

Surrey Property Exchange



Monday 12th October 2020 • Click on the Zoom link from 6.30 onwards

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!

Tonight's Main Speakers:

Anne Woodward

Lisa Oliver

Paul Watson



We've got a bumper session lined up for this evening, with the focus on HMOs.

Well known local investors Anne Woodward, Lisa Oliver and Paul Watson are drawing on their years of experience in HMOs to offer us a great deal of advice and guidance tonight. Houses of Multiple Occupation are a property strategy with numerous outlets and target groups, and we'll get an insight into what's common and what's different about them from Anne, Lisa and Paul.

Sean Grady is responsible for Housing Standards at Guildford Borough Council, which has literally hundreds of HMOs on its books. His input this evening will be valuable in getting an insight from the local authority perspective, and a look at what legislation lies ahead.

Call: 0789 4645181

www.surreypropertyexchange.co.uk

Surrey Property Exchange



Richard Simmons

Welcome to our online event this evening!

- I hope you are well and that the past few weeks have been fairly productive for you, despite the challenges faced. It is difficult to operate on anything other than a day to day basis at present, testing our ability to adapt and exercise flexibility on both a personal and business level.
- Tonight is all about HMOs as a business; it's often described as one property strategy, but there are numerous strands within it and we'll explore those tonight with input from experienced campaigners Anne Woodward, Lisa Oliver and Paul Watson. Their knowledge, expertise and hands on experience will be well worth hearing about!
It's important to understand what's going on and what's planned on the legislation front for HMOs, and I'm delighted to welcome Sean Grady, who is Team Leader of Housing Standards for Guildford Borough Council. He will give us an insight into what's in the legislation and consultation pipeline at both local and national level.
- A Lettings Clinic is on offer again this evening, hosted by Graham Faulkner, so by all means get your questions and concerns lined up for him! There is a lot to consider on the finance front too, as there is so much change happening around us there. John Cox has a good overview on what's happening on a day to day basis, and his colleague Steve Light will update us on the current mortgage scene for HMOs.
- Our planning expert, James Hutchison, will run another clinic session next month, when we'll also continue our recent initiative on apps and technology that can help us with our businesses.
- We hope to have some more "Hot Deals" for you tonight - please get in touch if you would like the opportunity to offer something to the audience next month. Just speak to Claire Williams or myself; send us a couple of slides with the key info and then the floor is all yours..!
- Stay healthy and I trust the next few weeks go well for you. I hope you'll be able to join us online for our event next month on Monday 9 November.!!



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Graham Faulkner, Branch Owner



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Meet the Organising Team Members



Richard Simmons



Claire Williams



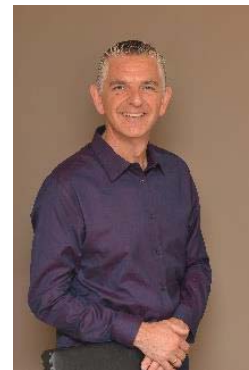
Ruth Gazzelloni



Graham Faulkner



Ranjit Singh



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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Member offers of help & contact details

Claire Williams 07533 818415 claire@apollopropertyprojects.com

I do 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

Currently focusing direct to the 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 & insurance brokerage.

Ophelia Ashitey 07838 381665 ophelia@otkpropertysolutions.co.uk

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.

Ranjit Chaggar Singh 07858 466177 rschaggar@msn.com

Happy to talk/share my passion for Property Education, Knowledge, Experience and Contacts over tea/coffee. Ask me how you can get this exclusive offer tonight - 3 issues 4 free of Property Investor News magazine and get a free book "Before The Hammer Falls" - the insider's guide to Property Auction success. Take them all away tonight with nothing to pay...!

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 and Flips.

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Member offers of help & contact details

Rory O'Mara

07747 616661

info@closedbridgingfinance.com

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Vivien & Ray Mitchell

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Useful Property Websites

www.spareroom.co.uk

www.openrent.co.uk

www.gumtree.com

www.lnpg.co.uk

www.londonpropertylicensing.co.uk

www.gov.uk/stamp-duty-land-tax

www.gov.uk/search-property-information-land-registry

www.propertychecklists.co.uk

www.propertytribes.com

www.fiverr.com

www.propertysnake.co.uk

www.nethouseprices.co.uk

Best source for room rent info and tenants.

Another good source for room rent info and tenants.

A good portal for buying and selling property items and for sourcing tenants.

Landlord National Property Group – excellent site for sourcing everything you need at terrific prices.

Everything you need to know about licensing schemes and other legislation in each London borough.

Check the costs and rules governing stamp duty and tax.

Check on ownership/titles/plans/restrictions etc at Land Registry.

Good site for what's happening on UK property scene.

Helpful reference site for info exchange and contacts.

Great place to get jobs done for just £5.00.

Lists price reductions on property.

Lists sale prices of property from Land Registry.

Useful Facebook Groups

Surrey Property Exchange

BMV Group

HMO Group

UK Property Traders

Multi Let Cashflow System

An information exchange and reference point for us!

Good site for answers and advice on property.

Well run site on multi-let information.

Good reference for developers.

Excellent site for Rent to Rent.

Surrey Property Exchange WhatsApp Group

To join, please send this text to Claire Williams on 07533 818415:

'Name

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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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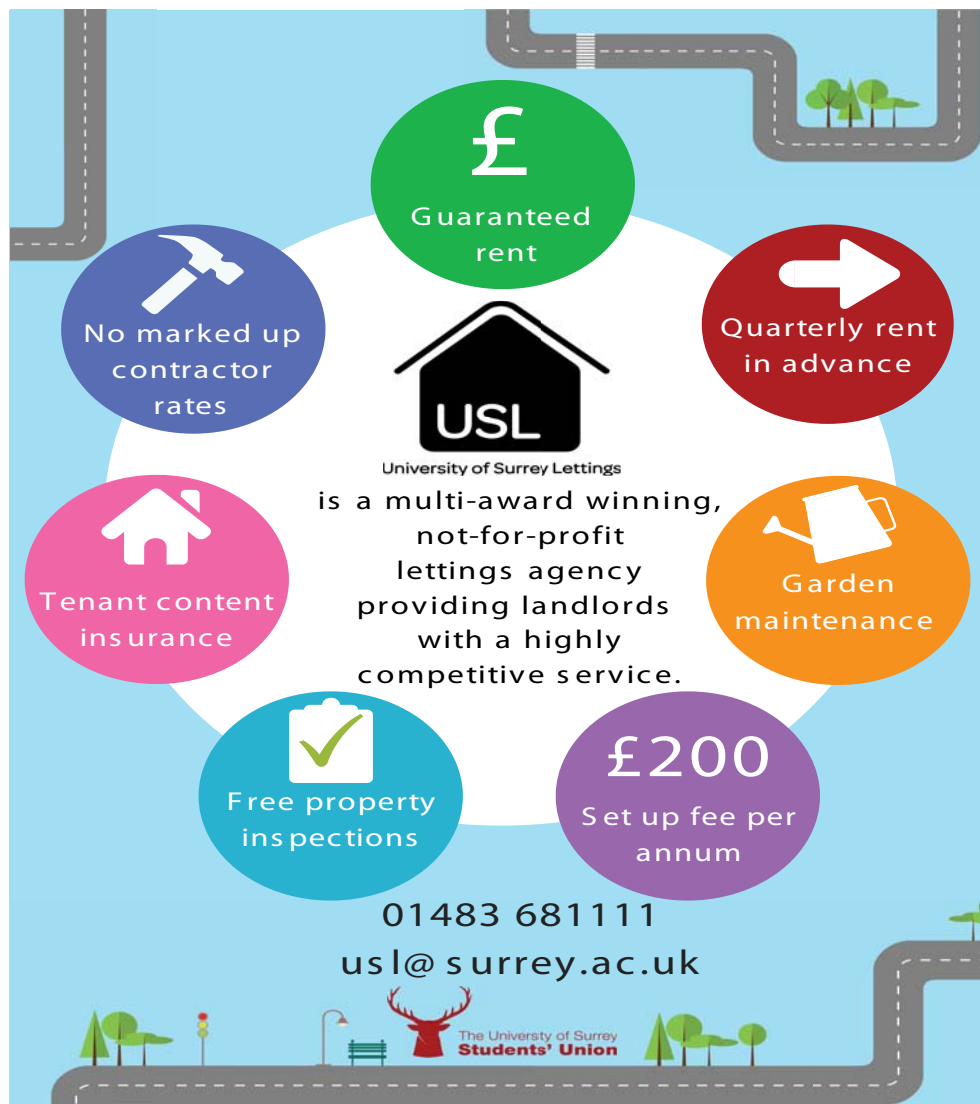


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us next month on
Monday 9 November..!*