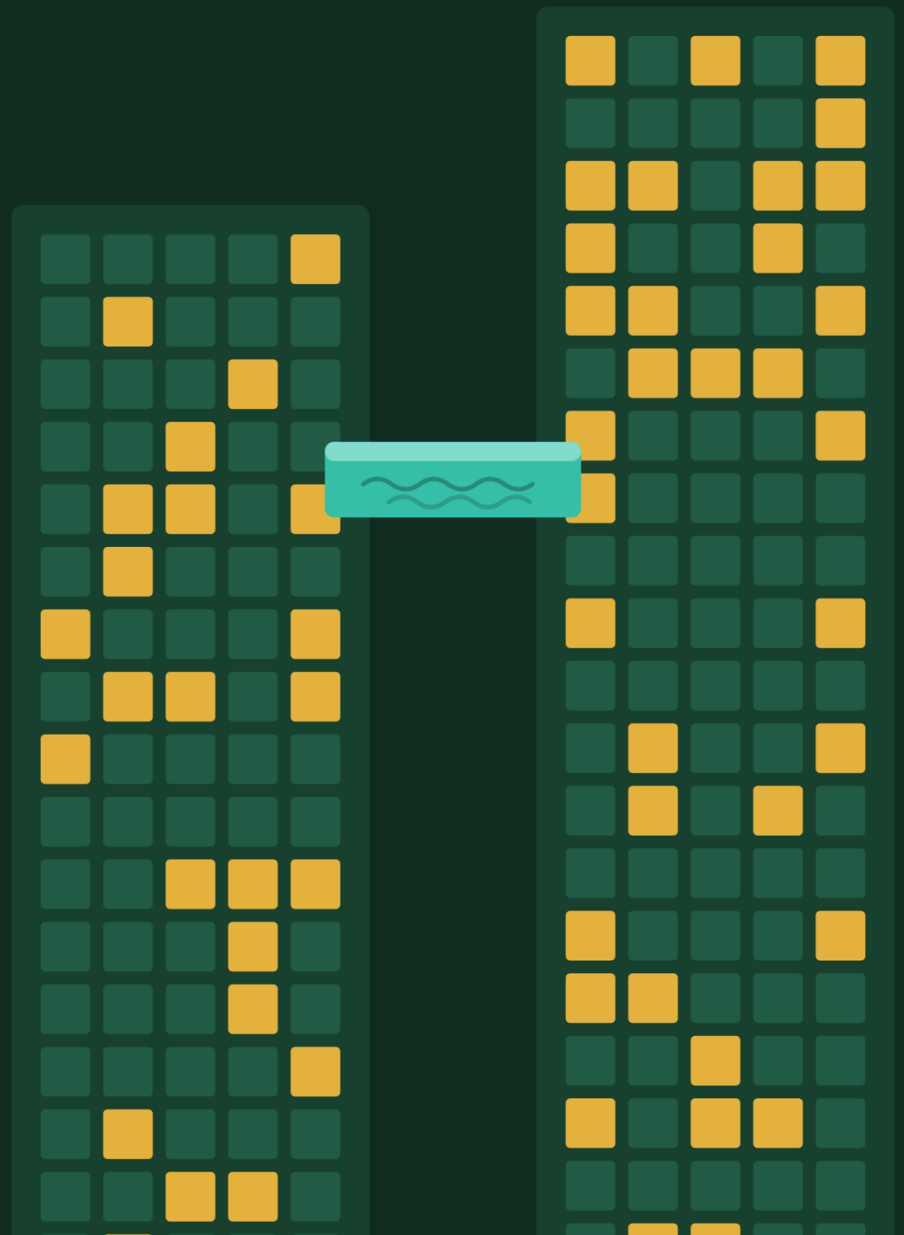
Protect your investment at Embassy Gardens

Right to Manage: a briefing for leaseholders

Our building. Our money. Our decisions.



Embassy Gardens Residents' Association (EGRA) · October 2026

The short version

Four things to remember from this briefing.

1 You pay, but you have no vote

Service charges are set and spent without a leaseholder vote. The estate budget is up 67.5% since 2021.

2 The law gives you the right to act

Right to Manage lets a building's leaseholders take over its management. There is no fault to prove, and the freeholder's consent is not needed.

3 Your apartment counts, wherever you live

At least half the apartments in each building must join. Legacy and The Modern are unlikely to get there without overseas owners.

4 Registering takes two minutes

It is free, it is not binding and it is all online. Please register every apartment you own today.

Service charge budget up 67.5% since 2021

The combined estate service charge budget, from the 2021 budget to the 2026 budget.

+67.5%

increase in the estate service charge budget between 2021 and 2026, around 11% a year

About 16%

over budget in the 2025 accounts. The overspend is billed afterwards as a balancing charge.

About £2m

of balancing charges billed to leaseholders across 2022 to 2025.

No vote

Leaseholders are consulted on major works, but do not approve the budget, contracts or agent.

For a landlord, every extra £1,000 of service charge is £1,000 less net rent each year, before tax.

Right to Manage puts leaseholders in control

A legal right under the Commonhold and Leasehold Reform Act 2002. No fault to prove.

	Today	With Right to Manage: our plan
Managing agent	Appointed through the freeholder's structure	Appointed, and can be replaceable, by a company your building's leaseholders control
Budget	Set for leaseholders, without a vote	Checked by leaseholder directors before the money is spent
Contracts	Awarded by the agent. Leaseholders are consulted only where the law requires it	Large contracts are awarded by open competition
Accounts	Checked by agreed procedures only. No full audit has been commissioned	Your building's accounts are open to members, and the company can commission a full audit

Same buildings. Same professional management. The agent answers to the people who pay.

Your lease and your tenancy do not change

Right to Manage changes who the managing agent answers to. It changes nothing about what you own.

Your lease

Its terms stay the same. The RTM company takes over the landlord's management role.

Your ownership and mortgage

Untouched. The freeholder still owns the freehold.

Your tenant and letting agent

Tenancies and letting arrangements carry on as they are.

Your right to let or sell

Exactly as your lease allows today.

Sky Pool, gyms and gardens

Your lease rights to use them continue.

Your protection in law

A lease cannot penalise you for joining an RTM company (section 106).

More control, not full control

We want to be honest about what Right to Manage does not do.

Managed by your building's RTM company

- Cleaning, staffing and day-to-day upkeep
- Repairs and maintenance, with a written record
- Your building's contracts and budget
- Your building's accounts
- The choice of professional managing agent

Expected to stay with the estate manager

- Sky Pool, gyms, spa and cinema
- Gardens, water features and shared grounds
- Estate-wide concierge and security
- Services shared by more than one building
- You keep paying your share of these costs

30 to 60%

of the service charge is your own building's costs

No promised saving

RTM gives leaseholders a say, not a guaranteed lower bill

A stronger voice

Organised buildings can question and challenge estate charges

Your building needs you to reach half

The law counts apartments, not people in the room. Yours counts the same wherever you live.

What the law needs

At least half of all the apartments in the building must join.



Private apartments in Legacy and The Modern



Owned from overseas: at least 1 in 4 — All other owners

Without overseas owners, about two in three of all the other apartments would have to join.

300+

apartments across the four buildings have already registered their support. Registering is the first step, before membership.

Buildings are counted one by one

We expect Ambassador, Capital, Legacy and The Modern each to need their own half. Our solicitors will confirm this.

The first to reach half goes first

Buildings make their claim in the order they reach half.

Registering is free and not binding

Three numbers to know before you decide.

£0

to register your support

About two minutes online. Not legally binding. You can say you are undecided, and you can change your mind.

£170

voluntary, per apartment

The RTM Fund pays for specialist legal and technical advice, company set-up and project management. Register now and contribute when you are ready.

£1

a member's guarantee

Membership is a separate, later step. £1 is the most a member pays if the company is wound up. Members cannot leave while a claim is running.

Legal costs. Since 3 March 2025 a landlord's costs of dealing with a Right to Manage claim cannot be charged to the RTM company or its members, and its routine (non-litigation) costs cannot be added to the service charge. Exceptions: a costs order made by a court or tribunal in proceedings; and a claim that is withdrawn or fails where the tribunal finds the company acted unreasonably. In that case members and former members are liable together with the company.

The registration form never asks for payment or bank details. Bank details come only from the campaign website.

You can do everything from where you live

No travel and no meetings to attend. Registration and updates are online, wherever you are.

Register online

Two minutes on the campaign website. Add a phone number with your country code and say how you prefer to be reached.

Join remotely

We expect membership forms to be completed online when your building is ready. Our solicitors will confirm how they are signed.

Stay informed

Updates by email, recorded briefings and online question sessions.

Help in Chinese

A Chinese guide to the form, information packs in Mandarin and Cantonese, and translation help on request.

An equal voice

Investors and residents carry equal weight. Investors can stand as directors without living here.

简体中文
embassygardens-rtm.com/zh

繁體中文
embassygardens-rtm.com/zh-hant

English
embassygardens-rtm.com/investors

Estates this size have already won the right

Thousands of RTM companies have been formed in England and Wales since 2003.

Chelsea Bridge Wharf, London SW11

About a mile along the river from Embassy Gardens

10
blocks

1,100+
apartments

Jan 2025
confirmed by the First-tier Tribunal

Reported as the largest Right to Manage in the country. A new managing agent, appointed by the leaseholders' company, took over in May 2025.

Century Wharf, Cardiff

Leaseholder-run for more than a decade

19
buildings

3
RTM companies

2014
right acquired

Managed by leaseholder-controlled RTM companies since 2014.

The lesson from both: winning the right is the first step. Governance decides the result.

Our commitments: budgets shared openly, contracts tendered fairly, a conflicts policy for directors, regular elections, and equal weight for investors and residents.

What happens next

Building by building, in the order each one reaches the threshold. Expect 12 months or more.

1 Now | 2 About 35% | 3 At least half | 4 Claim | 5 Handover

Register your support

Every apartment is counted, building by building.

The RTM company is set up

Directors are identified and advisers are appointed.

Leaseholders join as members

By membership form. The solicitors check every membership.

A claim notice is served

The freeholder can object only on legal grounds.

Management transfers

Professional agents carry on, answering to leaseholders.

You are at step 1. The 35% point is EGRA's own milestone for setting up each company. The legal test is at least half of all the apartments in the building.

At least four months from claim notice to handover, and longer if the freeholder disputes the claim.

Three things to do today

1 Register every apartment you own

Two minutes. Free. Not binding. Each apartment counts separately.

2 Tell other owners

Send the link to other overseas owners you know, and ask your letting agent to forward it to their Embassy Gardens landlords.

3 Contribute £170 when you are ready

Per apartment, to the RTM Fund. Bank details come only from the campaign website: embassygardens-rtm.com/contribute.

Our building. Our money. Our decisions.

Scan to register

embassygardens-rtm.com/join

中文指南 embassygardens-rtm.com/zh

Questions info@egra.org.uk

The form never asks for payment.