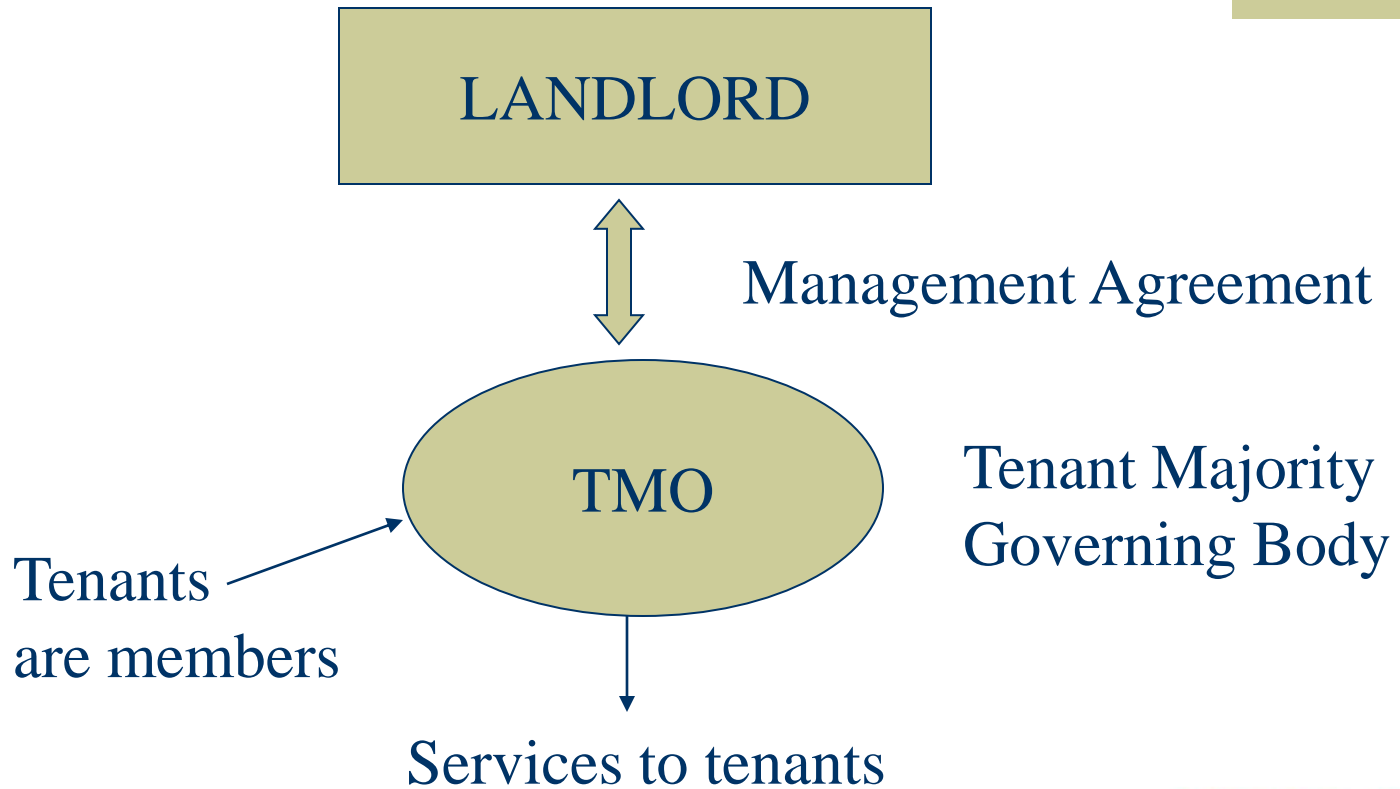




# What is a TMO?



# Tenant Management

**NFTMO** 

**Co-op Movement**

**Tenant Participation  
“Movement”**



**HA Co-ops**

1980 Housing Act

**Councils obliged  
to consult on Housing Management**



1975 Hsg Rents & Subs  
Act

**LA Co-ops**

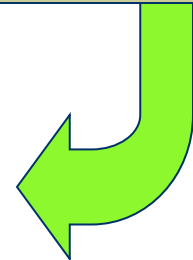
1985 Housing Act

**Estate Management Boards**



1994 Right to Manage Regulations

**TMOs – Right to Manage**



2008 Right to Manage Regulations

**NFTMO**   
The National Federation of  
Tenant Management Organisations

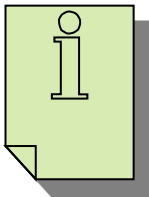
## TMO Constitution



- ◆ Company Ltd by Guarantee, CIC or Community Benefit Society (was I and P Society )
- ◆ Not for profit
- ◆ No dividends to shareholders
- ◆ Owned by members

# Forms of TMO

- ◆ Tenant Management Co-ops
- ◆ Estate Management Boards
- ◆ Other Variations of TMOs – JMB, RMO etc.
- ◆ Estate Sub Committees



- ◆ Council tenants have a statutory Right to Manage which is not affected by the presence of an ALMO operating in the same area.
- ◆ Housing Association tenants do not have a Right to Manage but a voluntary route that can follow a similar process to the RTM.

# The Right to Manage and the 'MMA'



- ◆ Functions to be delegated under Right to Manage relate to landlord services
- ◆ TMO can select from 'menu' of responsibility in 'pre-approved' Modular Management Agreement
- ◆ Competence and tenant support must be demonstrated in accordance with regulations.
- ◆ Regular review & 5 yearly continuation ballot

- Over 200 TMOs in England
- No net increase in recent years
- Managing 25 to 2,000 homes (Average around 350 homes)
- Urban and rural housing
- Some TMOs carry out full range of landlord functions
- Some TMOs take on limited functions (e.g. caretaking)
- Most TMOs employ staff
- Some small TMOs rely entirely on volunteers





# TMO Achievements



- Research shows TMOs often outperform their landlords
- Many TMOs use budgets more cost effectively
- TMOs provide or promote many community services beyond housing
- TMOs succeed in areas of multiple deprivation
- TMOs contribute to stable, sustainable communities
- When asked tenants have always voted for TMOs to continue managing their homes

D'EYNSFORD



One Planet Living is an initiative of Bioregional and its partners to make truly sustainable living a reality. One Planet Living uses ecological footprinting and carbon footprinting as its headline indicators. It is based on ten guiding principles of sustainability as a framework.

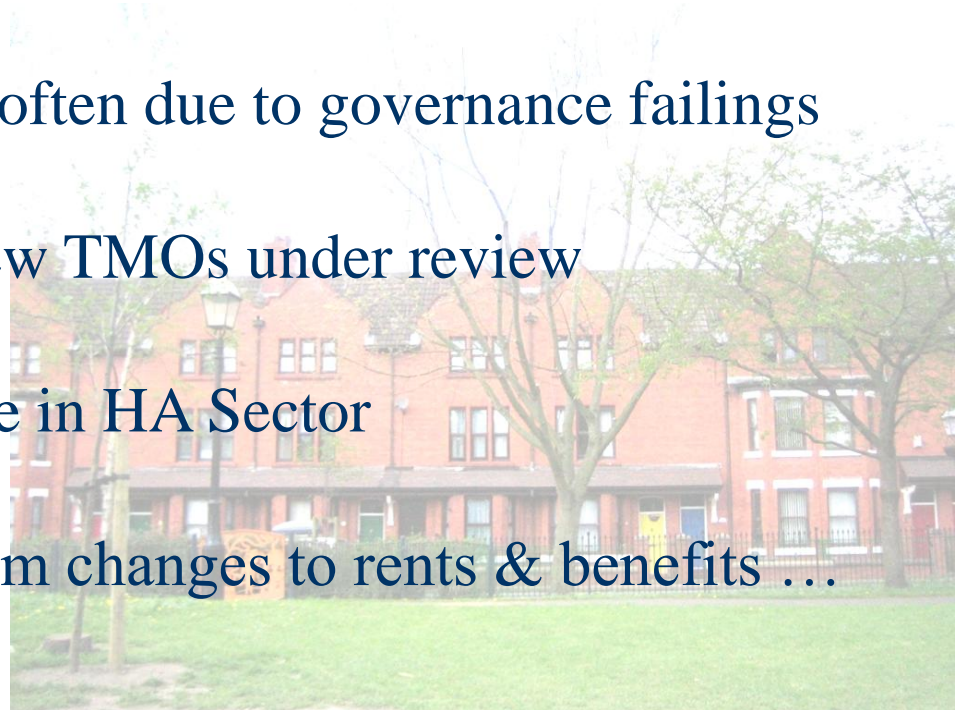
The logo for Bioregional is displayed in white on a black background. It features a stylized graphic of a blue and green shape on the left, followed by the word 'Bioregional' in a bold, sans-serif font.

Bioregional

## TMO Constraints & Issues



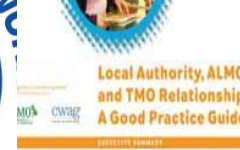
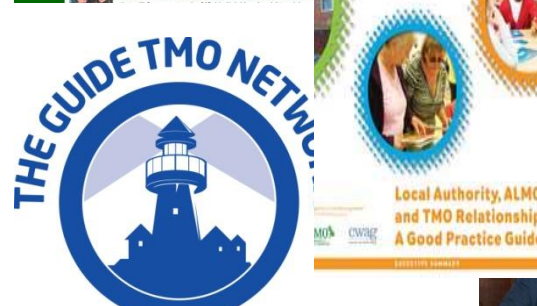
- Some vulnerable to unsupportive landlords
- Where TMOs fail, often due to governance failings
- Grant to develop new TMOs under review
- No Right to Manage in HA Sector
- Potential threats from changes to rents & benefits ...  
etc.



# National Federation of TMOs



- ◆ website
- ◆ E-newsletter
- ◆ Conferences/events
- ◆ training courses
- ◆ publications
- ◆ Guide TMO network
- ◆ Good Governance Kite Mark



[www.nftmo.com](http://www.nftmo.com)

# The Guide TMO Network



National Network of Experienced TMOs willing to offer study visits and provide support and guidance to other tenants groups



# Why TMOs



- ◆ reasons you might try the TMO option ?



- ◆ main benefits of TMOs ?

... finally.....

**Will the  
current  
political,  
economical  
and social  
climate lead to  
more TMOs**

