



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 10 November 2025
Holiday Inn, Guildford
Doors open 6:00pm

TONIGHT'S SPEAKERS



RAQUEL APARICIO

Design for Profit



RICHARD NICHOLLS

The current HMO Landscape explained
– and the opportunities created

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Lisa Oliver
Host

Welcome to November's meeting

And there we have it. Done and dusted. Six years of debate, delay, and uncertainty – over. The Renters' Rights Act is now officially law, marking the biggest shake-up in the private rented sector in over 30 years. We're still waiting on the details: implementation dates, transition plans, and what "sufficient time to prepare" (as promised by Matthew Pennycook) means in practise. But you can be sure we'll be covering it all here at Surrey Property Exchange, keeping you informed and ready. And as if that's not enough excitement, we've still got the Budget to look forward to... (lucky us).

Tonight though, it's about the opportunities and challenges right now.

Raquel Aparicio – Mar Design

Not a scatter cushion in sight! Raquel's an interior architect with 20 years of international experience – from the Four Seasons and Chelsea Barracks to Ferrari World. She'll show how design isn't just

about style, but strategy – creating profitable, market-aligned spaces built with the end user in mind.

Richard Nicholls – HMO X

One of the UK's leading HMO sales and valuation experts, Richard has appraised thousands of properties nationwide and overseen countless successful sales. He'll share his national view of the HMO landscape – who's buying, what's selling, and where the real opportunities – and risks – lie right now.

Why network consistently?

As always, there's a lot of experience in this room, so use it. Talk to someone new, swap ideas, ask for what you need and offer help where you can. That's what this community does best.

If you're coming regularly, don't forget you can join as a member – full details and benefits can be found on page 12.

Finally, ink Monday 8th December in your diary for our final event of 2025 – when we'll see out the year in style (and probably with a drink in hand).

Call: 07592 434498

www.surreypropertyexchange.co.uk

CONNECT, COLLABORATE AND CONTRIBUTE

~ MEMBER SUPPORT & CONTACTS

Claire Williams

07533 818415

claire@apollopropertyprojects.com

My strategies are Commercial to Residential Conversions, Commercial Lettings. I have also done Serviced Accommodation and Rent2Rent. I'm very happy to chat over coffee and share knowledge and experience. Always interested in new opportunities.

Lisa Oliver

07592 434498

lisa@weareideal.co.uk

Together with my business partner, Mithila, we help landlords with the complex and ever-changing world of HMO lettings and management and also offer consultancy services through our specialist agency. We invest in high cash flowing HMO properties in the south of England working with private investors to create win-win outcomes.

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.

Matt Bickerton

01483 363065

info@mb-architecture.uk

We are a family-run architectural practice based in Woking, specialising in residential property. We offer planning advice, design services, building regulations, and full project support.

John Cox

07973 309125

john@ideastorunwith.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.

Surrey Property Exchange Club

Our membership community continues to grow month by month – and we'd love to welcome you in. Member benefits are on the back page and full details are available on the website.

Rory O'Mara

07747 616661

info@closedbridgingfinance.com

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Meet the Team



Lisa Oliver



Claire Williams



Graham Faulkner



Mithila
Rollings-Kamara



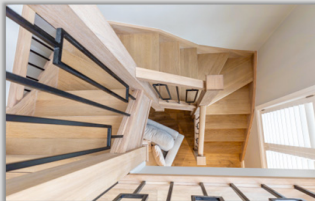
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Graham Faulkner
Branch Director



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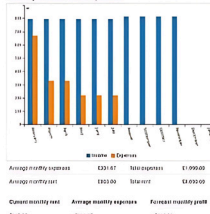
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Or chat to us tonight to join

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