



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 January 2024
Holiday Inn, Guildford
Doors open 6:00pm

TONIGHT'S MAIN SPEAKER

DR JESS MACAULEY



Dr Jess Macauley, our main speaker tonight, began investing in property whilst a student, before

embarking on some diverse professional career pathways. Jess trained as a materials scientist, worked in the energy sector as a management consultant and later as a marketing and business strategist, whilst being a shareholder and director of various companies. Jess set

up Evergreen South several years ago, which is a property investment and development business investing in a wide range of assets along the south coast. The main focus is on multi-unit freehold properties and Jess will give us a real insight into the experience and knowledge she has gained in acquiring them and the opportunities that exist within the sector.

SURREY PROPERTY EXCHANGE





**Richard
Simmons**



Good evening and welcome!

- Happy New Year everyone! I hope you had a really good time with family and friends over the holiday period. Welcome to our first event of 2024 this evening – we are delighted you are able to join us for a really good programme to get the new year underway!
- Our main subject tonight is multi-unit freehold blocks – a niche property strategy that gets little coverage and yet offers quite a lot. Dr Jess Macauley has focused on the strategy for several years and will give us a real insight tonight into the risks and rewards that come with it.
- John Cox returns this evening to give us news of the mortgage offers at the start of the year. Tonight, Graham Faulkner will give us an update on the incredibly hectic lettings scene, with properties being snapped up almost regardless of asking prices...!

- We will also have some more hot deals from the surrounding area for you to evaluate this evening. Why not grab the opportunity yourself next month? Just make contact with Claire Williams or myself by lunchtime on the day of the event and the floor is all yours...!
- Our Surrey Property Exchange club membership programme has now been running for 12 months and is going from strength to strength – you are very welcome to join if you have not done so already! A summary of the benefits of membership can be found on page 7 and on the home page of our SPE website.
- Thanks for your support this evening and over the past 12 months. We hope you've found the events both enjoyable and a real help to you in your own property journey. We hope to see you back with us for our second event of 2024 on Monday 12 February...!

Call: 07894 645181

www.surreypropertyexchange.co.uk



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

richard@ukpropertysolutions.org.uk

Contact: 07894 645 181



CORBIL PLANNING

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

W: www.corbilplanning.co.uk



Head office: Brook House, Mint Street, Godalming,
Surrey, GU7 1HE

Head office: 01483 427747

Email: enquiries@finitedesign.co.uk



Services

- Structural design and detailing of bespoke new detached houses, extensions, and loft conversions.
- Barn conversions & renovations.
- Foundation design and detailing.
- Listed building refurbishment.
- Steel framed buildings.
- Reinforced concrete basement, foundation.
- Retaining walls and underpinning.
- Structural engineering report and appraisals of buildings.



Website: www.finitedesign.co.uk



Top 5 Reasons Why Homeowners Trusted EweMove To Sell Their Home

1. They Got A Happy Sale Guarantee (So There's No Risk!)
2. They Got The Very Best Price For Their House
3. I Was Their Dedicated Personal Agent
4. They Benefited From Our Multi-Award Winning Service
5. Open 24/7 - Yes, Really!

Graham Faulkner
Branch Director



Get your **FREE** online valuation report now
at: www.EweMove.com/Dorking
www.EweMove.com/Leatherhead
or call: (24/7) **01306 406 506 / 01372 701702**

EweMove respects any existing sole agency agreement already in place with another agent.



Meet the Organising Team Members



Richard Simmons



Claire Williams



Ruth Gazzelloni



Graham Faulkner



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros



**HIGH COURT
ENFORCEMENT
GROUP®**



Fast eviction of problem tenants nationwide

If you need to evict a tenant, we act quickly and effectively, so you can protect your investment, reduce the risk of damage and start earning rent again.

Call us on 01792 450 031 or instruct us at hcegroup.co.uk

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

Focusing direct to 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@otkpropertysolutions.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.

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

Join 350+ Investors. Book a 121 Finance & Strategy Review Today. 4 Hrs @ Winchester. Cover Strategy, Finance, Lunch, Follow Up call in 4 Weeks and FREE CAKE.

Pilar Walteros
07956 501082
info@mintspaces.co.uk

I can help you design/style your properties to rent, and I have R2R experience. I am a certified Wealth Dynamics Flow consultant. A WD debrief can help you understand your natural flow, and clarity on how to achieve it in your entrepreneurial journey.

USEFUL PROPERTY WEBSITES

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

SURREY PROPERTY EXCHANGE



Non-Members
£32 per event
£192 - 6 months

Members
£24 per event
£144 - 6 Months

Pay per event



Ticket price savings every month



Access to previous main speaker slide presentations



One free copy of PIN Magazine



Access to the SPE WhatsApp Group



Two month roll-over in case of sickness or holidays
(Prior notification required)



Priority access and discounted tickets to SPE pre-event workshops



Free book and event offers



REDWOOD
TREE SERVICES

**Professional – Insured – Certified
Tree Management in Surrey**

Redwood Tree Services® Ltd are an experienced, professional Tree Surgery and Forestry company, established 36 years ago. We are based in Sutton Green and cover Surrey, Hampshire, West Sussex and Berkshire.

Tel: 01483 771446
info@redwoodtreeservices.co.uk
www.redwoodtreeservices.co.uk



THE PROFESSIONAL
ASSOCIATION FOR
LANDLORDS

YOU NEED US!

Are you a landord? Unsure about the law?

Information is the basis of success and reliability, that's why iHowz is the place to go if you want to know!

Join us: ihowz.uk/join-ihowz - E: info@ihowz.uk - W: ihowz.uk

T: 01732 565601

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

01455 234499

Furniture fitted around you



Everything you could need in a Kitchen, and made in Britain
www.Crown-Imperial.Co.Uk

Darren.Evans@Crown-Sales.Co.Uk
07973 50 44 51

CORNERSTONE



The UK's number one providers of property tax advice & assistance:

- ✓ Expert assessment of your SDLT liability
- ✓ Refunds of Overpaid SDLT
- ✓ CIOT Regulated advice
- ✓ Thousands of satisfied clients and an excellent Trustpilot rating

Call us today to see how we can help you get your property tax right first time, every time.

07769 224459

apunter@ctatx.uk.com

www.ctatx.uk.com

Experts in Specialist Finance

- Ask about 100% Finance & Joint Venture Funding
- Bridging & Development Finance
- HMO & Commercial Finance
- Book a 121 Finance & Strategy Review
- Lending our Funds since 2006
- *Book a free 15 min chat today*
tngurl.com/rorycall

www.ClosedBridgingFinance.com

Mobile: 07747 616661

**CLOSED
BRIDGING
FINANCE.COM**

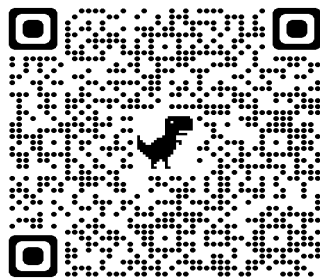


**Call the team at
Insurance-Desk to
see how much
we can
save YOU...**
**01296
329610**



info@insurance-desk.com

Insurance-Desk Services
we've got it covered...



Parking QR Code

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 and 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

www.propertytribes.com

www.propertyfortress.com

Call: 07894 645181

www.surreypropertyexchange.co.uk

MB

ARCHITECTURE

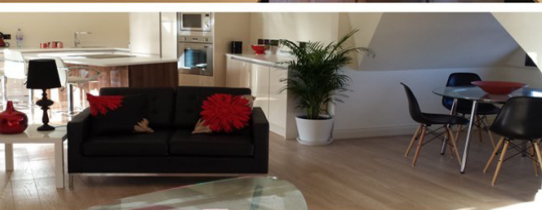
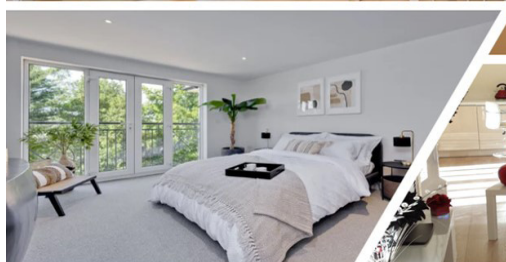
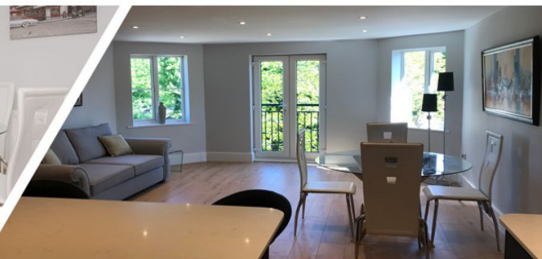
Telephone: 01483 363065

E-mail: info@mb-architecture.uk

Website: www.mb-architecture.uk



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



PROPERTY FILTER

FINDING INVESTMENT PROPERTIES HAS NEVER BEEN SO EASY

Claim your **pre-launch membership** today

GO TO www.property-filter.co.uk
AND START FINDING GREAT DEALS

£££ FINANCE FOR ALL! £££

- ✓ Mortgages & Re-mortgaging
- ✓ Buy To Lets & Let To Buy
- ✓ Commercial Mortgages
- ✓ Flexible Mortgages
- ✓ Short Term Finance
- ✓ Development Loans And More...

**We love to help, call the
Mortgage-Desk team on**

01296 329610


Mortgage-Desk

for people moving on in life..."

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS
ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

**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**

**WE HOPE YOU
CAN
JOIN US FOR OUR
SECOND EVENT
OF 2024
ON
MONDAY
12 FEBRUARY!!**

Call: 07894 645181

www.surreypropertyexchange.co.uk