - Michaela said that having "control" over your building charges is the true benefit
- Liza suggested looking at the existing block accounts to assess "actual" costs to present to the new management agency. Estate (superior landlord) charges will remain with BRL and Pinnacle, who will send this to residents or will it go to the new management agency
  - Michaela said that legislation states that Estate charges cannot be sent to the new management agency, it can only be sent directly to residents from BRL or Pinnacle. Residents must be careful that the Estate charges bill is not sent to the new RTM company because in the eyes of the law, the new RTM will become liable to produce final accounts or invoices for the Estate charge and BRL and Pinnacle can wash their hands of producing accurate accounts.

- Next RTM Meeting date 16-Mar-2026

END