

# Surrey Property Exchange



Monday 13<sup>th</sup> July 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:

Tariq Mubarak

Tariq returns this evening to cover the property strategies surrounding assisted sales and repossessions. With his legal qualifications as a solicitor and his extensive experience as a property investor, Tariq is able to give us chapter and verse on these underutilised strategies within property.



Lots of us either miss the opportunities altogether, or lack the knowledge and confidence to make them happen ourselves. Tariq will show us what to do to unearth the opportunities, and how to back them up in documentation so that they turn into deals that can be delivered.

Call: 0789 4645181

[www.surreypropertyexchange.co.uk](http://www.surreypropertyexchange.co.uk)

# Surrey Property Exchange



Richard Simmons

Welcome to our online event this evening!

- Hello - I hope you are well and that the past few weeks have been fairly productive for you, despite the challenges faced. It is difficult to operate on anything other than a day to day basis at present, testing our ability to adapt and exercise flexibility on both a personal and business level. At least all the key agencies and professional services are back up and running now, so "normality" is slowly returning.!
- 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! There is a lot to consider on the finance front too, as there is so much change happening around us there. John Cox has a good overview on what's happening on a day to day basis, and his colleague Steve Light will update us on the current mortgage scene.
- I'm delighted to welcome Tariq Mubarak back this evening as our main speaker. His professional background as a qualified solicitor, and his experience as an investor in doing creative deals and handling repossessions means he has a great deal to offer those of us keen to help people and make the most of such opportunities.
- James Hutchison returns for another Planning Clinic this evening, and he will give us a hot off the press summary of some further changes to Permitted Development legislation which will come into effect next month. Grab the opportunity to talk to him separately if you want help with any planning challenges you face, or if you need some personal advice.
- 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 speak to Claire Williams or myself; send us a couple of slides with the key info and then the floor is all 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 event next month on Monday 10 August.!!



# UK Property Solutions

We are the key to:  
Enhancing Properties and increasing their value  
Creating beautiful homes for everyone  
Helping you buy and sell properties

[www.ukpropertysolutions.org.uk](http://www.ukpropertysolutions.org.uk)

[richard@ukpropertysolutions.org.uk](mailto:richard@ukpropertysolutions.org.uk)  
Contact: 07894 645 181



## Town Planning Consultancy

Site Feasibility Appraisals  
Submission & Negotiation of Planning Applications  
Planning Appeals & Expert Witness

James Hutchison,  
Planning Director



Experienced & Professional Service ~ Competitive Fees ~ Accredited by the Royal Town Planning Institute

T: 07517 980401

E: [james.hutchison@corbil.co.uk](mailto:james.hutchison@corbil.co.uk)

W: [www.corbilplanning.co.uk](http://www.corbilplanning.co.uk)





Furniture fitted around you



Everything you could need in a Kitchen, and made in Britain  
[www.Crown-Imperial.Co.Uk](http://www.Crown-Imperial.Co.Uk)

[Darren.Evans@Crown-Sales.Co.Uk](mailto:Darren.Evans@Crown-Sales.Co.Uk)  
07973 50 44 51

## RATED 5 STAR & EXCELLENT BY LOCAL SELLERS & LANDLORDS

Based on thousands of independent  
customer reviews on ★ **Trustpilot**



*"I offer a highly personal and bespoke moving experience where you deal with me from the start of the process, right through to the end. I'm available outside of standard working hours as I'm passionate about delivering a fantastic customer experience."*  
Graham Faulkner, Branch Owner



To Get Your **FREE** Online Valuation Report  
Visit: [www.EweMove.com/Dorking](http://www.EweMove.com/Dorking)  
Or Call 24/7: **01306 406 506**

# Surrey Property Exchange



## Meet the Organising Team Members



Richard Simmons



Claire Williams



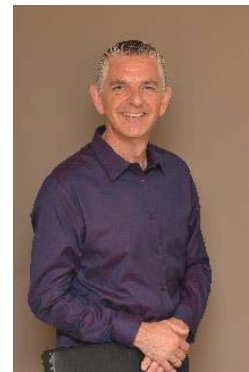
Ruth Gazzelloni



Graham Faulkner



Ranjit Singh



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

# Surrey Property Exchange



## Member offers of help & contact details

Claire Williams

07533 818415

[claire@apollopropertyprojects.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 Sylvester

07977 938849

[richard@thelandbuyingcompany.co.uk](mailto:richard@thelandbuyingcompany.co.uk)

I have 30 years of experience in property and working on developing large executive houses in the Bucks / Berks & Surrey areas, as a fully qualified quantity surveyor. With my experience in finding potential development sites to build out, I'm happy to look at any properties or land that may have development potential.

# Surrey Property Exchange



## Member offers of help & contact details

Rory O'Mara                      07747 616661                      [info@closedbridgingfinance.com](mailto:info@closedbridgingfinance.com)  
Join 350+ Investors. Book a 121 Finance & Strategy Review Today. 4 Hrs @ Winchester.  
Cover Strategy, Finance, Lunch, Follow Up call in 4 Weeks & FREE CAKE!

Vivien & Ray Mitchell            01483 890722 / 07789 881477            [vivmitchell@newleaf-homes.com](mailto: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](http://www.spareroom.co.uk)

[www.openrent.co.uk](http://www.openrent.co.uk)

[www.gumtree.com](http://www.gumtree.com)

[www.lnpg.co.uk](http://www.lnpg.co.uk)

[www.londonpropertylicensing.co.uk](http://www.londonpropertylicensing.co.uk)

[www.gov.uk/stamp-duty-land-tax](http://www.gov.uk/stamp-duty-land-tax)

[www.gov.uk/search-property-information-land-registry](http://www.gov.uk/search-property-information-land-registry)

[www.propertychecklists.co.uk](http://www.propertychecklists.co.uk)

[www.propertytribes.com](http://www.propertytribes.com)

[www.fiverr.com](http://www.fiverr.com)

[www.propertysnake.co.uk](http://www.propertysnake.co.uk)

[www.nethouseprices.co.uk](http://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 .....

I would like to join the SPE WhatsApp group!

Call: 0789 4645181

[www.surreypropertyexchange.co.uk](http://www.surreypropertyexchange.co.uk)



**JOIN AN ARRAY OF SATISFIED CUSTOMERS**

Be part of a 5\* Service!

London - Surrey - 0208 001 7909  
79 Surbiton Road, KT1 2HW

**SERVICES**

- Building Surveys
- Party Wall Works
- Project Management
- Property Management

★★★★★ Mar 5, 2019  
Excellent experience with Prinsegate

★★★★★ 3 hours ago  
Fantastic service and thank you to...

★★★★★ May 1, 2019  
Quick and friendly

**HOW MUCH TIME AND MONEY COULD YOU SAVE ON YOUR NEXT REFURB?**



**The Landlords National Purchasing Group** has combined the power of thousands of private landlords to give you access to the best products on the market at the best prices possible.

Get in touch today to find out how much you could save on kitchens, bathrooms, boilers, paint, insurance, and much more!



[www.lnpg.co.uk](http://www.lnpg.co.uk)

**01455 234499**





# CORNERSTONE

## UK's Foremost Property Tax Experts

SDLT Cost Minimalization

SDLT Overpayment Reclaim

Full PII-backed Advice (to £1million per case)

CIOT Regulated

Call Cornerstone today

on 07769224459 or

apunter@ctatax.uk.com

www.ctatax.uk.com

and see how much the Taxman might owe you.

WOULD YOU LIKE TO BE A SPONSOR OF THE SURREY PROPERTY EXCHANGE?

THIS SPACE COULD BE YOURS

\*\*\*\*\* EVERY MONTH \*\*\*\*\*

TAKE ACTION AND GRAB THE OPPORTUNITY

JUST SPEAK TO RICHARD SIMMONS OR ANY OF THE TEAM FOR MORE INFORMATION

*It's never crowded along the extra mile...*

*Wayne Dyer*

**GREAT QUOTES GREAT COVER**

A small selection of areas we can help:

**Prof. Indemnity Insurance**

**Landlords Insurance**

**Directors & Officers Cover**

**Commerical Insurances**

**Contractors Cover**

**T:01296 329610**

Insurance-Desk Services 

*we've got it covered...*

**WWW.INSURANCE-DESK.COM**

Insurance-Desk Services is a trading style of J R Cox. J R Cox is regulated by the Financial Conduct Authority - Our reference number is 305402.

# Surrey Property Exchange



***Disclaimer: Property values can fall as well as rise. This document and other documents are for informational purposes only. The information should not be interpreted as a commitment on the part of The Surrey Property Exchange. The Surrey Property Exchange cannot guarantee the accuracy of any of the information presented. Information provided in this document and during the meeting is provided "as is" without warranty of any kind. The user assumes the entire risk as to the accuracy and use of this document. Any views or opinions presented are solely those of the individuals and do not necessarily represent those of The Surrey Property Exchange.***

***When you attend the Surrey Property Exchange network event, you enter a room where photographic, video and audio recording may occur. By entering, you consent to being approached for audio, video or photographic recording and the release of said for promotional purposes, advertising and inclusion on The Surrey Property Exchange website. You release The Surrey Property Exchange and all other persons involved from any liability connected with the taking, recording, digitising or publication of interviews, photographs, computer images, video or audio recordings.***

***By entering the event you waive all rights you may have to any claims for payment or royalties in connection with any exhibitions, streaming, webcasting, television or any other publication of materials, regardless of purpose or sponsoring of such exhibitions, broadcasting, webcasting or any other publication of materials, irrespective of whether an admission fee or sponsorship fee is charged. You also waive the right to inspect or approve any photographic, video or audio recording taken by The Surrey Property Exchange or entity designated to do so by The Surrey Property Exchange.***

***You are duly informed of your consent, waiver and release in entering the event.***

***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](http://www.fca.org.uk)   [www.propertytribes.com](http://www.propertytribes.com)   [www.propertyfortress.com](http://www.propertyfortress.com)***



## Low Rates & Criteria Expanding ...

LIKE A DOG WITH A BONE - WE WON'T REST  
UNTIL WE GOT YOUR FINANCE OPTIONS SORTED...

CALL US FREE NOW ON 0800 085 8000  
WWW.MORTGAGE-DESK.COM



Mortgage-Desk is a trading style of J R Cox, authorised and regulated by the Financial Conduct Authority. Our FCA registration number is 305402. Mortgage-Desk's permitted business is advising on and arranging mortgages and Non-Investment Insurance contracts. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Loans are subject to status. Some of the services we provide are not regulated by the FCA. A broker fee of up to 1% may be charged. Any property used as security, which may include your home, may be repossessed if you do not keep up repayments on your mortgage.

  
**Mortgage-Desk**  
for people moving on in life...™

## UK PROPERTY SOLUTIONS STAGING & DRESSING SERVICE




***"Like to generate more money for your rentals or sales?"***

Staging and dressing can make all the difference and beat your competitors every time!

Happy to offer advice and/or furniture, fixtures and fittings


**Contact Richard Simmons on 07894 645181**



University of Surrey Lettings  
is a multi-award winning,  
not-for-profit  
lettings agency  
providing landlords  
with a highly  
competitive service.

- Guaranteed rent
- Quarterly rent in advance
- Garden maintenance
- £200 Set up fee per annum
- Free property inspections
- Tenant content insurance
- No marked up contractor rates

01483 681111  
usl@surrey.ac.uk



The University of Surrey  
Students' Union

*Hope you can join  
us next month on  
Monday 10 August.!*