

Surrey Property Exchange



Monday 12th July 2021 • Holiday Inn, Guildford • Doors open 6.00pm

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:

James Hutchison and Naran Shankla



The conversion of shops and different types of commercial units to residential accommodation has been a hot topic and the subject of lots of hype and political commentary in recent times. Successive governments have offered lots of encouragement by the changes made to Permitted Development rights in particular. Despite this, many of us still perhaps feel that even medium or smallscale opportunities are too big a challenge and a step too far - that need not be the case. Our resident planning expert, James Hutchison, will explain how to steer such opportunities through the planning process, whilst Naran Shankla will offer his structural engineering knowledge and project management background to show us how to create new homes from existing commercial buildings.

Call: 0789 4645181

www.surreypropertyexchange.co.uk

Surrey Property Exchange



Richard Simmons

Welcome to our online event this evening!

- Welcome to what we hope will be our last virtual event on Zoom before we return to our base at the Guildford Holiday Inn.!
Thanks for joining us again online this evening - I hope the link works well and that the evening is both productive and enjoyable for you.
- Our main focus tonight is on how to tackle conversions from commercial property or office units to residential accommodation. It's great to have two of our sponsors - James Hutchison and Naran Shankla - readily offering their professional expertise and knowhow to give us some practical guidelines on what to look out for and how to successfully undertake and complete such projects.
- Our Surrey Property Exchange website has a considerable amount of helpful information on offer, so take a look when you have a few minutes to spare. The presentations made over the past 15 months by our outside speakers are all lodged on the site and can be freely downloaded.
- Our Lettings Update is back as a feature this month, with input from Graham Faulkner who will be happy to answer any queries or problems you're facing. Steve Light returns next month with a comprehensive Mortgage Update.
- We hope to have some more "Hot Deals" for you this evening - 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 you enjoy our event this evening and gain a lot from it. I look forward to you joining us back at the Guildford Holiday Inn next month on Monday 9 August. We are aiming to celebrate the return to our home venue and getting back together by holding our annual summer BBQ that evening, so make a date in your diary now....!!



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Meet the Organising Team Members



Richard Simmons



Claire Williams



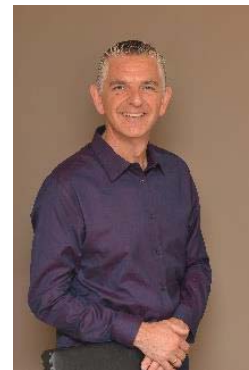
Ruth Gazzelloni



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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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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For more Information call:

Elaine New: 07799 691 556. Barry Hawkins: 07766 820 108



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For a free consultation contact Naran Shankla BSc(Hons) MSc CEng FICE FCIQB

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We look forward to you joining us next month on Monday 9 August.!!