

Surrey Property Exchange



Monday 11th January 2021 •

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 Speakers:

Andrew Punter, James Hutchinson and Sean Grady

Stamp Duty payments are now a big factor when considering whether to buy a property or not - all the more reason then to know what opportunities there are to mitigate that liability. Cornerstone Tax Advisors are the leading specialists in this aspect of tax. Andrew Punter will show us tonight the savings that are possible with the right approach and correct preparations being made.

A lot of significant changes were made to the regulations surrounding Permitted Development last summer - and it looks like some even more radical changes are on the way! The Government issued another discussion paper before Christmas and - if it gets the green light - what's proposed could be passed by Parliament before Easter! Our resident planning expert, James Hutchinson, will highlight the key aspects and explain the opportunities they could provide for all of us in the months ahead.

Student numbers at The University of Surrey and other academic institutions in Guildford have dropped radically as a result of the pandemic. That's had a big impact on University residences and private landlords, with lots of voids, and drastic cuts in rental rates often required to secure tenants. In his role as Housing Standards Team Leader at Guildford Borough Council, Sean Grady is in a unique position to see what effect this is all having on the HMO scene in and around the town. He joins us tonight and his thoughts and opinions will be well worth a listen.



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Richard Simmons

Welcome to our online event this evening!

Happy New Year everyone.!

- I hope you had a peaceful and relaxing Christmas, despite all the challenges faced. The prospect of weeks and weeks in another lockdown will be tough for all of us, but life has to go on as best we can manage it.
- We have a real variety of input on offer for you tonight, together with all our regular features, so I hope it will give you just what is needed at the start of 2021.!
The opportunity for savings to be made on Stamp Duty payments is still not widely known; Andrew Punter will highlight how Cornerstone tax specialists can help all of us when purchasing properties.
Just before Christmas the Government produced a discussion paper which proposed further radical changes to the Permitted Development regulations. James Hutchison will outline what is being put forward; they could end up being passed into law within the next two or three months, so we should start looking now!
The HMO scene in and around Guildford is seeing considerable change at present - not least because of resident student numbers being radically reduced at the University. Sean Grady will give us some observations from within Guildford Borough Council over what the future holds for private landlords.
- Our regular Lettings and Mortgage Updates are back this month, with input from Graham Faulkner and Steve Light.
- We hope to have some more "Hot Deals" for you next month - please get in touch if you would like the opportunity to offer something to the audience next month. Make contact with Claire Williams or myself; send us a couple of slides with the key info and then the floor or rather the screen is all yours..!
- I hope the first few weeks of 2021 go well for you and trust you can join us for our event next month on Monday 8 February.!



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Meet the Organising Team Members



Richard Simmons



Claire Williams



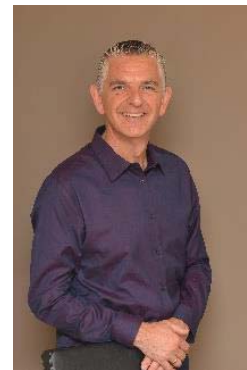
Ruth Gazzelloni



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.

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'Name

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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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We look forward to you joining us next month on Monday 8 February.!!