

# What does appointing a manager mean?

The term “manager” is not defined in the legislation. Generally speaking the landlord is the person with the ultimate management responsibility for the building under the terms of the lease, although he may have delegated day-to-day management to a managing agent.

## 1. MORE THAN JUST A MANAGING AGENT

A manager appointed by the First-tier Tribunal (Property Chamber) (FTT) is more than a managing agent. A managing agent works under contract to the landlord, whereas a *manager* can be appointed by the FTT to take over the landlord’s right to manage the building. They are given directions by the FTT – for carrying out major



### QUIZ - HOW WELL DO YOU UNDERSTAND YOUR LEASE?

Understand the key things you should know about your lease. If you are a purchaser, this can help make sure your solicitor has covered all of these points and explained them clearly to you.

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maintenance work, for example – and they will be expected to follow professional codes of best practice to manage the building in the interests of all the residents and the landlord. The appointed manager can receive all the income from the property for use in managing the block according to the landlord’s covenants in the lease and the order of appointment. The manager effectively steps into the landlord’s shoes in all management responsibilities.

The appointment is made under section 24 of the Landlord and Tenant Act 1987. The application can be made by a single leaseholder in a building, or a group of leaseholders acting together.