

Surrey Property Exchange



Monday 9th November 2020 • Click on the Zoom link from 6.30 onwards

Welcome to our property network forum, open to anyone and everyone interested in property, to share knowledge and information, gain new ideas and motivation and to offer advice. An open, interactive networking environment can only help to create a **win:win** result for all of us!

Tonight's Main Speaker:

Phillip Russell

Phillip has over 50 years of knowledge and hands on practical experience in property development and construction. After years of setting up and running companies in the corporate property sector, Phillip now owns One Oak, a locally based development company.



He will distill for us his decades of background in exploring the art of site finding, as well as offering valuable advice on how to maximise the value of plots through the UK planning system.

Call: 0789 4645181

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Richard Simmons

Welcome to our online event this evening!

- I hope you're well and managing to make progress with your property business outlets, despite the obvious challenges we face. With a second lockdown now imposed, it is difficult to operate on anything other than a day to day basis at present...!
- Our main theme tonight centres around development sites - how to find, secure and optimise them. Phillip Russell has been a monthly event regular for quite a while now and he steps forward tonight to offer some of the knowledge and experience he's gained from over 50 years in the property business. Phillip is based locally with an extensive network and he has years of background in working with planning officers to get development schemes approved from sites previously sourced.
- It's important to understand what's going on and what's planned on the legislation front for HMOs, and I'm delighted to welcome Sean Grady, who is Team Leader of Housing Standards for Guildford Borough Council. He will give us an insight into what's in the legislation and consultation pipeline at both local and national level.
- A Lettings Clinic is on offer again this evening, hosted by Graham Faulkner, so by all means get your questions and concerns lined up for him! John Cox has a good overview on what's happening on a day to day basis, so his thoughts and advice will be well worth a listen.
- We hope to have some more "Hot Deals" for you tonight - please get in touch if you would like the opportunity to offer something to the audience next month. Just myself; send us a couple of slides with the key info and then the floor is yours.
- Stay healthy and I trust the next few weeks go well for you. I hope you'll be able to join us online for our pre Christmas event next month on Monday 14 December.!!



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Meet the Organising Team Members



Richard Simmons



Claire Williams



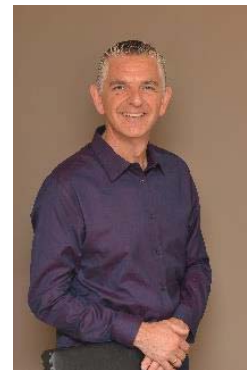
Ruth Gazzelloni



Graham Faulkner



Ranjit Singh



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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Member offers of help & contact details

Claire Williams

07533 818415

claire@apollopropertyprojects.com

I do Commercial to Residential Conversions, Serviced Accommodation, and Rent2Rent. I'm very happy to chat over coffee and share knowledge and experience. Always interested in new opportunities.

Graham Faulkner

07921 255815 / 01306 406506

graham.faulkner@ewemove.com

It's easy to fall foul of the mire of constantly changing legislation. I am well placed to help guide landlords in being a Sales and Letting agent within a large franchise network, as well as a property portfolio landlord myself.

John Cox

07973 309125

john@ideastorunwith.com

Currently focusing direct to the vendor and securing planning permission for sites ranging from £250k - £20m gross development value. Experienced in low value high yielding properties in Scotland, flips, and other creative methods. I can also help individuals or companies through my finance & insurance brokerage.

Ophelia Ashitey

07838 381665

ophelia@otkpropertysolutions.co.uk

I can help with electrical building services designs. Happy to share information and experiences on R2R in Guildford and to learn about HMOs and funding.

Ranjit Chaggar Singh

07858 466177

rschaggar@msn.com

Happy to talk/share my passion for Property Education, Knowledge, Experience and Contacts over tea/coffee. Ask me how you can get this exclusive offer tonight - 3 issues 4 free of Property Investor News magazine and get a free book "Before The Hammer Falls" - the insider's guide to Property Auction success. Take them all away tonight with nothing to pay...!

Richard Simmons

07894 645181

richard@propertyafreshstart.co.uk

Always keen to work with investors on a variety of projects in Surrey and on the East Sussex coastline. The top priorities are to add value and create desirable homes, provide win-win solutions, achieve good returns and have fun along the way!

Richard Ingle

03333 034487

rich@noviahomes.co.uk

With a background in software engineering management, I can offer help in setting up systems and working more productively. I've also got experience in coaching and would happily help out talking through problems. Currently investing in Swansea in HMOs, SAs and Flips.

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Member offers of help & contact details

Rory O'Mara 07747 616661 info@closedbridgingfinance.com
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Vivien & Ray Mitchell 01483 890722 / 07789 881477 vivmitchell@newleaf-homes.com
We manage properties for Landlords and have vast experience in managing our own Rent to Rent properties in Guildford. We can help with sourcing and packaging investment properties and doing joint ventures, property investments and development.

Useful Property Websites

www.spareroom.co.uk

www.openrent.co.uk

www.gumtree.com

www.lnpg.co.uk

www.londonpropertylicensing.co.uk

www.gov.uk/stamp-duty-land-tax

www.gov.uk/search-property-information-land-registry

www.propertychecklists.co.uk

www.propertytribes.com

www.fiverr.com

www.propertysnake.co.uk

www.nethouseprices.co.uk

Best source for room rent info and tenants.

Another good source for room rent info and tenants.

A good portal for buying and selling property items and for sourcing tenants.

Landlord National Property Group – excellent site for sourcing everything you need at terrific prices.

Everything you need to know about licensing schemes and other legislation in each London borough.

Check the costs and rules governing stamp duty and tax.

Check on ownership/titles/plans/restrictions etc at Land Registry.

Good site for what's happening on UK property scene.

Helpful reference site for info exchange and contacts.

Great place to get jobs done for just £5.00.

Lists price reductions on property.

Lists sale prices of property from Land Registry.

Useful Facebook Groups

Surrey Property Exchange

BMV Group

HMO Group

UK Property Traders

Multi Let Cashflow System

An information exchange and reference point for us!

Good site for answers and advice on property.

Well run site on multi-let information.

Good reference for developers.

Excellent site for Rent to Rent.

Surrey Property Exchange WhatsApp Group

To join, please send this text to Claire Williams on 07533 818415:

'Name

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Contact Information

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Joint Ventures: Please do your own due diligence before embarking on any kind of joint venture with anyone. Apart from your own personal efforts, references to the following websites may be of help in understanding the current FCA legislation on Joint Ventures and also provide lots of valuable advice.

www.fca.org.uk www.propertytribes.com www.propertyfortress.com

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join us next month
on Monday
14 December..!*

