



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 13 November 2023

Holiday Inn, Guildford

Doors open 6:00pm



TONIGHT'S MAIN SPEAKERS

PHILLIP RUSSELL
JAMES HUTCHISON



Building your own home is an aspiration for more and more people, but the challenges faced are daunting.

Phillip Russell has overcome the obstacles faced by many through utilising factory quality standards and the construction of individually designed units offsite, ready for delivery and installation. Phillip's extensive career in construction makes him ideally placed to be leading this exciting initiative.

His presentation tonight will highlight what's possible and within reach for many of us - either as homeowners, or as developers of small projects with sites we have found locally.

Our resident planning expert, **James Hutchison**, will provide some guidance and advice on how to steer such projects through the planning process to a successful conclusion.

SURREY PROPERTY EXCHANGE





**Richard
Simmons**

Good evening and welcome!

- A warm welcome is extended for our penultimate event of 2023, with another full and varied programme on offer to you..! We also have another important new sponsor joining our team from now onwards, as iHowz (previously known as the Southern Landlords Association) is formalising its links with us.
- Tonight's main focus is on self-build, utilising specifically designed modules created in a factory and delivered to the site. The time and cost savings are substantial, with homes completed onsite within weeks – not months. Phillip Russell has linked up with a factory in the Czech Republic, and is actively sourcing sites in our local areas to install the purpose built homes. James Hutchison will supplement the presentation from Phillip by adding guidance and advice from a planning perspective on such schemes.
- Rory O'Mara returns tonight to lead a Deal Clinic session, so now is your chance to raise any challenges you may be facing with possible projects of your own..! 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 since the start of this year 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 supporting our event tonight. I hope you've enjoyed your time with us and found it helpful – why not join us for our pre Christmas event on Monday 11 December, when we have a special evening on offer with a meal as part of the proceedings..!



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Graham Faulkner
Branch Director



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Meet the Organising Team Members



Richard Simmons



Claire Williams



Ruth Gazzelloni



Graham Faulkner



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros



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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

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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
£30 per event
£180 - 6 months

Members
£23 per event
£138 - 6 Months

Pay per event



Ticket price savings every month



Access to previous main speaker slide presentations



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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.

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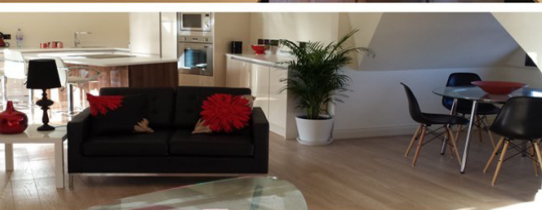
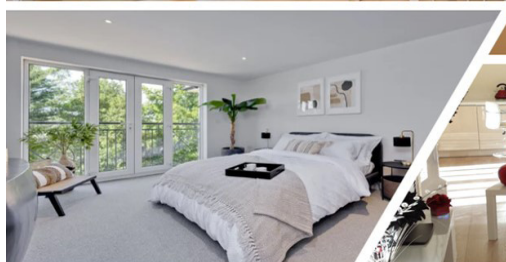
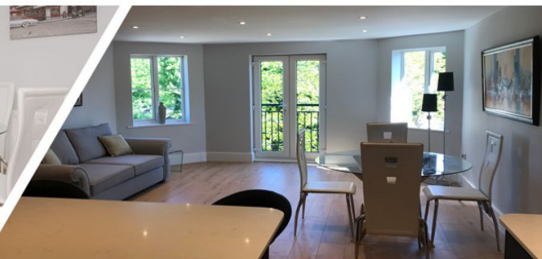
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EVENT

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