

Embassy Gardens Right to Manage (RTM) Campaign

Right to Manage (RTM) is a statutory right that lets the owners of each qualifying building take over its management through a company owned by the leaseholders, choosing a **professional managing agent who answers to the people who pay**. There is no fault to prove, and your lease, ownership and mortgage are untouched. It takes just over half the flats in your building to say yes.

+67.5%

service-charge budget growth from 2021 to 2026, three to four times CPI inflation over the same period

3–5×

general repairs and maintenance spend against the budget set, five years running

~£2m

recovered from residents through balancing charges in four years, with no vote on any of it

Why owners are acting now

Decisions about our money should be made by the people who pay it. Right to Manage is a well-established legal route, already used by thousands of UK buildings and improved by the 2024 reforms. Nothing about daily life changes: professional managers, engineers and advisers carry on. What changes is who they answer to.

- ✓ **Openness:** the service-charge budget set and shared in the open, itemised, with accounts members can see. Today budgets are set *for* owners, not *with* them, and recent budgets have been overshot.
- ✓ **Quality:** we choose the managing agent, and can replace them. Professional management stays.
- ✓ **Better value:** every contract tendered properly, quality protected, and the freeholder's routine legal costs no longer ours to pay.
- ✓ **Honesty:** some rises reflect real pressures (insurance, energy, staffing, building safety), and the accounts have never been independently audited. RTM doesn't promise savings; it delivers control and transparency.

What we need you to do · two minutes, today

1

Register your support

embassygardens-rtm.com/join · free and non-binding, withdraw any time. It counts your flat towards your building's 50%+1 threshold. The law counts flats, so every owner matters, including landlords and overseas owners (all by email).



2

Join the WhatsApp group

Updates and Q&A session dates. Prefer not to join a group? Email info@egra.org.uk. Questions are welcome before you register anything.



3

If you can, chip in £170

A voluntary fund for legal and professional advice. It is separate from registering and never required.
Lloyds · Embassy Gardens Residents Association · 30-99-50 · 27187160 · ref: RTM [block/apartment]

Beware of payment fraud: these bank details will never change. Verify via the EGRA email newsletter or info@egra.org.uk before your first payment. EGRA will never ask by phone, WhatsApp or SMS to pay a different account.

Straight answers, no spin.

💡 Why is RTM being considered?

Costs have risen well ahead of inflation and the people paying have no vote on budgets, contracts or the choice of agent. RTM offers a legal route to stronger governance, transparency and accountability.

📄 Does my lease or mortgage change?

No. Your lease, ownership, mortgage and your right to sell or let are untouched. RTM changes who the people managing your building answer to. Nothing else.

🏊 What about the Sky Pool, gym and cinema?

Shared estate facilities are expected to stay estate-managed and recharged. RTM covers your building, an estimated 25-40%* of the service charge. More control, not full control, and we won't pretend otherwise.

🛡️ Can the freeholder block it?

Not by refusing consent. RTM is a no-fault legal right. Objections are limited to narrow legal grounds and decided by a tribunal, which must grant a claim that meets the criteria.

🌐 I let my flat out, or live overseas

Your vote counts equally. The law counts flats, not residency. Registering, questions and eventual membership can all be handled by email, from any time zone.

🏠 What happened to Option 4 and buying the freehold?

Still the longer-term ambition, and discussions continue. Those routes need the freeholders to negotiate; RTM doesn't, so it's the practical first step, not a replacement.

📉 Will my service charge go down?

We won't promise that. Some costs are genuinely rising everywhere. What changes is control: owners set the budget, tender the contracts and see where every pound goes before it's spent.

✅ Is registering support binding?

No. It's free, non-binding, and you can withdraw at any time. Formally joining your building's RTM company is a later, separate step, and that is free too.

👤 Who runs the building afterwards?

A professional managing agent, chosen by and answerable to the leaseholders through the RTM company, and replaceable if they underperform. The current agent is welcome to bid.

🏠 Could Phase 1 and Phase 2 proceed separately?

Potentially, yes. RTM works building by building, so Phase 1 buildings could move ahead before Phase 2 reaches the numbers, or the other way round. Each building progresses as it qualifies.

🔑 I'm a renting tenant. Does this affect me?

You still benefit: a better-run building means more responsive management for repairs and services. The most useful thing you can do is pass this flyer to your landlord or letting agent.

🔍 What's the catch?

Honestly: a voluntary £170 per flat, twelve months or more of community effort, and a few neighbours volunteering. That's the whole catch, and every limit is spelled out on the website.

How RTM works · the steps, taken together

- 1 Neighbours join neighbours**
Towards 50% plus one in every building.
- 2 Set up the RTM companies**
At ~35% committed support: leadership identified, ways of working prepared.
- 3 Appoint the consultant**
An independent RTM consultant, as momentum and funding build.
- 4 Serve notices**
Building by building, as each reaches the legal threshold.
- 5 Transition**
Smooth handover, no disruption.
- 6 Keep talking**
Constructive freeholder discussions continue: shared estate, Option 4, enfranchisement.



Two minutes today. A say for every year after.

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