

THE PROPERTY INSTITUTE

- INCORPORATING -



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MERGER OF ARMA and IRPM

INTRODUCING

THE PROPERTY INSTITUTE

BRIEFING NOTE and FAQs

MARCH 2022

SUMMARY

After carefully reviewing our respective roles and positions at the heart of the rapidly evolving property management sector, the Boards of The Association of Residential Managing Agents (ARMA) and The Institute of Residential Property Management (IRPM) proposed a merger of the two organisations in 2021. We are delighted to announce that, following a member vote overwhelmingly in favour of our proposals last summer, we have brought the two bodies and their membership together, under '**The Property Institute**' (as of 9th March 2022).

Under the direction of a newly appointed Board, *The Property Institute* will represent and uphold the 'gold standard' for professional practitioners and firms within the industry and will provide enhanced support for its combined membership and create a stronger, unified voice for the property management sector, as it takes centre stage at a time of unprecedented change in public policy.

OBJECTIVES

The two bodies, with a combined history of over 50 years, have been working extremely closely in recent years on a wide range of topics including the building safety crisis, sector mental health, and regulatory reform.

Combining forces under *The Property Institute* means that all professional members and member firms can enjoy the benefits, advantages, expertise, training, guidance and support they have come to rely on from both ARMA and IRPM, and allows the new organisation, representing a significant proportion of the sector, to maintain our work with Government, to ensure that the proposed legislative changes ahead are workable for our members and implemented for the benefit of all clients and residents.

RATIONALE

Joining forces under a new organisation is a logical, timely, and exciting next step that will allow *The Property Institute* to better represent the residential property management sector, while continuing to both set and drive standards up, and adopt a stronger and more influential role in steering future policy, in both the immediate and long-term future..

With a major step change in policy affecting all tenures of the residential property market, in terms of design, construction, health & safety, and management; and a significant overlap of ARMA and IRPM's membership, mission and values, this is the right time to establish a united and stronger voice for our industry.

TIMESCALES AND GOVERNANCE

Following Member approval at two General Meetings, and a vote in favour of the merger proposals last year, the secretariat and boards have been working hard behind the scenes to bring the two organisations and their respective teams together.

There is a lot of work still to be done, and in the interim, we will be retaining the two membership brands and adopting the temporary logo shown below. A new brand identity will be launched in due course.



Visitors can continue to access the respective websites for ARMA and IRPM, but a new website for *The Property Institute* will be developed and launched in due course - in the meantime, the holding page at www.tpi.org.uk will provide links to the ARMA and IRPM websites.

Andrew Bulmer, former CEO of the IRPM, has been appointed CEO of *The Property Institute*, and former ARMA Chief Executive, Dr Nigel Glen, will move to Executive Chair of the new Board of 12.

FAQs

Q Why are you merging? What will the benefits be for me/my firm/the sector?

A ARMA and IRPM share the aim of setting, improving and enhancing the professional and organisational standards of the property management sector. *The Property Institute* gives us greater power and a stronger definitive voice to support both firms and professional members, and represent the sector in the new landscape.

By combining our resources, data and expertise, we are better equipped to effectively grow and support our combined membership through regulatory reform, raise standards through enhanced training, qualification and CPD opportunities, and provide a more powerful and representative voice to our government engagement.

Q Why have you merged now?

A Both organisations have hit their highest levels of success and growth, in terms of membership size, political influence, and financial stability in recent years, whilst firms and individual professionals are facing unprecedented challenges in safety, legislation, economics and technology.

Legislation, which has been building up over the last few years, is now starting to go through Parliament. ARMA has been supporting firms, and IRPM has been supporting individual professionals through the challenges of recent years, and have increasingly found themselves collaborating on important issues, such as safety, mental health, and regulatory reform. Bringing the two organisations together will double our firepower to serve both firms and individual professionals both coherently and consistently.

This increased firepower will enable us to more effectively respond to the challenges coming towards the sector, and clearer engagement with government and stakeholders.

Q How will you manage to deliver support and needs of both memberships under one roof?

A We will deliver a higher level of support and better engagement for our professional and firm members – both existing and new – by uniting two highly capable and knowledgeable teams. The new organisation will allow us to improve the breadth and depth of member services and offer more focussed and tailored support for all firms and individual professionals, with relevant and specific updates, guidance, events, training, webinars, workshops, courses, exams and qualifications.

Q If I join *The Property Institute* will I have to pay higher membership fees, due to it becoming a merged membership body?

A Charging structures and any annual increases to fees (in-line with inflation) are expected to remain the same and *The Property Institute* will remain a Not-for-Profit organisation for its members.

Q Will members be regulated or audited under the new organisation?

A *The Property Institute* will maintain and uphold the existing standards, and the previous regime for ARMA-accredited firms will be transferred across. For professional members, an IRPM 'Code of Conduct' equivalent will also remain in place.

We will also seek to influence any new regulatory regime (e.g. Regulation of Property Agents), and support professionals and firms to help them prepare.

Q I am a member of the IRPM, and my firm is an ARMA member, will this affect my membership to both organisations?

A Membership classes for both organisations will continue. Firms and professionals will continue to be represented within and by *The Property Institute* and corresponding tailored services and associated benefits will continue to be developed to meet the different needs of individuals and firms in order to face future challenges.

Q My firm is an ARMA Member, but not all staff are IRPM members – will this prevent the firm from joining *The Property Institute*?

A Application and entry criteria for any professionals or firms remain the same as before, and as an ARMA member, your firms' membership will be transferred to *The Property Institute* and staff who are IRPM members will also retain membership under the new merged organisation.

Q I work in the Build to Rent/Social or Affordable Housing/Private Rented/Factoring sector, will *The Property Institute* continue to cater for those sectors?

A Yes, *The Property Institute* will continue to serve all levels of membership and all existing sectors.

Q What will happen to my pending ARMA or IRPM membership application?

A Your application will be processed as usual, and your membership level will remain unchanged. All ARMA membership categories and IRPM membership levels and the benefits and support you can expect to receive, will remain in place and will continue to be upheld as the gold standard in the sector.

Q I work in the Build to Rent/Social or Affordable Housing/Private Rented/Factoring sector, will *The Property Institute* continue to cater for those sectors?

A Yes, *The Property Institute* will continue to serve all levels of membership and all existing sectors.

Q Can I still apply for ARMA or IRPM Membership?

A Yes, all the previous membership categories and qualifications remain the same under *The Property Institute*.



The Property Institute

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