



Welcome to our property forum – a place to connect, learn, and share ideas with like-minded people. Whether you're an investor, landlord, developer, service provider or just starting out, this is an opportunity to build knowledge, spark ideas, and grow your network.

Ask questions, offer advice, and take something valuable away. **The more we share, the more we grow.**

**Monday 12 January 2026
Holiday Inn, Guildford
Doors open 6:00pm**

TONIGHT'S MAIN SPEAKER



TOBY SPANIER

**CREATIVE WAYS TO
APPROACH & FINANCE
YOUR PROPERTY
DEALS**

SURREY PROPERTY EXCHANGE





NEW ENFORCEMENT POWERS FOR COUNCILS

- New rules in force **NOW**
- Councils can demand tenancy documents
- Penalties up to £40,000



BOOK A FREE 10-MINUTE DIAGNOSIS CALL
0208 088 3494

<https://landlordsdefence.co.uk/10-minute-diagnosis-call/>



AGENTS YOU CAN TRUST

Enjoy peace of mind with our property management solutions. Let us take care of everything for you.

IDEAL URBAN PROPERTY MANAGEMENT

Our Services

- ✓ Specialist HMO lettings
- ✓ Property Management
- ✓ Consultancy

Why Choose Us

20+ years HMO experience ✓

Personal Service ✓

A service for landlords by landlords ✓

Your trusted partners ✓

GET IN TOUCH TODAY!

📞 01483 928 953

✉️ hello@weareideal.co.uk

www.weareideal.co.uk



Lisa Oliver
Host

Welcome to our first meeting of 2026.

It's going to be a year of more changes for property. Regulation, compliance requirements and planning policy are evolving, with real implications for how we operate as landlords, investors and developers. Staying informed and prepared is essential, and **Surrey Property Exchange** exists to support that through practical insight, relevant discussion, and access to people who know their stuff.

If you've made it out on a cold January evening, that already says a lot. This is where staying plugged in starts.

Toby Spanier

Sharing his approach to creative deal structuring including securing high-value property with minimal capital, work collaboratively with vendors, and identify opportunities that others often miss.

John Cox

Delivering our annual market update, reflecting on how his 2025 predictions played out and sharing his view on what may lie ahead for 2026.

Simon Pither

Providing a short, practical update on Making Tax Digital, including what's changing, who is affected, and when action is required.

There will also be time to hear from our sponsors, ask questions, catch up with existing connections after the festive break, and make new ones. SPE is as much about the room as it is the speakers. Be intentional with your networking this evening – the value often comes from the conversations in between sessions.

Thank you for joining us! Our next meeting is Monday 9 February with two fantastic speakers and topics in store for you. I hope to see you there!

**Trusted Legal Adviser & Conveyancer
Helping Property Investors & Developers**

PropertyLex®

DUNCAN CROSSEY MA (Cantab)
Consultant Solicitor, Kingsley Bond Solicitors

Mob: 07973 159 634
E-mail: duncan.crossey@kingsleybond.co.uk

**Meet Your Local,
Premium Service Estate
Agents In Dorking,
Leatherhead & Guildford**

Graham Faulkner & Martin Bull



Ryan & Lucy Moulton & Greg Jakobek



EweMove.com/Dorking
Call 24/7 01306 406 506

EweMove.com/Guildford
Call 24/7 01483 361 029



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



If you are about to make an insurance claim
or have just made an insurance claim...



...then we can
HELP!

Concept Claim Solutions (Leatherhead & West Surrey) survey your property damage and provide a list of recommended repairs with costs to your insurer.



**INSURANCE CLAIMS
MANAGEMENT SPECIALISTS**

Tel: **0333 358 2242** 24 Hour Head Office Number: **01772 799750**

alternatively email: **surrey@concept-solutions.co.uk**

or visit us online at: **conceptclaimsolutions.co.uk**

Help Me Claim Ltd t/a Concept Claim Solutions (Leatherhead & West Surrey) is an Appointed Representative of Citrus Compliance. Citrus Compliance is a trading name of Andrew Smith which is authorised and regulated by the Financial Conduct Authority.

MarketPlace

ClosedBridgingFinance.com

07747 616661

tinyurl.com/rorycall

Celebrating 20 years of trusted property funding. We're a prime lender and broker offering fast, flexible bridging loans, development finance, BTL & HMO mortgages. 100% funding; JV and profit-share options available. Partner with experts who understand your vision. Book a call with Rory – CEO/Founder: tinyurl.com/rorycall

Concept Claim Solutions

0333 358 2242

surrey@concept-solutions.co.uk

Supporting homeowners and businesses through the entire claims process, from initial damage to settlement and repairs. With decades of experience, we manage the detail, reduce hassle, and help clients secure fair outcomes so they can recover and move on. Dealing with property damage is stressful enough without having to battle an insurance claim. Let us help.

Corbil Planning

07517 980401

corbilplanning.co.uk

A town planning consultancy helping developers and investors unlock sites and move schemes forward. Supporting projects from initial feasibility through planning applications, negotiations and appeals, tackling policy hurdles and planning risk head-on to improve the chances of consent and deliverable development.

EweMove

01306 406506 | 01483 361029

EweMove.com/Dorking

Covering Dorking, Guildford and surrounding areas, Graham and Ryan help landlords and vendors navigate a changing legal landscape while achieving strong results, whether buying, selling, or renting. Local knowledge matters, but so does a clear understanding of today's market and regulation. Practical advice backed by real experience.

High Court Enforcement Group

01792 450031

hcegroup.co.uk

High Court Enforcement Group delivers fast, effective enforcement services nationwide. Working under authorised High Court Enforcement Officers and certificated agents, they provide ethical, professional enforcement and eviction solutions. Trusted by landlords, solicitors and businesses to get results with integrity.

Ideal Urban Property Management

01483 928953

weareideal.co.uk

A specialist HMO agency run by HMO landlords, supporting clients with compliant, well-managed properties while protecting income and reducing hassle. Flexible lettings and management options ranging from fully hands-off services to targeted support where it's needed most.

MarketPlace

Insurance-Desk

01296 329610

insurance-desk.com

A specialist brokerage handling all aspects of property insurance, with particular strength in complex cover such as HMOs, development, unoccupied property, social housing and rent guarantee. Used to dealing with tricky scenarios, we simplify the process and ensure landlords and developers are properly protected.

Landlords Defence

0208 088 3494

landlordsdefence.co.uk

Helping landlords and agents avoid fines, penalties, and enforcement action. Providing expert support to navigate complex housing and licensing rules, identify risks early and put issues right before they escalate. Practical, preventative advice designed to protect assets, income and peace of mind. Call us for free 10 min diagnosis.

Mortgage-Desk

01296 329610

mortgage-desk.com

Every property purchase brings its own challenges, and standard mortgage advice doesn't always reflect real life. With many years of experience, Mortgage Desk helps investors, landlords and homebuyers navigate complex lending criteria, securing mortgage solutions based on real circumstances and long-term plans, not just tick-box affordability. Commercial, flexible, short term finance, development loans, buy to lets, let to buy.

PaTMA

01737 887642

patma.co.uk

Providing specialist property compliance software for landlords, letting agents and property managers. Our platform helps manage safety certificates, inspections, and legal obligations in one place, reducing risk, saving time, and making compliance easier to stay on top of.

Property Lex

07973 159634

kingsleybond.co.uk

Good legal advice should help a deal progress, not hold it back. Led by Kingsley Bond solicitor Duncan Crossey, Property Lex supports investors and developers with clear, commercially minded legal advice and conveyancing. With first-hand experience of property transactions, advice is practical, risk-aware and grounded in how deals actually work.

The Damp Specialist Company

01483 310777

thedampspecialistcompany.co.uk

Damp problems are often treated before they're properly understood. We're an independent surveying practice focusing on accurate diagnosis, identifying the true causes of moisture issues using evidence-based surveys. Clients avoid unnecessary work, protect their buildings, and make confident long-term decisions by addressing the cause, not just the symptoms.



Damp Surveys



The Damp Specialist Company Ltd

Independent Surveying and Consulting

Pre-purchase
Damp & Timber Surveys



Condensation and Mould Surveys



01483 310777

www.thedampspecialistcompany.co.uk — info@thedampspecialistcompany.co.uk

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



**PROPERTY
FILTER**
FIND GREAT DEALS FASTER



First
month



SCAN ME NOW

<https://register.property-filter.co.uk/surreypropertyexchange>

www.property-filter.co.uk



Parking
QR Code



DISCLAIMER: All property investments and developments carry inherent legal and commercial risks. Surrey Property Exchange provides a platform for education, discussion, and networking, but does not endorse or recommend any specific investment, strategy, service, or product advocated by any speaker, sponsor, or attendee. It is the sole responsibility of each attendee to carry out their own independent due diligence before making any property-related decisions. Surrey Property Exchange accepts no liability, whether in contract or tort, for any actions taken (or not taken) as a result of information shared at our events. In all circumstances, our liability is strictly limited to the cost of your event ticket or membership subscription.



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

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...

MOVE TO

IN PRINT | ONLINE | ON THE GO



FOR MORE INFORMATION PLEASE
CONTACT DAVID HUGHES:

M: 07798 676 351 | **T:** 020 8390 9242
E: d.hughes@barrelfield.co.uk

THE **PROPERTY & LIFESTYLE**
GUIDE TO SURREY &
SOUTH WEST LONDON
AND THE HOME OF **GUIDETO**

JOIN THE CLUB

Surrey Property Exchange Membership

Serious about property? Then don't just attend – belong!

The Surrey Property Exchange Club is a growing community of investors, developers, landlords, and professionals committed to learning, sharing, and succeeding together.

Whether you're new to property or years into the game, this is where you'll find:

- ✓ Regular inspiration
- ✓ Meaningful conversations
- ✓ Real opportunities

Ready to level up your network?

www.surreypropertyexchange.co.uk/membership

Or chat to us tonight to join

We'd love to welcome you in

MEMBERSHIP BENEFITS

£144 for 6 month membership
£48 saving – equivalent to two free events

Ticket price savings
every month –
£24 per event
(standard £32)

Members only SPE
WhatsApp Group
– Stay connected
between meetings

Free speaker slides –
Access presentations
from previous events

One free copy of
PIN Magazine

Special Offers –
Free books and
bonus sessions

Flexibility –
Two month roll-over
if you are away*

Priority access –
Be the first to hear
about extra events

* Prior notification required