



SURREY PROPERTY EXCHANGE

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!

Monday 8 August 2022
Holiday Inn, Guildford
Doors open 6:00pm

TONIGHT'S MAIN SPEAKER **Peter Littlewood**



Peter makes a welcome return to join us this evening in order to give us advance knowledge of what the government's white paper on rental property has in store for landlords, and everyone else involved in the lettings industry within England and Wales.

Some radical changes are proposed – Peter has been part of the working party, so his insider view will be well worth a listen.

Very little has been heard about the proposals to date as other subjects and issues have dominated the political agenda over the past few months, but a fait accompli is not inevitable.

Peter will explain how there is still time for responses to be directed via our MPs and social media before the proposals end up enshrined in a government bill in the months ahead.



Peter Littlewood

SURREY PROPERTY EXCHANGE





Richard Simmons



Good evening and welcome...!

- I hope things have gone well for you and you've enjoyed the hot dry weather over the past few weeks. Thanks for finding the time to join us during the peak holiday season! I hope you enjoy the meal provided by the hotel and gain a lot from the evening's proceedings.
- I am delighted to welcome back Peter Littlewood as our main speaker this evening. He has huge knowledge and experience of the UK property scene, and years of background in running what was formerly the Southern Landlords Association and is now iHowz. His insight into what the government has planned for the rental property industry in England and Wales will be illuminating and give us all plenty to think about....
- Later this evening we have another property quiz for you, put together by Paul Watson. Our knowledge of the local property scene and the values being achieved in recent sales will be well and truly tested – with a prize reward for the winner!

- We hope to have some 'Hot Deals' for you tonight – 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 beforehand; send a couple of slides with the key info and then the floor is all yours!
- Our Surrey Property Exchange website has a considerable amount of helpful information available to you – take a look when you have a few minutes to spare. Most of the presentations made over the past 15 months by our outside speakers are lodged on the site and can be freely downloaded.
- I hope you enjoy our event this evening and thanks for supporting us! Please spread the word to others in your network and encourage them to come with you 5 weeks from now, on Monday 12 September, when we will have a 90 minute pre event workshop from 4.30 onwards, as well as a really good evening programme starting at 6.45. We would be delighted to see you back here with us for either or both events – more info on the two programmes later this evening!

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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

MEMBER OFFERS OF HELP AND CONTACT DETAILS

Claire Williams
07533 818415
claire@apollopropertyprojects.com

My strategies are 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 and insurance brokerage.



Ophelia Ashitey
07838 381665
ophelia@otkpropertiesolutions.com

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 the 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 & Flips.

Rory O'Mara
07747 616661
info@closedbridgingfinance.com

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Vivien & Ray Mitchell
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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, joint ventures, property investments and developments.

USEFUL PROPERTY WEBSITES

www.spareroom.co.uk - best source for room rent info and tenants

www.openrent.co.uk - Another good source for room rent info and tenants

www.gumtree.com - A good portal for buying and selling property items and sourcing tenants.

www.lnpg.co.uk - Landlord National Property Group - excellent site for sourcing everything you need at terrific prices.

www.fiverr.com - great place to get jobs done for just £5.

www.londonpropertylicensing.co.uk - Everything you need to know about licensing schemes and other legislation in each London borough.

www.gov.uk/stamp-duty-land-tax - Check the costs and rules governing stamp duty and tax.

www.gov.uk/search-property-information-land-registry - Check on ownership/titles/plans/restrictions etc at Land Registry.

www.propertychecklists.co.uk - Good site for what's happening on UK property scene.

www.propertytribes.com - Helpful reference site for info, exchange and contacts.

www.propertysnake.co.uk - Lists price reductions on property.

www.nethouseprices.co.uk - Lists sale prices of property from Land Registry.

USEFUL FACEBOOK GROUPS

Surrey Property Exchange: An information exchange and reference point for us!

BMV Group: Good site for answers and advice on property.

HMO Group: Well run site on multi-let information.

UK Property Traders: Good reference for developers.

Multi Let Cashflow System: Excellent site for Rent to Rent.

SURREY PROPERTY EXCHANGE WHATSAPP GROUP

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

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is.....”



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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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