

EGRA & Embassy Gardens RTM – a community action plan

Why are we changing direction?

Following further discussions with the freeholders and additional due diligence, the EGRA Committee now recommends that **Right to Manage (RTM)** should become our immediate priority.

Our longer-term ambition remains greater leaseholder control of Embassy Gardens. We continue to believe that **enfranchisement**, or a genuinely balanced version of **Option 4**, could ultimately provide greater value than RTM because they have the potential to bring both the buildings and shared estate under community control.

However, those options depend upon negotiations with the freeholders.

RTM does not.

RTM is a legal right that leaseholders can exercise themselves. It is therefore the most practical first step we can take today whilst continuing discussions about longer-term opportunities.

Why now?

The FY2025 service charge accounts showed an overspend of approximately **£1.96 million**.

Many leaseholders have understandably questioned how this happened and whether stronger financial oversight, procurement and contract management by BAML and the freeholders could have reduced the impact.

Whatever view people take, we believe leaseholders should have a much stronger voice in how our buildings are managed and how service charge money is spent.

RTM is not a quick fix

We want to be honest about what RTM can — and cannot — achieve.

RTM will not automatically transfer ownership of our buildings or control of the shared estate facilities. Those issues will still need to be addressed through future discussions with the freeholders. Shared facilities including the cinema, gyms and Sky Pool will continue to be managed by BAML and recharged to the RTM company.

Nor is RTM simply a case of contributing **£170** and leaving the rest to a consultant.

RTM is a substantial community project that will require:

- support from **50% plus one** qualifying leaseholders in each building;
- volunteer RTM directors;
- professional legal and technical advice;
- careful project management;
- full legal compliance; and
- sustained community engagement over the next 12 months or more.

Why we are building support first

Some leaseholders have asked why we are not appointing an RTM consultant immediately.

Our view is that the first priority is building a strong community mandate.

Professional advisers are essential, but they add the greatest value when there is a realistic prospect of success.

Once a building reaches around **35% committed support**, we intend to establish its RTM company, identify RTM directors and begin the governance preparations. We will appoint an independent RTM consultant as momentum builds and there is sufficient support and funding to progress confidently.

We believe this is the most responsible way to manage community funds for those who have contributed already.

This is a community project

The EGRA Committee consists of a small group of volunteers with full-time jobs (or retirement), families and other commitments.

We are happy to coordinate and lead this work, but we cannot deliver a project of this scale on behalf of more than 1,450 leaseholders.

If RTM is to succeed, it must become a genuine community project.

We need leaseholders to step forward as **Building RTM Champions**, helping to:

- speak to neighbours;
- engage non-resident landlords;
- answer questions;
- organise informal meetings;
- identify future RTM directors; and
- recruit the support needed to reach the statutory threshold.

We are also fortunate to have many residents with professional expertise in law, finance, procurement, project management, engineering, communications and property. If you have skills or experience that could help, we would be delighted to hear from you.

Help us reach every leaseholder

One of our biggest challenges is simply reaching people.

Many apartments are rented and many owners live elsewhere.

We therefore ask every leaseholder who supports RTM to actively help recruit others.

Please talk to your neighbours, introduce landlords to EGRA, share information with owners and encourage attendance at meetings.

We also encourage local letting agents, sales agents and property professionals to make owners aware of the initiative and encourage them to engage with EGRA so they can make an informed decision.

If every supporter encourages just a few more leaseholders to become involved, achieving the required majority becomes entirely realistic.

What happens next?

Over the coming months we will:

- Continue engaging openly with leaseholders.
- Build support towards the required **50% plus one** threshold in every building.
- Establish RTM companies once buildings reach around **35% committed support**.
- Appoint an independent RTM consultant.
- Progress RTM building by building as each reaches the legal threshold.
- Continue constructive discussions with Ballymore and the freeholders on future opportunities, including shared estate management, Option 4 and enfranchisement.

Supporting the RTM fund

If you support this recommendation, we invite every leaseholder to contribute **£170 per apartment** towards the RTM Fund.

EGRA will continue to manage these funds carefully and transparently and will only commit them where there is a realistic prospect of progressing RTM.

Lloyds Bank

Account: Embassy Gardens Residents Association

Sort Code: 30-99-50

Account Number: 27187160

Please use **RTM [building/apartment]** as your payment reference.

Together we can make this happen

This is one of the biggest opportunities leaseholders have ever had to influence the future of Embassy Gardens.

The Committee can coordinate and lead the work.

Professional advisers can provide expertise.

But only leaseholders can build the support needed to make change happen.

If each of us speaks to a few neighbours, encourages another leaseholder to get involved or volunteers a little of our time and expertise, we believe we can create a stronger, more accountable future for Embassy Gardens.

The future of Embassy Gardens belongs to all of us. Let's build it together.