

MARCH 2026



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**TONIGHT'S SPEAKER**



**LISA BROWN**

Supported Living in 2026 - the truth behind the hype

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**Lisa Oliver**  
*Host*

## Welcome to March's Surrey Property Exchange

Spring is in the air. The rain has eased, the days are getting longer and there's a sniff of fresh energy around. In property, though, 2026 so far feels more about exercising caution and mitigating risk than chasing bold expansion.

With major changes under the Renters' Rights Act coming into force from May, many landlords and investors are reassessing their exposure, tightening systems and reviewing portfolios. Some are exploring alternative strategies that may offer greater stability outside the scope of the Act.

Supported living is one area that keeps coming up in conversation. There are certainly opportunities. But there is also misinformation and hype. Tonight, **Lisa Brown**, founder of the **Supported Living Property Network**, will guide us through what property investors need to know in today's landscape. The aim is simple: clarity and truth. Lisa will be with us for the whole

evening, with time to cover the key points and address the questions that matter.

We will also hear from **James Hutchison** from **Corbil Planning**, who will present a short update on revisions to the National Planning Policy Framework and the Government's drive to boost housing supply and streamline planning. More importantly, he'll explain what these changes mean in practice and where they may create opportunity as the planning landscape evolves.

As always, make the most of the room. Property is a people business, and the conversations you have here are often just as valuable as what's being presented at the front.

Thank you for being here tonight. Whether you're new or returning, your presence is what makes this community work. Have a fantastic Easter and make a note of **Monday 13th April** for our next meeting.

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**Mob: 07973 159 634**

**E-mail: [duncan.crossey@kingsleybond.co.uk](mailto:duncan.crossey@kingsleybond.co.uk)**

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Year	Income	Expenses
2016	1000	800
2017	1000	800
2018	1000	800
2019	1000	800
2020	1000	800

Average monthly expenses: £231.67    Total expenses: £1,095.00  
 Average monthly rent: £333.00    Total rent: £3,996.00  
 Current monthly rent: £331.67    Future monthly profit: -£483.33

**Portfolio Value**

£180,000.00

**Current Occupancy**

1 property

**Expenses**

£1,095.00

Expenses breakdown: Rent (60%), Mortgage (20%), Other (20%)

**Occupancy Rate**

100%

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