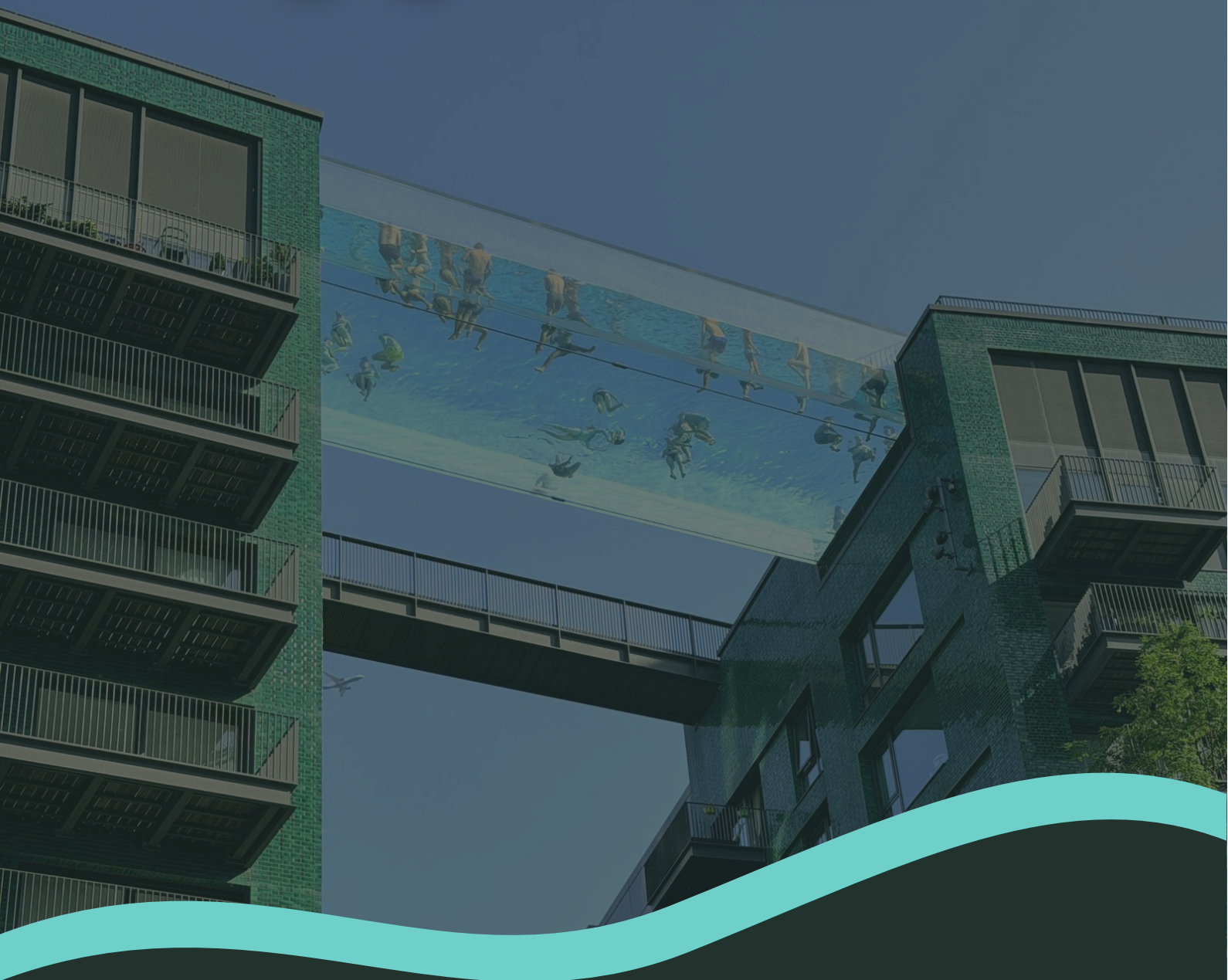




EMBASSY GARDENS
— RIGHT TO MANAGE CAMPAIGN —



FOR LANDLORDS & LETTING AGENTS • 2026



Own here? Have a *real say*.

Service charges here have climbed far faster than inflation, and the owners who pay them have no vote. Right to Manage puts the budget, the agent and the contracts under the people who pay them. Only owners can register, in about two minutes by email.

1,450+

neighbours across the estate

50%+1

to take the reins, building by building

0

change to your lease or ownership

Two minutes, all by email.

An initiative of the Embassy Gardens Residents' Association (EGRA)

embassygardens-rtm.com

A cost you absorb, or a cost you govern.

Your tenant or agent forwarded this because you own a flat at Embassy Gardens. Predictable costs and clear, accountable management matter to every owner, and leaseholders here are exercising the statutory Right to Manage (RTM): taking control of building management, budgets and contracts through companies owned by leaseholders. Today, the people paying those costs have no vote on them; RTM changes that. Tenants cannot register support, only you can, and everything below can be done by email, from anywhere in the world, in about two minutes.

+67.5%

service-charge budget growth 2021 to 2026, set without any vote from the owners who pay

3–4×

the rate of CPI inflation over the same period

~16%

FY2025 expenditure over the budget set for that year

Charges on this scale deserve scrutiny before they are spent, and today the owners funding them have no vote. RTM does not promise lower charges; it transfers control of the budget, the managing agent and the contracts to the people paying the bills. For an investor, that is the difference between a cost you absorb and a cost you govern. Here are the three questions landlords ask us most.

Does this affect my mortgage?

RTM changes none of the things your lender's security rests on. Your lease, your title and your ground rent are untouched; RTM transfers the building's management function only, under the 2002 Act. Registering support, and later joining the RTM company as a member, requires no change to your lease and involves no charge over your property. RTM-managed buildings are commonplace across England and Wales; if in doubt, ask your lender or broker.

Does my lease change?

No. Your lease, your ownership and your obligations under it are exactly the same the day after RTM as the day before. What changes is who sits on the other side of the management function: instead of a managing agent answerable to the freeholder's structure, an agent appointed by, and accountable to, a company owned by the building's leaseholders. You still pay a service charge; your building's leaseholders now control how it is set and spent.

What's my cost exposure?

Registering support is free and non-binding. RTM company membership, when your building's company forms, is free. Since the 2024 reforms took effect in March 2025, each side generally bears its own costs in an RTM claim, which removed the main historic cost risk. The campaign runs on a voluntary contribution of £170 per apartment for legal and professional advice, managed transparently by the residents' association and committed only where there is a realistic prospect of success.

What we won't tell you: that RTM guarantees savings. Some costs are rising everywhere, shared estate facilities (cinema, gyms, Sky Pool) remain estate-managed and recharged, and the process realistically takes 12 months or more. The claim we do make is narrower and solid: the threshold is more than half of each building's qualifying leaseholders, the right is no-fault, the freeholder's consent is not required, and the leaseholders who pay the bills end up holding the pen. Figures above are percentages derived from published estate budgets and accounts (2026 is a budget, not an outturn; figures exclude balancing charges); workings available on request. Figures last updated 18 July 2026.

- **How much can you govern?** An estimated 25–40%* of the service charge is building-level, the part RTM brings under leaseholder control. *Subject to expert advice and assessment.