

WELCOME ...



Out Of The Box Thinking For The Property Sector

Out Of The Box Thinking For The Property Sector.

- Legislative Changes Are Reducing Lettings Agencies Revenue Streams. June 2019
- Landlords Are Selling Properties Based On Section 24 Changes. Reduced Profits, Increased Taxation.
- Profit Margins Are Reducing for all parties.
- Larger City Centre Lettings Operations on Single Developments Are Managing Apartment Blocks.
- Crowdfunding – An Option To Increase Cashflow In A Legal & Ethical Way.
- Peer to Peer Crowdfunding With IMPACT101. Open House.
- Contact: Naeem Patel. Open House Preston Branch. After Reviewing Content.



Lucy Mangan on The Great British Bake Off final → Page 9
'The icing on a comforting treat'

'I'd love to win it again'
Geraint Thomas Interview with the Tour de France champion → Sport



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31 October 2018
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The Guardian

Crashing out of EU will trigger recession, warns rating agency

Phillip Inman

Britain's economy will suffer a sharp rise in unemployment and falling household incomes that would trigger a recession should Theresa May fail to secure a deal to prevent the UK crashing out of the EU next year, according to analysis by the rating agency Standard & Poor's. Property prices would slump and inflation would rise to more than 5% in a scenario that S&P said had become more likely in recent months after deadlock in Brussels over a post-Brexit deal.

In a warning that included a possible downgrade to the UK's credit rating, which would bring with it an increase in the Treasury's borrowing costs, S&P said it still expected both sides in the Brexit talks to come to an agreement before next March, when the UK is scheduled to leave the EU.

But it warned that the chance of a no-deal Brexit had risen in recent months to such an extent that it needed to warn international investors about the potential problems ahead.

The S&P report said:

- Unemployment would rise from its current record low of 4% to 7.4% by 2020 - a rate last seen in the aftermath of the financial crisis.
- House prices would probably fall by 10% over two years.
- Household incomes would be £2,700 lower a year.
- Inflation would rise, peaking at 4.7% in mid-2019.
- London office prices could fall by 20% over two to three years, similar to the decline after the 2008 crash.

Negotiations with the EU are about to enter the final few weeks and although May has said an agreement is 95% complete, crucial areas, including the fate of the Northern Ireland border, remain unresolved.

A demand by the EU's chief negotiator, Michel Barnier, for a backstop that would keep the Irish border open to trade, even if that meant separating the province from the mainland and creating a border in the Irish Sea, has been rejected by the prime minister.

The impasse has fuelled doubts that a deal can be agreed in what time is left before each side must seek ratification.

The S&P Global Ratings credit analyst Paul Watters said: "Our base-case scenario is that the UK and the EU will agree and ratify a Brexit deal, leading to a transition phase" →

Letting the industry down?

The forthcoming tenant fees ban has provoked strong opinions, and led some landlords to question whether they have a future in this industry. Neil Collins investigates.



LETTINGS

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Being a landlord can feel like a thankless task – sometimes before a tenant has even moved in. From endless legal changes to expanding red tape, interference takes many forms. The latest legislative obstacle concerns the forthcoming Tenant Fees Bill – which, among other things, will ban tenant letting fees for assured shorthold tenancies (though company lets and non-assured tenancies will be exempted). If it becomes law, the new rules will probably be introduced later this year. After many months of speculation, it was recently confirmed as coming into effect for tenancies starting or being renewed after 1 June 2019.

What is the new legislation intended to do?

In essence, the new bill aims to make renting fairer and more transparent, by outlawing fees charged to new tenants by landlords and letting agencies across England. Scotland banned non-refundable fees in 2012; Northern Ireland and Wales will follow suit imminently. Fees for credit checks, administration and many other things landlords and agents charge for will be banned, leaving only three exemptions: deposits, rent, and default costs.

What can (and can't) letting agencies and landlords charge for?

"Default costs" is an undefined term in the legislation, and could potentially be used to spread essential costs throughout the duration of a tenancy agreement. Deposits and rent, however, will incur far greater restrictions. For instance, landlords can't inflate the first few months of rental income and then lower it once their costs have been covered. As for deposits... holding deposits will be limited to one week's rent, while tenancy deposits will be restricted to five weeks.

What are the penalties for non-compliance?

Any accidental (or deliberate) overpayment taken by a landlord can be reclaimed by tenants through their local county court, while Trading Standards will be expected to work on behalf of tenants. They can issue fines of up

to £5,000 for a first offence, with banning on also on the table. However, border suggests penalties always enforced, even if

What has the reaction

These changes have been tenants, and that hasn't g sector. Jenny Mulholland sums up the mood of mar believe the government views, and I believe ban jerk reaction rather than agree that some agents' for admin fees, but most spurious or fictional tae of extra cash: they reple with finding and refere be passed on to the tenar to the landlord – at least These costs may sin in higher rental fees, ac managing director of onli "Many landlords, parti make up the biggest pre sector and often operate forced to raise rents to or referencing. They will n initial tenancy period, to remains financially viab

One of the few vo fees ban is Marc Trup, I ment platform Arthur C currently unregulated, not uniform. This mean pending on where you a and which agent you ch acknowledge the indust however: "With this sy business, there is a risk ban will lead to closures

PROPERTY Hub Maga

Dates to watch out for this year

Top five dates to watch out for this year

Last year was a whirlwind for property investors, and this year looks likely to be jam-packed too. Let's take a look at five dates to be aware of in 2019...

HOMES ACT

When: 20 March 2019

The Bill, passed at the end of 2018, changes the Landlord and Tenant Act 1985 to make sure residential rental properties are maintained properly, and are "fit for human habitation". It also includes amendments to the Building Act 1984 to confirm liability for work undertaken on residential rental property that doesn't meet Building Regulations. If your properties are up to scratch, there's no need to worry, but it's worth keeping an eye on.

BREXIT

When: 29 March 2019

The dreaded B-word. The UK is due to officially leave the European Union at precisely 11am on this date, providing Theresa May manages to cut a deal. If not, the date could well be extended. The media has whipped the nation into a frenzy with reports of an economic catastrophe, but will it cause the next property crash? No. Will it create a short-term wobble? Possibly. Should it affect your investment decisions? We think not.

KEEP MORE OF YOUR MONEY

When: 6 April 2019

Your tax-free personal allowance – the amount you earn before you start paying income tax – will increase by £650 to £12,500. The higher-rate tax threshold will also be increasing on this date too; so whereas you'll be paying 40% tax if you earn £46,350 or more right now, as of 6 April, this won't kick in until you earn £50,000 or more.

TENANT FEES BAN

When: 1 June 2019

When the government announced a plan to ban letting fees across England, it was with the intention of saving tenants millions of pounds, and to promote a more transparent letting process. While there have been rumblings of costs being passed on to landlords, or even on to tenants through increased rents, it's unlikely to have a major effect on profitable investment properties. However, the market will be watching closely to see how this plays out. We've also covered the upcoming fees ban – and what it means for you – in our feature starting on page 44.

AUTUMN BUDGET

When: October 2019

Will there be any more stings in the tail for landlords? Will there be a U-turn on stamp duty? Nobody knows what's ahead (aside from the usual cabinet disagreements), but it's always worth tuning into the chancellor's budget to see if anything will affect your personal or business finances.

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Fees ban

"It remains to be seen what portion of the fees they can recover by passing them to their landlord clients, but I expect to see a lot of empty former letting agency shop fronts by the end of 2019."

What happened in Scotland when the ban was introduced?

Marc's theory is supported by what happened when the Scottish Government's letting fees ban was introduced six years ago as part of a revised Housing Act. There were letting agency redundancies and closures, a 4.3% jump in rental costs during the first year of the ban, and a longer-term decline in available property volumes as landlords gradually exited the industry. Tenants' unions have also claimed that letting agents are routinely flouting the law by charging fees for holding properties and handling administration, yet nothing is being done about it.

So how should English landlords prepare for the ban's introduction?

According to David Smith, policy director for the Residential Landlords Association (RLA), English landlords will consider terminating letting agent agreements if agents increase their fees to landlords to make up the shortfall: "Currently, 64% of RLA members are paying for some degree of service from a letting agent, supporting landlords to ensure properties are safe, legal and secure. However, some landlords may decide to take over the management of their rental homes themselves." David also cites RLA research which suggests one in five landlords will be less likely to use a letting agent after the fees ban comes into effect.

If self-management seems daunting, the internet may offer a partial solution. Landlords could look for alternatives to traditional letting agencies in the form of online service providers. There are hundreds of software platforms on the market, catering for short-term holiday lets, large BTL portfolios and everything in between. From advertising and contract exchange to income collection and accounting, these tools could help landlords to cut costs in areas where the tenant fees ban will now apply.



Property Hub co-founder Rob Dix sums it up: "It's a shame that landlords who self-manage won't be able to recover their costs because some letting agents have taken advantage and charged outrageous fees. Most landlords only charge a small amount to cover the genuine costs of referencing so the financial impact won't be huge, but they'll rightly feel aggrieved as it's yet another measure that chips away at their margins."

"Letting agents, on the other hand, won't get much sympathy: if the industry had self-regulated, this It remains to be seen what portion of the fees they can recover by passing them to their landlord clients, but I expect to see a lot of empty former letting agency shop fronts by the end of 2019."

LETTINGS



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The Crash: 2006 - 2008

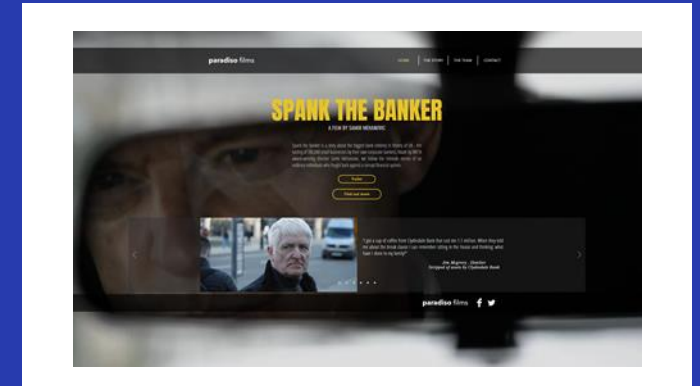
The Banks (the problem) are failing the People, Business and Investors. Trust has diminished, Since 2008. Mortgage Backed Security failure was deemed route cause of - The Crash? 3 Films... People Need Alternatives..

PPI/ MSC/ Libor/ Rate Swaps/



The Banks - The Problem!

<https://www.thegreatbritishmortgageswindle.net/>



<https://www.bankwhistleblower.co.uk/>

<https://mortgagesecuritisationclaims.co.uk/>

<https://www.banksclaimsgroup.com/>

<https://www.spankthebankerfilm.com/>



Trap

Lisa and Mark Elkins have to pay £2,500 a month on their mortgage because their interest rate is nearly 5%. That's about three times the best market rate

Business Your Money Market Data Companies Economy

Northern Rock: US firm 'misled' UK government on mortgages

22 October 2018

Mark and Lisa Elkins are being forced to sell their house

A US private equity company has been accused of misleading the government about the biggest sale of state assets in UK history.

BBC Panorama has discovered Cerberus told the government it was planning to offer homeowners better mortgage deals before its £13bn purchase of former Northern Rock mortgages in 2016.

BANKS CLAIMS GROUP LIMITED
A FORCE FOR BANKS CLAIMS LITIGATION MANAGEMENT
Founder & Chairman: R. Neil W. Mitchell

MISC
Mortgage Securitisation Claims

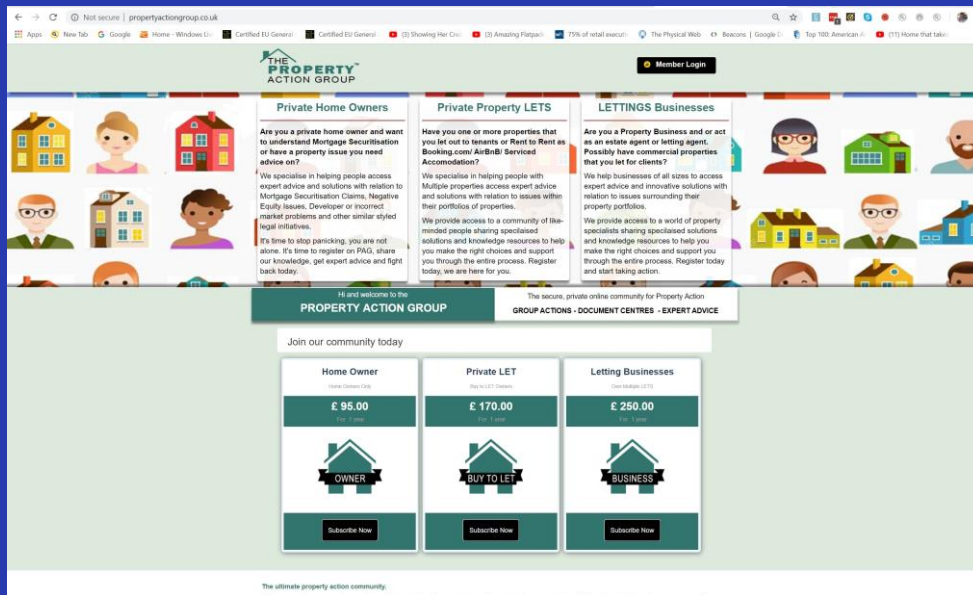
Panorama
Trapped by My Mortgage

Andy Verity meets the ex-Northern Rock customers who are still trapped on high interest rates and whose mortgages have now been taken over by an aggressive private equity fund. [More](#)

29 mins 8:30pm 22 Oct 2018 Available for 10 months



The Bankster's - The Problem! Landlords - There's A Problem In The Finance & Regulatory System?



What is changing in property law?

Section 24 of the Finance (no. 2) Act 2015 might mean that over half of UK landlords will be pushed into a higher rate of tax despite their income not having increased, and some might end up renting at a loss.

Jonathan Reynolds MP; John Glen MP

Subject: CONSPIRACY TO COMMIT FRAUD - THE BRITISH MODEL

Dear Sirs

"As a nation, we pride ourselves on the rule of law. Above the Old Bailey stands the gilded statue of Lady Justice. She carries the sword of justice in one hand and the scales of justice in the other. She wears a blindfold to symbolise that justice is blind and does not distinguish between the powerful and the weak. Yet for those who have been the victims of the systematic fraud practised by UK banks and financial institutions, such sentiment is nonsense. The statue representing their experience of justice would be heavily rusted rather than gilded. It would wear a blindfold to avoid having to see the activities of the financial institutions whose wrongdoing has ruined individuals and families, and its arms would be firmly tied behind its back to symbolise the lack of activity by both the police and the regulators." "....we have seen clear evidence of tampering with documents, false witness statements and the leveraging of a position of power and clout to drive many thousands of good businesses into insolvency."

William Wragg, MP

Criminals with law degrees and/or financial accreditation are manipulating the British justice system *en masse*, and neither the Prime Minister nor anyone in the police, judiciary, Ministry of Justice, or government cares. Nobody in authority is willing to stop *'The Fall of the House of Usher'* - obviously for reasons best known to themselves.

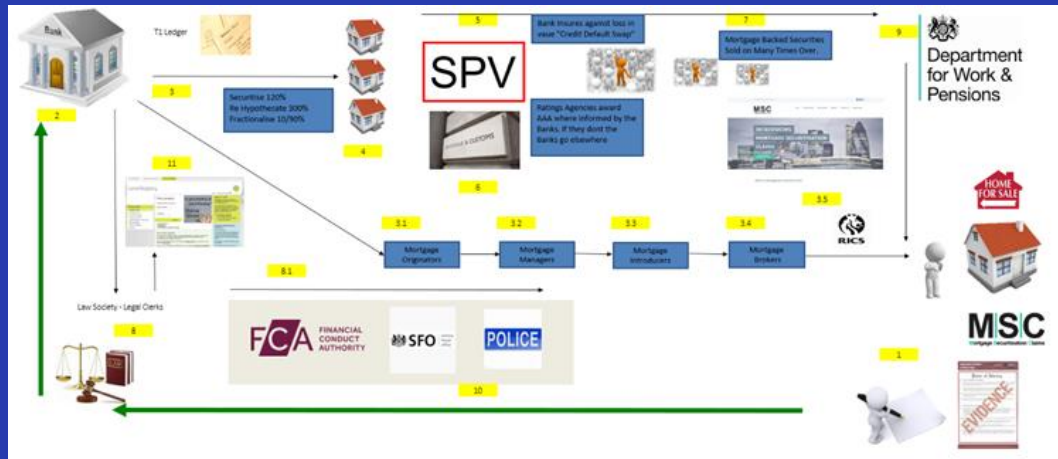
Criminals have infiltrated, and are embedded in, every single UK public entity, quango, and oversight body - and even in charities. Police and the Law Society continue to honour the Memorandum of Understanding that existed between the *Association of Chief Police Officers* and the *Law Society*, in which they agreed NOT to investigate each other. Perhaps this is why no action is ever taken, and why there is no remedy for justice in the UK. No doubt police must have many such Memoranda, as they do nothing to quell this kind of crime.

Victims groups have been able to 'out' those who take no action, and who are therefore complicit in the crimes. It is almost everyone in the system, and most certainly Mrs. Theresa May and the police.

There Has To Be A Better Way – Imagine No Debt?

Banks Don't Lend You Money. They Manage Securities! Your Signature Creates the Credit. Money from Thin Air!! Yet You Have Debt?

PROBLEM



Crowdfunding - Wikipedia ✓

<https://en.wikipedia.org/wiki/Crowdfunding>

Crowdfunding is the practice of funding a project or venture by raising small amounts of money from a large number of people, typically via the Internet.

SOLUTION

Who is Crowdfunding?



A PROCESS of raising funds for Projects or Good Causes through a Group of People working together.

Today via the internet.

Is it Legal? – Yes.

<https://www.fca.org.uk/consumers/crowdfunding>

The Financial Conduct Authority's (FCA) website identifies four types of crowdfunding:

Loan-based. People lend to individuals or businesses in the hope of a return in the form of interest payments and a repayment of capital over time (this excludes some business-to-business loans). Also known as marketplace lending or crowd lending. It is regulated by the FCA.

Investment-based. People invest directly in businesses by buying shares or debt securities or, indirectly, by buying units in an investment scheme. It is regulated by the FCA.

Donation-based. People give money to individuals, enterprises or organisations whose causes, activities or purchases they want to support, with no expectation of any return (for example, litigation, medical treatment and other philanthropic and civic projects). It is not regulated by the FCA.

Pre-payment or rewards-based. People give money to receive a reward, service or product. It is not regulated by the FCA. (FCA: Crowdfunding.)



Donations for : Business – Personal – Landlords – Agents - Tenants

CHANGE BRINGS OPPORTUNITY



For Both Landlords and Tenants via Letting Agents. All parties would be Positively Impacted from A Cashflow Perspective. *



Crowdfunding Solution. Donation Based Peer to Peer. Check Your Accountant for Personal Tax Position. Legal Globally.



Funds raised by letting agents UK that could be removed in further legislation June 2019.

Opportunity to start a positive Cashflow Scenario and build better relationships between Agents, Landlords and Tenants. Win, Win, Win?

Section 24 Taxation Changes. Agenda 2130.

Landlords Are Seeing Profits Decline. Agents will lose Revenues.

Landlords Could Be Impacted By A Negative Swing In Property Values Due To External Market Forces? Brexit?

Landlord – Letting Agent - Tenant

* See Full IMPACT101 Presentation

Benefits Realisation Table



Tenants	Letting Agent	Landlords
£	£	£
1. Always earning.	1. Replaces Lost Revenues.	1. Increased Revenues from additional sources.
2. Revenues increase plug into the system.	2. Constant Cashflow whether the tenant is with another agent or not.	2. Constant Cashflow. No Voids.
3. See Full Impact101 plan	3. Your tenants follow you in the Grid System. £\$	3. Increased Revenues as income cycles across the Grid System.
4. Watch Videos	4. See Full Impact101 plan	4. See Full Impact101 plan
	5. Watch Videos.	5. Watch Videos.

Landlord – Letting Agent - Tenant



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\$40 Grid Example

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41	42	43	44	45	46	47	48	49	50



Landlord – Letting Agent - Tenant

Donations for : Business – Personal – Charity – Landlords - Agents



Level	GIVE	SHARE	Receive 6 Donations	RECEIVE
1	40	20/20	6 (\$20)	\$120
2	80	40/40	6 (\$40)	\$240
3	150	75/75	6 (\$75)	\$450
4	300	150/150	6 (\$150)	\$900
5	600	300/300	6 (\$300)	\$1800
6	1200	600/600	6 (\$600)	\$3600
7	2400	1200/1200	6 (\$1200)	\$7200
8	4800	2400/2400	6 (\$2400)	\$14400

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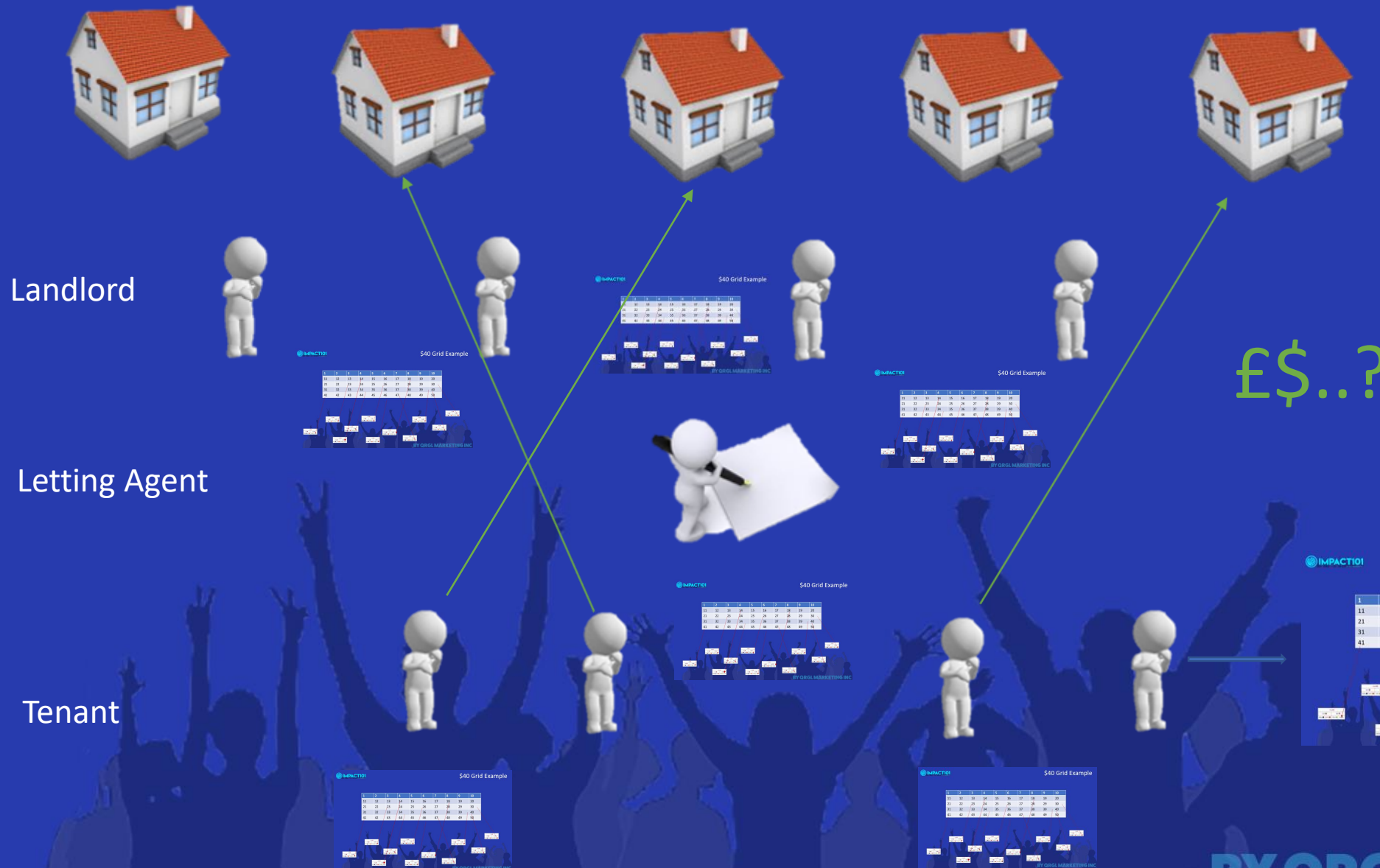
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BY QRGL MARKETING INC

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Platform Payment Overview

50% DONATED IN YOUR GRIDS - ALWAYS GOES TO YOU ...

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THE EXAMPLES SHOWN ARE FOR EXAMPLE PURPOSES ONLY. THEY ARE NOT A GUARANTEE OF DONATIONS YOU WILL RECEIVE. YOUR INDIVIDUAL RESULTS MAY VARY AND THEY ARE DEPENDENT ON YOUR OWN EFFORTS

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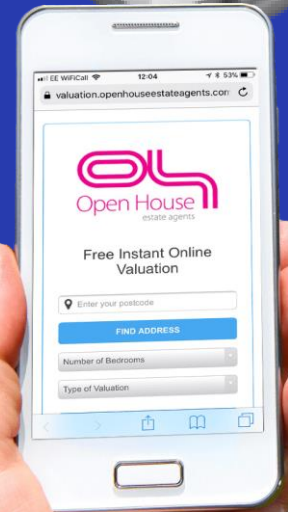
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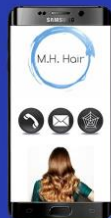
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Tenant - Letting Agent – Landlord

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