

ISSUE 03 // 2025 EDITION

# 2025

## Investors Insight

A TRANSPARENT AND COMPREHENSIVE GUIDE  
OF OUR INVESTMENT COMPANIES

Join Our Membership &  
Shareholding Schemes



THE  
OPS  
GROUP



OHL  
DESIGN



Property Investment Complete North West Ltd, Professional Property Finance Ltd, Professional Property Residential Services Ltd, PJ Building & Development Ltd, OHL Design Ltd, Letting Complete Ltd & The Original Property Services Ltd.

### Head Offices:

260 Dewsbury Road, Wakefield,  
WF2 9BY  
17-21 Mumps, Oldham, OL1 3TL

# The One Stop Shop

THE  
OPS  
GROUP



# Welcome Back

We are excited to return with the latest updates in our ongoing journey. This edition comprehensively covers every aspect of our business, from property finance and sourcing to refurbishment. Our primary objective is to instill confidence in our investors throughout their purchasing journey and overall experience with us.

*“With our one-stop-shop approach, we provide seamless investment solutions designed to deliver consistently strong returns, making your financial growth our top priority”*



Returning with for our third issue of our Investors Booklet, we're excited to share our development and significant changes we've implemented throughout 2024 and into 2025. These enhancements are designed to boost the success of all companies within our group and elevate the investor experience.

In addition to our domestic efforts, we have formed partnerships outside of the UK, aiming to expand our property portfolio and unlock new opportunities for growth and returns.

**Peter Child**  
Founder & Director

A stylized, handwritten signature in black ink, appearing to read 'Peter Child'.



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## **WELCOME MESSAGE & MISSION P8**

Overview of the booklet's purpose, highlighting the group's one-stop-shop approach and commitment to empowering investors with a seamless experience.

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## **INVESTOR JOURNEY P12**

A detailed guide to the step-by-step investment process, from sourcing and planning to property management and returns.

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## **COMPANY PROFILES P16**

Insight into the expertise and services offered by each company within the group, emphasising their roles in the investment process.

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## **PROJECTS & DEVELOPMENTS P32**

An overview of current and completed projects, showcasing the transformation of properties and their impact on returns.

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## **DESIGN & REFURBISHMENT P46**

Highlights of OHL Design's role in enhancing property appeal and value through interior design, staging, and refurbishment services.

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## **FINANCE & INSURANCE P54**

Details on mortgage options, financing solutions, and comprehensive insurance services tailored to investors' needs.

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## **LETTING & MANAGEMENT P56**

A focus on Letting Complete's expertise in tenant management, maintenance, and guaranteed rental income for a stress-free experience.

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## **INVESTOR OFFERINGS P70**

Highlight exclusive opportunities, services, and benefits available to investors.

# Key Points

The focus of the group is to offer exceptional service and financial returns to meet our investor's expectations. Communication is the bedrock of the group, keeping our investors informed throughout all stages of the investment.



With over 250+  
completed projects  
under our belt

Our goal is to refine our timelines and deliver high-specification properties that generate strong yields and rental income for our investors.

HAPPY  
CUSTOMERS

1K+

STAFF  
MEMBERS

30+

TOTAL  
PROJECT'S  
VALUE

£80m+

Project Completed



Project Completed



# Mission & Vision

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## OUR GROUP

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Made up of 7 companies to help the investor to have a seamless one stop shop experience. We specialise in crafting exquisite, tailor-made finishes that cater precisely to our tenants' unique requirements; all the while ensuring that our investors enjoy a steady stream of exceptional returns.



## Mission

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### Tailored Strategy

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Identify investor strategies, assess affordability, and arrange necessary financing.

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### Maximised Returns

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Plan detailed projects with high-end, bespoke finishes to maximise investor returns.

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### Market Insights

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Research current trends and up-to-date interior designs to enhance profitability.

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### Support

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Offer professional letting services with guaranteed rents and secure the best market rates through our finance team.

## Vision

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**Our goal is to create a legacy of successful investors achieving their financial dreams through us**

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1. Empower investors worldwide
2. Innovation and growth for the companies & investors
3. Building long-lasting partnerships

*“With our one-stop-shop approach, we provide seamless investment solutions designed to deliver consistently strong returns, making your financial growth our top priority.”*

# 08 Products & Services

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## THE INVESTORS JOURNEY

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At our company, we guide investors through every stage of their journey, ensuring a seamless and rewarding experience.

We begin by sourcing the best property opportunities that align with your investment goals. Our development team then manages the project from planning to completion, while our interior designers enhance the property's value with high-end, market-driven designs. Once the property is ready, our letting team ensures it is rented quickly and efficiently, offering guaranteed rents for peace of mind.

Our finance experts secure the best mortgage rates and financial packages, optimising your investment for maximum profitability. To protect your investment, our newly launched insurance branch provides comprehensive coverage at every step, ensuring your property and income are safeguarded against potential risks. From start to finish, we are committed to making your investment journey smooth and successful.



PPF

## Mortgages & Insurance

We secure the best financial packages to maximise your investment's profitability.



## Sourcing & Planning

We identify prime investment opportunities that align with your financial goals.

ONE  
STOP  
SHOP



## Development

Our team oversees every aspect of the project, ensuring high-quality completion.



## Interior Design

We craft bespoke, market-driven designs to enhance your property's appeal and value.



## Letting & Management

Our experts ensure your property is rented quickly, offering guaranteed income and peace of mind.

# Investor's Journey



01

## An Introductory Call

An introductory call is held with PICNW and the investor to discuss investment strategies and their personal goals.



02

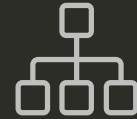
## Sourcing Review

The team at PICNW will find a property and propose the deal for the investor to review.



03

## Finance Options provided by PPF



04

## Legal Conveyancing

As soon as conveyancing commences the PICNW team will help with the sale progression ensuring a smooth process.

05

## Introduction to PJ Building & Developments

Prior to the conveyancing, the investor will be introduced to our development company, PJ Building & Developments who will discuss Schedule of Works.



06

## Kick Start Development

Development commences and regular updates are provided via photo and video to the investor.

07

## Interior Design Stage

Once the project reaches plastering stage, the investor will be introduced to our in-house design team to discuss decor, furnishing and 2nd fix finishes.



09

### Letting Handover

After completion, the property is handed over to the letting team for management services, who will schedule an introductory call with the investor.



10

### Tenant Moves In



08

### Property Gets Furnished

Once the development team completes work on the property, the interior design team will furnish it and provide professionally edited photographs to showcase the final result.



11

### Project Completed! Repeat

Once the property is fully tenanted, investors can choose to refinance, withdraw funds from the deal, and repeat the process, enjoying membership benefits such as exclusive off-market opportunities and tailored support.

We prioritise fostering long-term relationships through repeat services, with transparency at the heart of everything we do.

Our group of companies is dedicated to providing clear communication and trustworthy guidance, ensuring investors feel confident and supported throughout their investment journey.

## THE PROCESS

# Investor's Journey

BASED ON A 5 BEDROOM HMO

### 1 Legal Process Completed. Keys exchanged.

#### 2 Pre-Refurbishment Works

(Ensure site security and safety, secure lockbox and change locks, commencement of utility change over/set up)

#### 3 Surveys

Site survey from build team

- 3 Architect Survey
- Asbestos Survey
- Structural Survey

### 4 Site Rip-out

#### 6 First Fix

- 6 Joinery
- Electrical & Plumbing

### 7 Plasterboarding & Plastering

### 8 Kitchen Installation

#### 9 Second Fix

- 9 Joinery
- Electrical & Plumbing

### 10 Decoration

### 11 Carpets & Flooring

### 12 Furniture Installation & Furnishings

### 13 Professional Photography & Videography

### 14 Management Team Survey the Property

### 15 Property is Marketed



1 Week

1 Month

- In-House Archite
- Potential As
- Apply fo
- Stru

3 Weeks

1 Mo

**Time (Weeks/Months)**



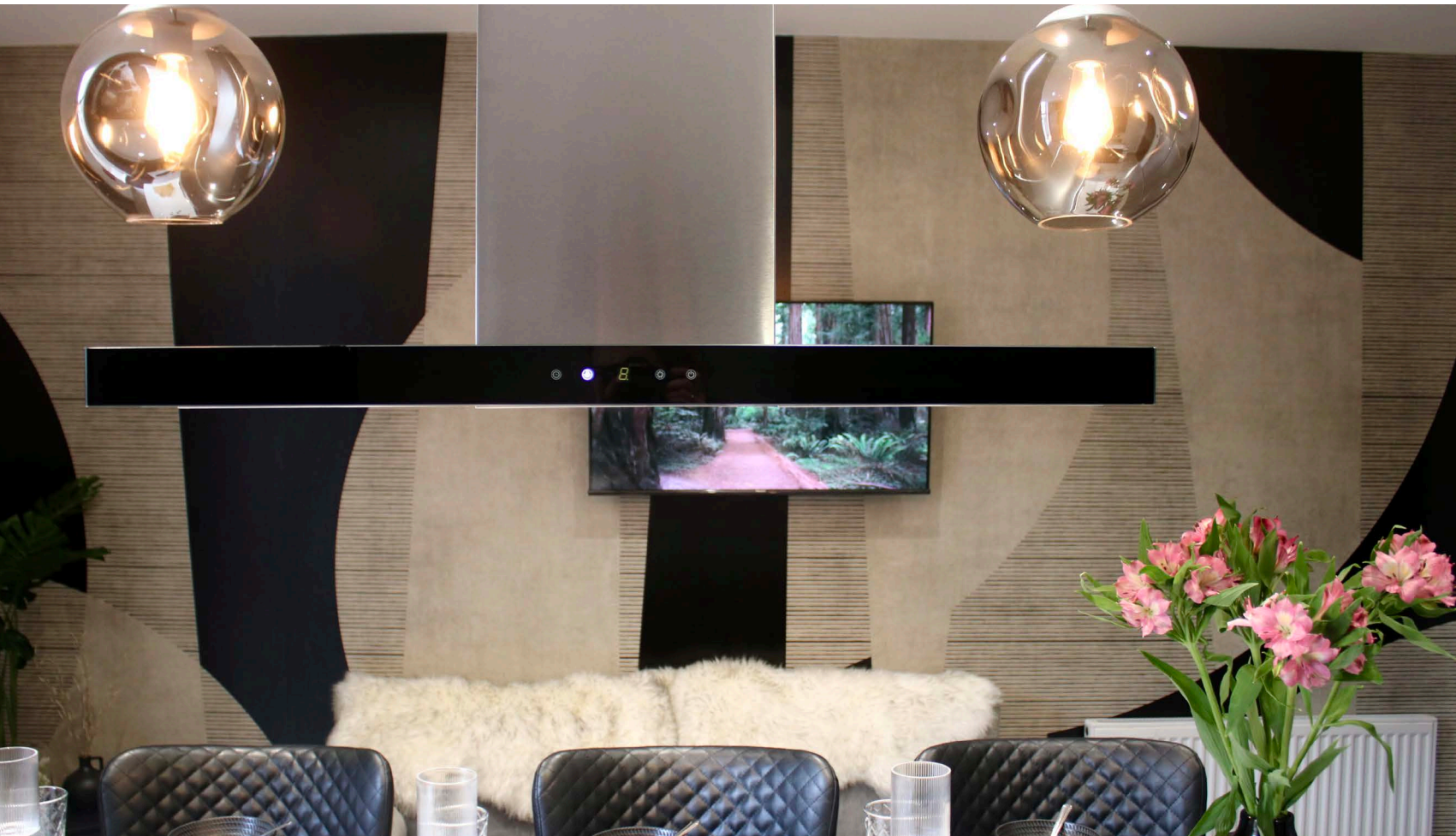
# 018 Company Structure

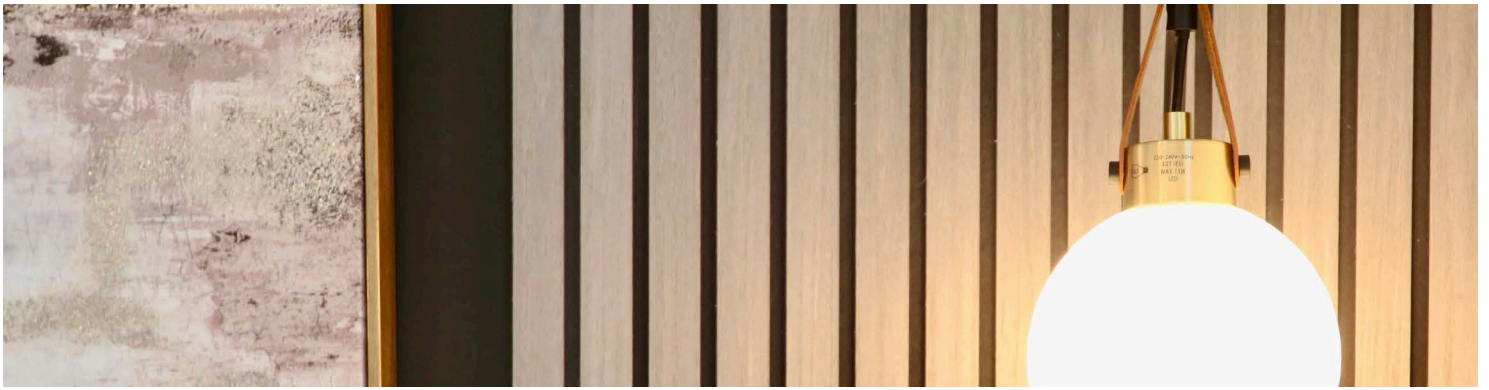
Our group ensures  
efficient, effective and  
exceptional service at  
every level

With 30 plus skilled team members across our group, we blend expertise and trust to support our investors. Originally a family business, we maintain a close-knit, collaborative approach, ensuring every client receives clear and personalised guidance.

Through our one-stop-shop approach, dedicated team members assist in each area, ensuring seamless support throughout the journey.

Together, our management team brings over 40 years in letting and management, 60+ years in building and development, and over 100 years in the property investment sector. As property investors themselves, they offer firsthand experience from purchasing and refurbishing UK properties to refinancing upon completion.





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## MANAGEMENT TEAM

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**Peter Child**

FOUNDER & DIRECTOR



**Karen Coffey**

GROUP MANAGING DIRECTOR



**Andrew North**

COMMERCIAL MANAGER



**Michelle Allen**

OPERATIONS EXECUTIVE



**Kelvin Hui**

GROUP BOARD DIRECTOR



**Emma Ogilvie**

OPERATIONS DIRECTOR

MANAGING DIRECTOR

# Karen Coffey

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## A Day in The Life!

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Karen's day as Managing Director involves leading her team, advising on operations, and ensuring the smooth running of multiple companies. She works closely with staff, providing guidance on property letting, refurbishments, and client relations, drawing from her extensive background in property sales, finance, and development.

Cost control is a major focus, as Karen reviews budgets and monitors spending to maintain financial health while delivering high-quality results. Overseeing all aspects of the business, she ensures every project aligns with the company's high standards.

Karen's journey began at 16 with a major development company, where she became a director at just 21. Over three decades, she gained expertise in property sales, design, and building medical centers and new homes. After the UK property crash in 2008, she shifted to letting and management, balancing her career with single parenting.

Since joining Letting Complete in 2019, Karen has risen from Property Manager to Managing Director. She now proudly works alongside her daughter, who began as a letting negotiator at 17 and has since advanced into interior design services, continuing the family legacy in property.

*“With our one-stop-shop approach, we provide seamless investment solutions designed to deliver consistently strong returns, making your financial growth our top priority”*



Starting the year with positivity and keeping the inspiration alive is key to driving passion and progress. I place a strong emphasis on teamwork and nurturing potential through internal promotions.

I'm excited to see how our different apartment developments take shape, tackle new challenges with upcoming projects, and connect with more overseas investors to build stronger relationships and expand our network.

**Karen Coffey**  
Managing Director

A handwritten signature in black ink that reads "K Coffey".





ABOUT US

# Staff Development

*We recognise that investing in our employees is essential to the integrity of our business. Through comprehensive health and safety training, tailored HR solutions, and clear policies and procedures, we aim to showcase why partnering with us means partnering with a trustworthy and dependable team.*

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## Empowering our team for success!

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**A**cross all companies in our business, we believe that a thriving team is the backbone of every successful organisation. That's why we offer a dynamic array of staff development services designed to elevate our employees both professionally and personally.

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## Health & Safety Training

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**A**t P.J. Building and Developments, prioritising health and safety is paramount, especially on live sites and construction projects. Our comprehensive health and safety courses include hearing testing and regular health and safety tests for construction personnel on site.

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## HR & Training Solutions

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**H**R plays a pivotal role in our business operations. We offer tailored HR and training solutions designed to meet the distinct needs of our organisations. From crafting our recruitment strategy to fostering ongoing employee development, we provide comprehensive support to build and retain a strong team. Our internal training includes HR courses, mental health awareness, employment law, data protection, and more.

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## Policies & Procedure Manual (Letting Complete)

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**A**t Letting Complete, we prioritise clarity and consistency in our business practices. That's why we provide all staff employees with a meticulously crafted Policies & Procedure Manual. This manual serves as a comprehensive guide, ensuring that our systems and procedures are compliant.



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## In-House Coaching & Personal Development

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**A**t the core of our staff development philosophy is recognising and nurturing the individual journey of each team member. Embracing the diverse roles within our companies, we value the unique personalities, achievements, and aspirations of our team members. Our experienced staff members provide in-house coaching for new recruits, offering a comprehensive understanding of our companies and role-specific expectations.

**O**ur commitment to exceptional staff development transcends conventional training ensuring that our team is well-prepared to excel in the ever-evolving business landscape to give a superior service to our clients.



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### MARLA Certification

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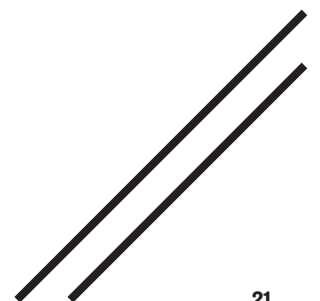
Keeping us at the forefront of property management best practice. This industry-recognised qualification enhances our expertise in the property market and letting.

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### CeMAP Courses

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Completion of this accreditation gives us the knowledge and skills to navigate the ever-evolving landscape of property financing.



# Actual Deals - BTL

2 BEDROOM PROPERTY BTL - DONCASTER	PRICE
PURCHASE PRICE	£73,000
DEVELOPMENT COST	£5,000
STAMP DUTY	£3,650
LEGALS	£1,800
SOURCING (inc. VAT)	£2,000
GROSS RENTAL INCOME (PA)	£8,700
TOTAL RUNNING COSTS	£1,779
NET RENTAL INCOME	£6,921
NET YIELD ON CASH INVESTMENT	8.10%



## What Makes This Investment Stand Out?

- **Efficient Investment:** With a purchase price of £73,000, the property provides a solid return on a relatively low entry cost compared to markets with higher property prices.
- **Low Development Cost:** With a modest development cost of just £5,000, this project offers a quick turnaround, making it highly advantageous for investors.
- **Growing Area:** Doncaster offers competitive property prices, making it an accessible market for first-time and experienced investors alike.

2 BEDROOM PROPERTY - MEXBOROUGH	PRICE
PURCHASE PRICE	£95,000
DEVELOPMENT COST	£6,000
STAMP DUTY	£4,800
LEGALS + SOURCING FEE	£6,600
EXTRA FEES	£1,000
TOTAL RUNNING COSTS	£2,697
GROSS RENTAL INCOME	£14,100
NET RENTAL INCOME	£11,403
NET YIELD ON CASH INVESTMENT	10.15%



## What Makes This Investment Stand Out?

- **Efficient Investment:** With a purchase price of £95,000, the property provides a solid return on a relatively low entry cost compared to markets with higher property prices.
- **Low Development Cost:** With a modest development cost of just £6,000, this project offers a quick turnaround, making it highly advantageous for investors.
- **Growing Area:** Mexborough offers competitive property prices, making it an accessible market for first-time and experienced investors alike.



# Actual Deals

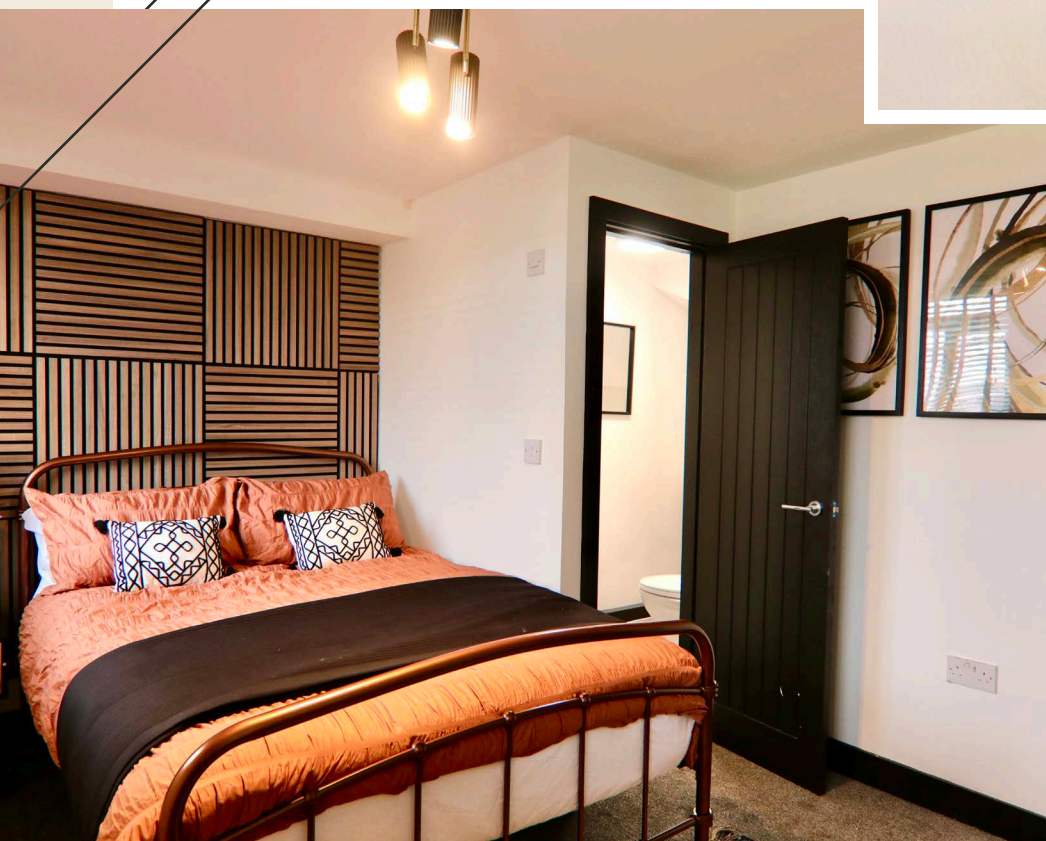
## HMO

6 BEDROOM PROPERTY HMO - CASTLEFORD	PRICE
PURCHASE PRICE	£130,000
DEVELOPMENT COST	£140,000
STAMP DUTY	£6,500
LEGALS + EXTRA FEES	£4,600
SOURCING (inc. VAT)	£7,200
DESIGN (PREMIUM PACKAGE)	£23,400
GROSS RENTAL INCOME (PA)	£43,160
TOTAL RUNNING COSTS	£12,869
NET RENTAL INCOME	£30,291
NET YIELD ON CASH INVESTMENT	9.81%

# What Makes This Investment Stand Out?



- **Strong Rental Income:** With expected annual rental income of £6,215.04, the property provides a solid cash flow, covering running and management costs effectively, making it a good source of passive income.
- **Development Potential:** The property has a quoted development cost of £140,000, which indicates there is potential to increase its value significantly through improvements, offering a good return on investment once the work is completed.
- **Positive Cash Flow After Costs:** After factoring in running costs and management fees, the property is still expected to generate positive returns, ensuring the investment remains profitable in the long term.



TRADING

6

YEARS



PROPERTY INVESTMENT COMPLETE  
NORTH WEST LTD

## Sourcing

Working with investors from all over the globe, PICNW sources various types of projects suitable for all budgets ranging from BTLs, Co-Living HMOs to larger multi-million commercial to residential projects. Covering the Yorkshire, Manchester, Greater Manchester and Liverpool areas, PICNW has an indepth knowledge of each of these regions.

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**With over 250+ completed projects under our belt**

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Our goal is to refine our timelines and deliver high-specification properties that generate strong yields and rental income for our investors.

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### About us

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Working in cohesion with our sister companies, we ensure every step of the project from sourcing, through to development, interior design, letting and finance is structured, so the full process is transparent and costed effectively.

BUY TO LET

250+

HMO  
PROPERTIES

150+

COMMERCIAL  
CONVERSIONS

15+

# Right Property, Right Location.



## Kelvin Hui

GROUP BOARD DIRECTOR

Kelvin began his journey in the letting business 8 years ago, gaining deep insight into landlord and tenant needs. His growth within the company has led him to his current role as Group Board Director.

With extensive experience and knowledge, Kelvin is a key team member who approaches investors with honesty and analytical precision, ensuring they feel confident in every aspect of their purchase.



## Jordan Burkinshaw

ACQUISITIONS MANAGER

With three years as Acquisitions Manager, Jordan's unmatched ambition is focused on securing the best deals for his clients.

His experience in the Letting department gives him a unique perspective on the needs of landlords, tenants, and investors alike, ensuring he's always ready to assist with expert insight.

## Property Investment Complete North West (PICNW) is the first step for investors in their ideal project.

### Identifying High-Yield Properties

We find properties with strong potential for high returns on investment.

### Off-Market Opportunities

We source exclusive, off-market deals that aren't available to the general public.

### Property Type Diversification

We assist in finding a variety of property types to diversify and strengthen your investment portfolio.

### Location Analysis

We conduct thorough research to identify properties in prime, high-growth areas.

### Negotiation Support

We negotiate the best possible purchase prices and terms on your behalf.

### Risk Assessment

We provide detailed risk analysis to ensure each property aligns with your investment goals.

# Project Applicability



## Jason Stokes

ARCHITECTURAL TECHNICIAN

With 15 years of architecture experience and an additional 5 years in engineering and design, Jason Stokes brings a wealth of expertise to the table. Jason holds a BTEC and HNC in construction, as well as a City and Guilds qualification in AutoCAD.

With 3 years of company experience, Jason specialises in providing detailed drawings for properties of all scales. His background encompasses work in interior design, modular building, and transitioning from small residential projects to larger apartments complexes.

## SUITABILITY ASSESSMENT

We conduct thorough feasibility assessments to ensure each project is viable, balancing cost, design, and regulatory compliance.

# 85%

of our projects receive approval on the first submission due to our pre-planning analysis.

## DESIGN EFFICIENCY

Our architectural designs focus on maximising space efficiency and functionality while maintaining aesthetic appeal.

# 20%

Up to 20% more usable space achieved through innovative design collaboration with sourcing.

## SUSTAINABLE PLANNING

We integrate sustainable practices into our planning, ensuring projects meet environmental standards and reduce long-term costs.

# 30%

Reduction in energy consumption in our developments through sustainable design & materials.

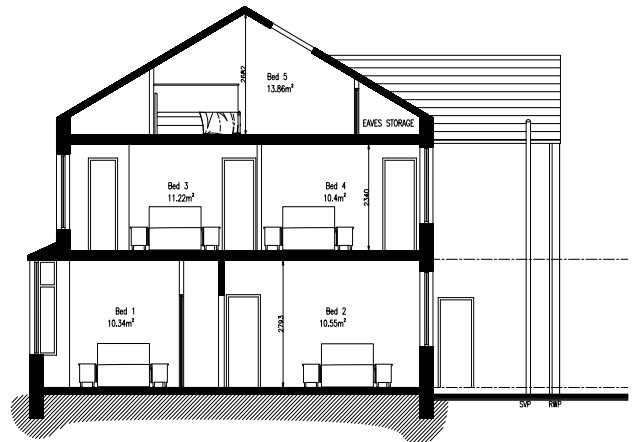
PROPERTY INVESTMENT COMPLETE NORTH WEST LTD

# Architecture & Planning

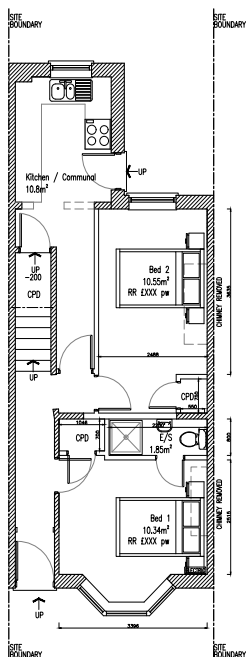
As part of our services, we can provide all our investors with an in-depth, bespoke floorplan produced by our in-house architect.

Our architect meticulously produces drawings for every project, leveraging space to its fullest potential within each building. This approach ensures a functional layout aimed at increasing rental yields for investors and securing the highest possible valuation.

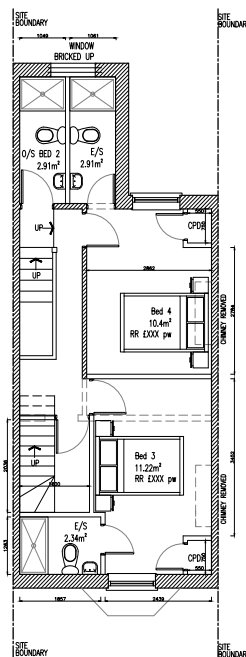
With experience spanning a wide spectrum of projects, from small residential refurbishments to larger Grade 2 listed apartment blocks, our architect is well-versed in diverse challenges. Regardless of your project's scale or complexity, rest assured, we are equipped to explore and deliver solutions tailored to your needs. Your project's success remains our top priority.



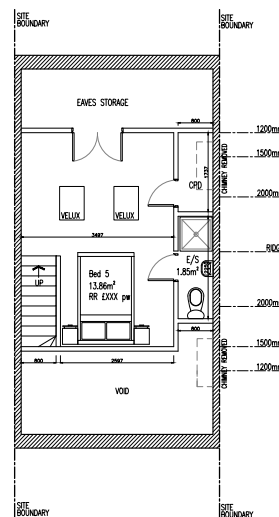
Proposed Section & Part Elevation



Proposed Ground Floor Plan  
40,98m<sup>2</sup>



Proposed First Floor Plan  
40,69m<sup>2</sup>



Proposed Loft Floor Plan  
20,12m<sup>2</sup>

# Areas we specialise in

## Manchester

### Why We Invest:

Manchester has become one of the UK's fastest-growing cities, with a robust economy, thriving business sectors, and strong employment growth. The city's expansion in industries like digital tech, media, and finance ensures a constant demand for housing. With substantial investment in infrastructure, such as HS2 and Northern Powerhouse initiatives, Manchester's connectivity is unmatched.

### Why It Works for Investors:

Property prices in Manchester are still more affordable than London, yet the rental yields are among the highest in the UK. The city's young professional population and significant student base create consistent demand for rental properties, ensuring steady income for buy-to-let investors.

## Leeds

### Why We Invest:

Leeds is recognised as a powerhouse of the Northern economy, especially with its financial, legal, and professional services sectors driving economic growth. The city has seen major redevelopment projects, including the South Bank, enhancing its appeal for both businesses and residents.

### Why It Works for Investors:

With house prices rising and yet remaining competitive, Leeds offers excellent capital appreciation potential. Its strong employment rates and rising rental demand, particularly from young professionals, make it an ideal location for long-term property investments with significant ROI.

## Sheffield

### Why We Invest:

Sheffield has transformed itself into a hub for innovation, particularly in advanced manufacturing, technology, and healthcare. With major investment in infrastructure and regeneration, the city is experiencing rapid growth, offering new opportunities in housing.

### Why It Works for Investors:

Sheffield is often seen as an affordable entry point for property investors compared to other major cities. Its strong rental market, driven by a large student population and a growing professional workforce, ensures steady demand for rental properties, offering attractive yields for buy-to-let investments.



## Liverpool

### Why We Invest:

Liverpool continues to see impressive levels of regeneration and development, with major projects like Liverpool Waters and the Knowledge Quarter driving new business and tourism to the city. The city's cultural heritage also plays a role in making it a vibrant place to live and invest.

### Why It Works for Investors:

Liverpool boasts some of the best rental yields in the country, due to its relatively low property prices and high rental demand. Its student population and expanding job market make it a strong contender for long-term investment, offering both cash flow and capital growth opportunities.



## Wakefield

### Why We Invest:

Wakefield benefits from its proximity to Leeds, acting as a commuter hub while maintaining its own local economy and charm. With ongoing regeneration and investment in transport infrastructure, Wakefield is growing in popularity among young families and professionals seeking affordable living.

### Why It Works for Investors:

The relative affordability of properties in Wakefield, combined with increasing rental demand, offers investors the chance to benefit from high rental yields. The spillover effect from Leeds' economic growth also boosts the potential for capital appreciation in the long term.



*“Right Property  
Right Location”*

# Development

PJ Building & Developments is a hands-on property development company focused on delivering quality and value. We specialise in everything from large-scale renovations to new builds, with a strong emphasis on creating functional and beautifully designed spaces.

Our team takes pride in managing every aspect of a project, ensuring smooth progress and great results. Whether it's restoring the charm of a heritage property or creating modern, practical homes, we work with care and attention to detail to meet our clients' needs.

At PJ Building & Developments, we aim to bring properties to life while keeping the process straightforward and stress-free.



## HMO - Houses In Multiple Occupation

We specialise in developing HMOs, optimising space to accommodate multiple tenants while ensuring high standards of living. These properties are designed to maximise rental income, offering investors consistent returns through well-managed, high-demand accommodation.

## Apartments

Our apartment developments focus on creating modern, stylish living spaces in desirable locations. We prioritise quality construction and contemporary design, ensuring these properties appeal to both renters and buyers, providing investors with attractive and profitable assets.

## Buy-To-Let

We develop buy-to-let properties that are tailored for long-term investment success. These homes are carefully selected and designed to attract reliable tenants, offering steady rental income and potential for capital appreciation over time.

## Commercial Buildings

Our expertise extends to commercial building developments, where we create versatile spaces for businesses. These projects are designed with the needs of modern enterprises in mind, ensuring that investors benefit from strong rental yields and the potential for substantial growth in property value.

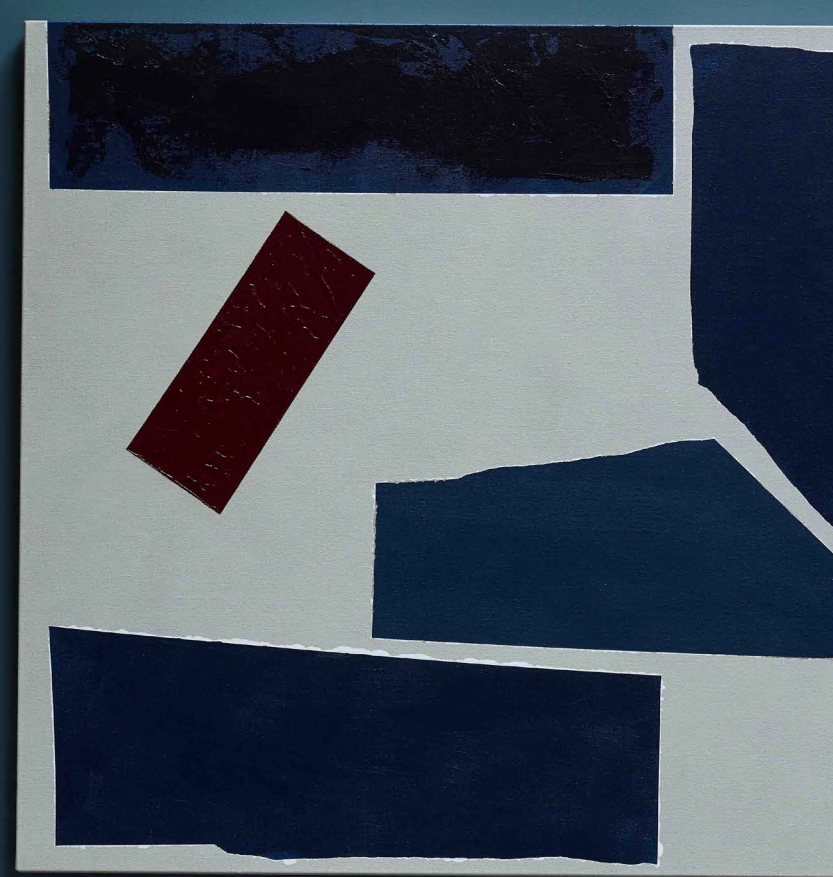


P.J BUILDING & DEVELOPMENTS LTD

# Development

Over the past year, our team has expanded to strengthen the foundation of PJ Building & Developments, ensuring every aspect of the development process is meticulously managed.

We now have two project managers dedicated to the North East and North West of England, overseeing investor updates, labour coordination, and on-site health and safety. Additionally, we've enhanced our internal operations by adding a commercial manager and a quantity surveyor, focused on cost control and investor milestones. These strategic improvements are designed to enhance the investor experience and ensure a smooth refurbishment journey, regardless of the project's size.



These enhancements reflect our unwavering commitment to delivering exceptional service and results for our investors. By continuously refining our processes and expanding our team, we ensure that every project is handled with precision and care.

Whether it's a small refurbishment or a large-scale development, our focus remains on providing a seamless and rewarding experience, allowing our investors to feel confident and supported every step of the way.





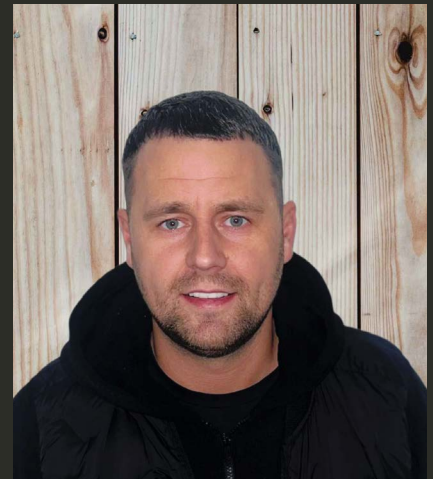
**Andrew North**

COMMERCIAL MANAGER



**Jabe Dennis**

SENIOR PROJECT MANAGER



**Alex Killey**

PROJECT MANAGER



**Harry Prosser**

ASSISTANT COMMERCIAL  
MANAGER



**Gary Johnston**

PROCUREMENT



**Adam Pitts-Murray**

SITE MANAGER



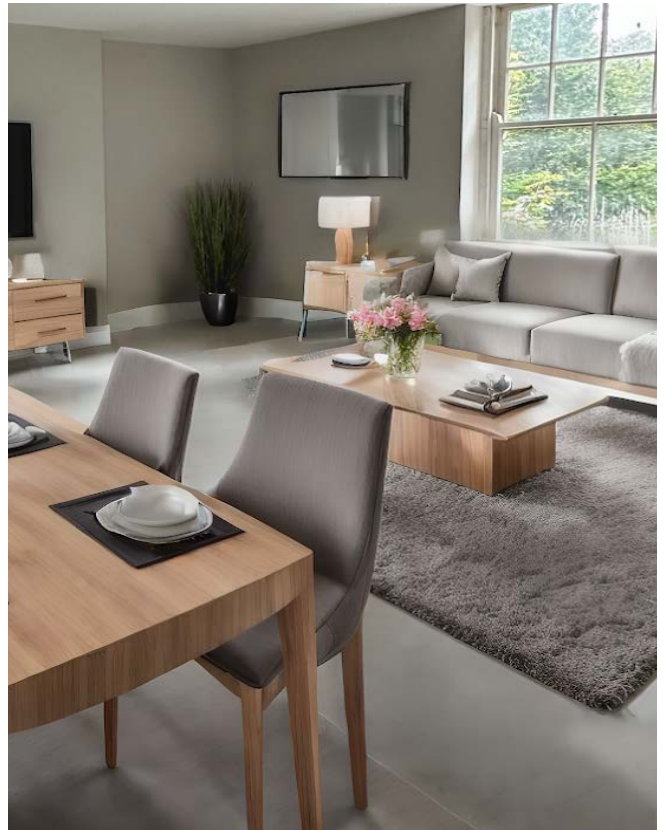
**Elizabeth Hearson**

ADMINISTRATION & HR

P.J BUILDING & DEVELOPMENTS LTD

# Becketts Hospital

A 10-apartment development located within the historic former Becketts Hospital in Barnsley, successfully completed in 2024, with all units fully tenanted. From project inception to completion, our focus was on operational efficiency, ensuring every stage was meticulously planned and executed. The development features modern specifications while preserving the building's heritage character, including the installation of a new lift to provide accessibility to all tenants. The property underwent a comprehensive transformation, with new walls, windows, kitchens, bathrooms, and bedrooms designed to blend contemporary living with the site's historic charm.





# Carlton House

Carlton House is an 8-apartment development located in the prestigious St. Johns area of central Wakefield (WF1), transformed from a Grade II listed office building into stylish residential apartments. The conversion comprises 2 duplex houses, 5 two-bedroom apartments, and 1 one-bedroom apartment, all completed to a high specification and fully tenanted. Each apartment benefits from two designated car parking spaces.

The project involved a comprehensive redevelopment, including full demolition of the internal layout, construction of new stud walls, and installation of premium kitchens and fully tiled bathroom suites. The interiors were thoughtfully decorated using heritage-approved colors to preserve the building's historical character. Additionally, all windows were replaced in accordance with heritage regulations, maintaining the architectural integrity of this historic property.



P.J BUILDING & DEVELOPMENTS LTD

# Mumps Apartments

Situated directly opposite the Mumps tram line station, this unique 21-apartment complex spans four floors, with an additional two duplex levels, offering a rare blend of modern living and convenience. Set for completion in Spring this year, the development promises to deliver a turnkey solution for investors, with guaranteed rental income and a significant number of the apartments fully furnished.

This project is designed to meet the growing demand for high-quality, affordable housing, with each apartment thoughtfully planned to maximise space and comfort. The prime location, just steps away from the tram station, ensures excellent connectivity, making it an attractive option for tenants and a solid investment for long-term returns.





# Church Lane Apartments

Located on one of the oldest streets in Oldham, directly across from the historic Parish Church, stands our Grade II listed building, 11A Church Lane. Once known as “The Salt Cellar” and later serving as a Christian resource center, the building holds significant historical value due to its prime location opposite the Parish Church.

We are now in the final stages of a meticulous renovation, transforming this iconic structure into 15 high-end apartments. Set for completion in Autumn this year, the development seamlessly blends modern luxury with the building’s rich heritage, preserving its character while offering contemporary living spaces.

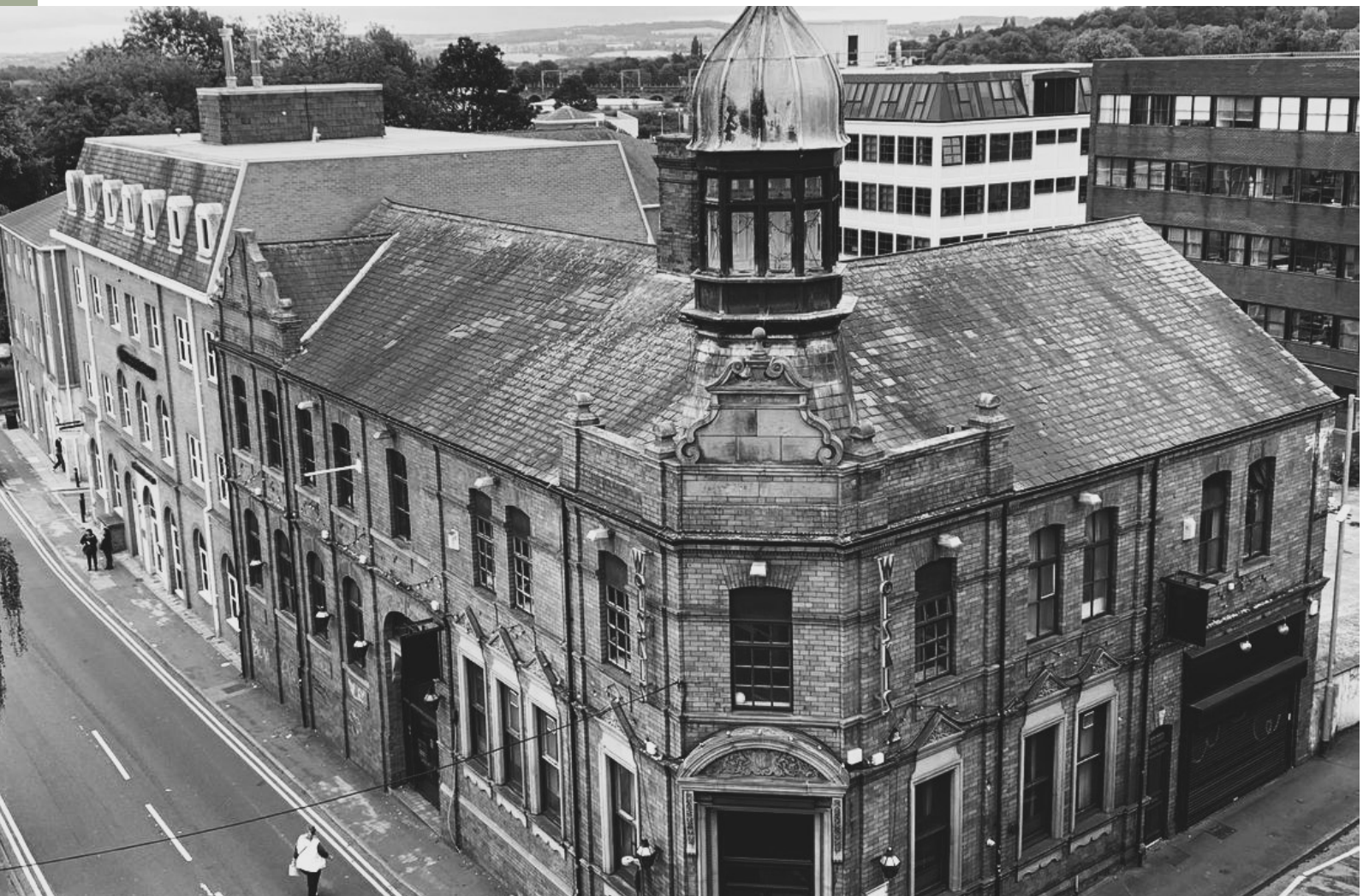
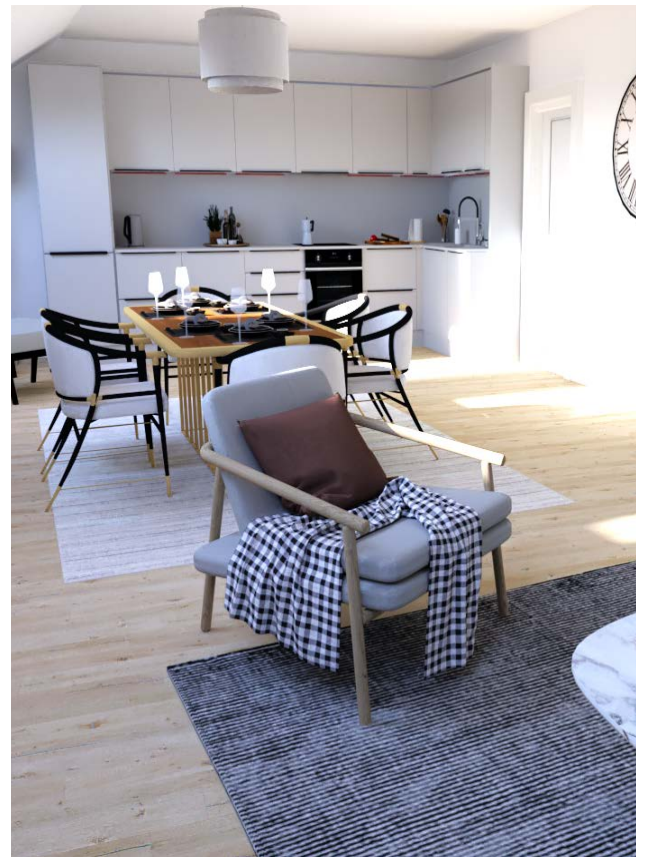


P.J BUILDING & DEVELOPMENTS LTD

# Monarch House

Monarch House, a development dating back to the 1890s, originally served as a wine and spirit merchants and later housed various catering businesses. Now, located in the heart of Wakefield city centre, this historic building has been meticulously transformed into modern apartments while preserving its rich architectural heritage.

The renovation works included a complete reroofing, demolition, tanking of the lower ground floor, and the addition of a mezzanine level. New stud walls were installed throughout, and standout features such as a communal wraparound staircase and historic mouldings were carefully restored, adding character to the building. Completed and sold this year, Monarch House exemplifies our commitment to creating high-quality, historically detailed developments, and we look forward to achieving similar success with our other apartment complexes.





# South Parade

This beautiful end-of-terrace red-brick Grade II listed building, located in the heart of Wakefield city centre, is being transformed into 10 modern apartments. Each front-facing apartment boasts full-height glass doors and windows that open onto a stunning half-acre garden, providing an exceptional blend of urban living with serene, green surroundings.

The building's historic elements have been thoughtfully preserved, adding a timeless character that complements the contemporary design. This harmonious balance not only enhances the living experience but also serves as a reminder to our investors of the potential in revitalising historic structures, such as this property on South Parade.

Set for completion in Spring this year, our partners, PJ Building & Developments, have ensured meticulous craftsmanship, while OHL Design has curated stylish interiors. Our letting management, handled by Letting Complete, guarantees a seamless, hands-off experience for investors, targeting maximum returns and high-end professional tenants.

P.J BUILDING & DEVELOPMENTS LTD

# Old School Court, Leeds

Discover Old School Court Apartments, a stunning collection of 38 premium residential units located just on the outskirts of Leeds city centre, each with its own designated car parking space. Formerly Armley Park Court, this development showcases the rich history and architectural grandeur of a building originally constructed as a school. Its heritage is preserved through the solid structure and elegant design, with the eventual apartments creating a unique blend of old-world charm and modern sophistication.

Commencing this year with all planning approvals and structural frameworks in place, we are progressing floor by floor in partnership with trusted contractors. Demolition work is well underway, and the 1st fix of the apartments and mezzanines is in progress. This development is set to feature one of our highest specifications yet, including fully tiled bathrooms, sleek glass mezzanine balconies, impressive 4-meter-high windows, fully furnished interiors, and engineered wood flooring throughout. Old School Court Apartments promises a superior living experience, combining heritage and luxury in one exceptional location.





# Methley Methodist Church

Our Methley apartment complex, housed in a former Methodist church built in 1888, holds a rich history, having originally served as a chapel and later as a space for Sunday school and Methodist church seminars. In honor of its historical significance, we have chosen to preserve many of the building's original features, while carefully transforming it into six beautifully finished apartments.

Development is well underway, with demolition and first-fix works already completed. As we progress through the project, second-fix work is set to begin later this year, keeping us on track for completion. This project exemplifies our commitment to blending heritage with modern living, creating a truly unique residential space.

# Market Street

Specialising in the renovation of historic buildings into functional, modern living spaces, our latest project at 12 Market Street is a noteworthy development. This former chapel, which has previously been converted into a nightclub, is now undergoing transformation into 13 residential apartments right on the high street of Wakefield city centre.

As we progress through the development stages, we are currently focused on installing stud walls and completing first-fix installations. With meticulous attention to detail and a commitment to preserving the building's heritage, we anticipate completing this project by Winter this year. This redevelopment represents our dedication to enhancing urban living while honoring the rich history of the structures we transform.





# Albion Court

At the rear of our Market Street 13-apartment development site lies Albion Street, a derelict site for around 20 years. We've submitted planning permission to transform this space into brand-new residential apartments in the heart of Wakefield city centre. This exciting project will bring life and modern living accommodation to the area, offering a fantastic investment opportunity for our secured investors as part of a joint venture.

This 7 apartment development came to fruition from the purchase of Market Street and gave the investor a further opportunity at no additional cost.



OH  
L DESIGN

TRADING

6

YEARS

Originality in Home Living

ELEVATING INTERIORS, ELEVATING VALUE

## OHL DESIGN



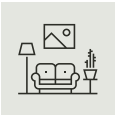
## Chloe Lee

INTERIOR DESIGNER

With four years of experience, Chloe is a skilled interior designer who brings a creative perspective to all group companies.

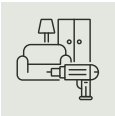
Chloe now also leads marketing efforts across the companies while managing administrative tasks.

OHL Design serves as the cornerstone for transforming spaces and helping investors achieve their financial goals through thoughtful design.



### Staging & Dressing

We expertly stage and dress properties to enhance their appeal and attract potential buyers or tenants.



### Furniture Installation

Our team handles complete furniture installation, ensuring seamless integration of design elements into your property.



### Interior Design Project Management

We manage every aspect of your interior design project, from concept to completion, ensuring precision and timely delivery.



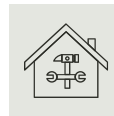
### Professional Photography & Editing

Our professional photography and editing services showcase your property in its best light, maximising its visual impact.



### Moodboards & Design Briefs

We create detailed moodboards and design briefs to align with your vision, guiding the design process with clarity and creativity.



### Residential & Commercial Spaces

We provide tailored interior design services for both residential and commercial spaces, increasing functionality and style.



### Hands Off Approach

Our hands-off approach allows investors to stay stress-free while we handle all the details, delivering a fully completed project.



### Marketing

OHL's marketing connects investors with property opportunities, providing updates, insights, and exclusive events to build a strong, informed community.

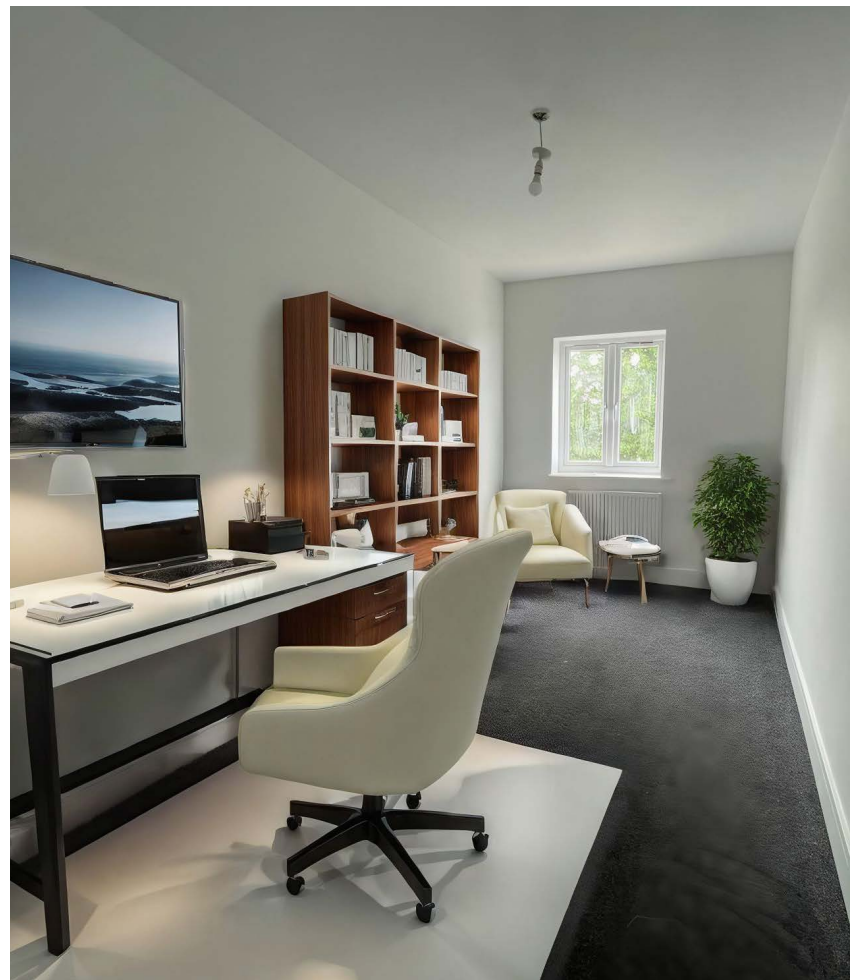


OHL DESIGN

# Virtual Staging

Our virtual staging service transforms empty or outdated spaces into beautifully designed environments without the need for physical staging.

Using cutting-edge technology, we create realistic, high-quality digital images that showcase the potential of a property, helping investors and buyers visualise the finished product. This cost-effective solution saves time and enhances marketing efforts, making properties more appealing to potential tenants.



# Photorealistic Rendering

We offer advanced photorealistic rendering that brings your property to life before construction or renovation even begins. Our team uses the latest design software to create detailed, lifelike visuals that allow investors to see the full potential of their apartments.





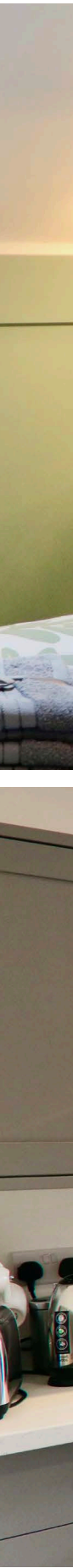
Before



Before

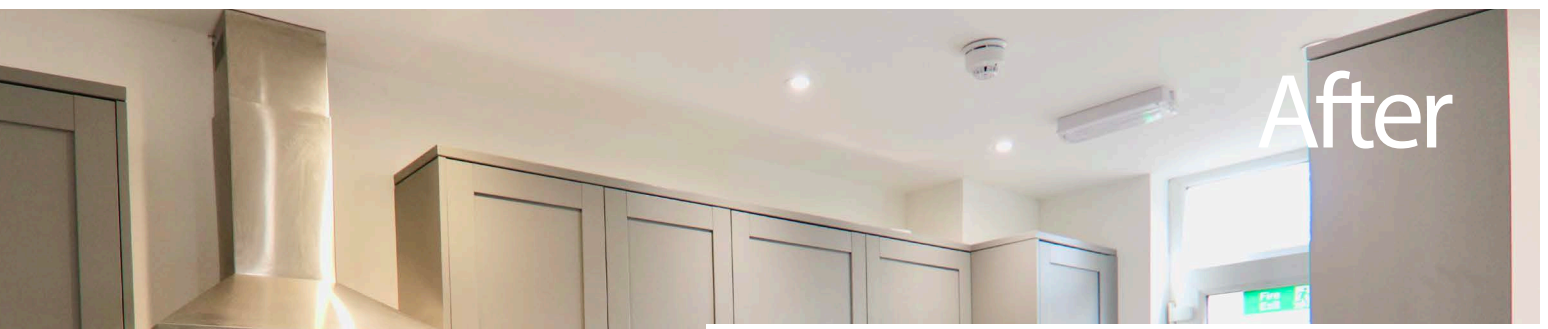


Before





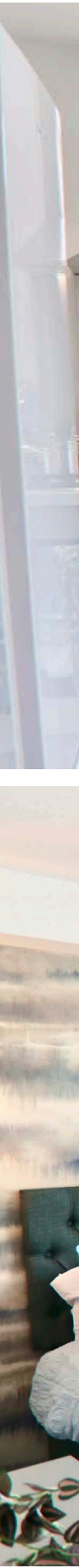
After

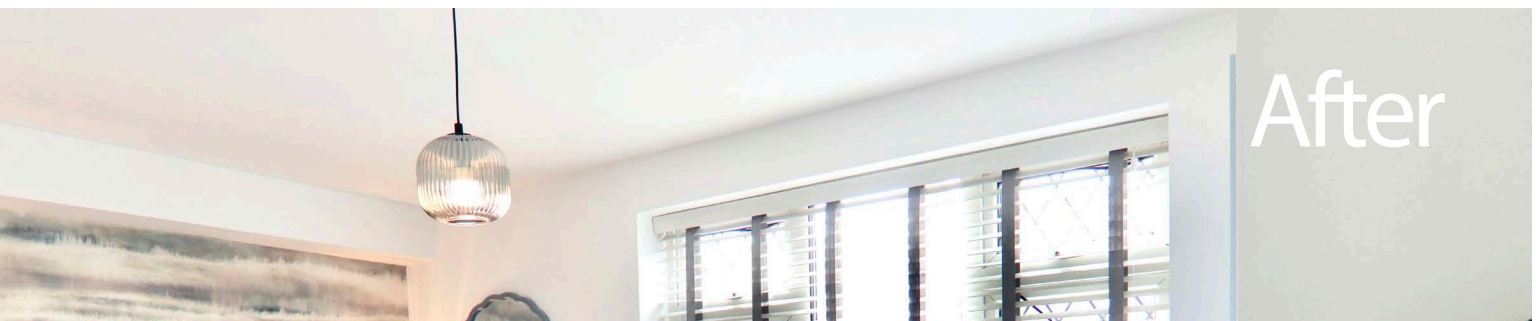


After



After





OHL REFURBS

# OHL Refurbs

At OHL, we work closely with Property Investment Complete North West to offer a seamless experience for buy-to-let (BTL) investors. Once the deal is sourced, our OHL refurbishment team takes over, managing every aspect of the refurbishment with a hands-off approach for the investor.

We always recommend booking a structural survey to address any property repairs before finalising the schedule of works.

From the initial agreement, we handle the refurbishment and building works through to completion and decoration. Buy-to-let properties are an excellent entry point into UK property investment, providing steady cash flow and reliable returns.

This approach also builds a track record with UK banks, paving the way for future investments.





# BTL

Investing in buy-to-let (BTL) properties is an ideal starting point for your first UK property investment because it offers steady, reliable rental income while building long-term capital growth.

BTL investments provide a manageable entry into the property market with clear strategies for maximising returns. Additionally, establishing a successful BTL investment history helps build credibility with UK lenders, opening doors to further financing opportunities for future investments.

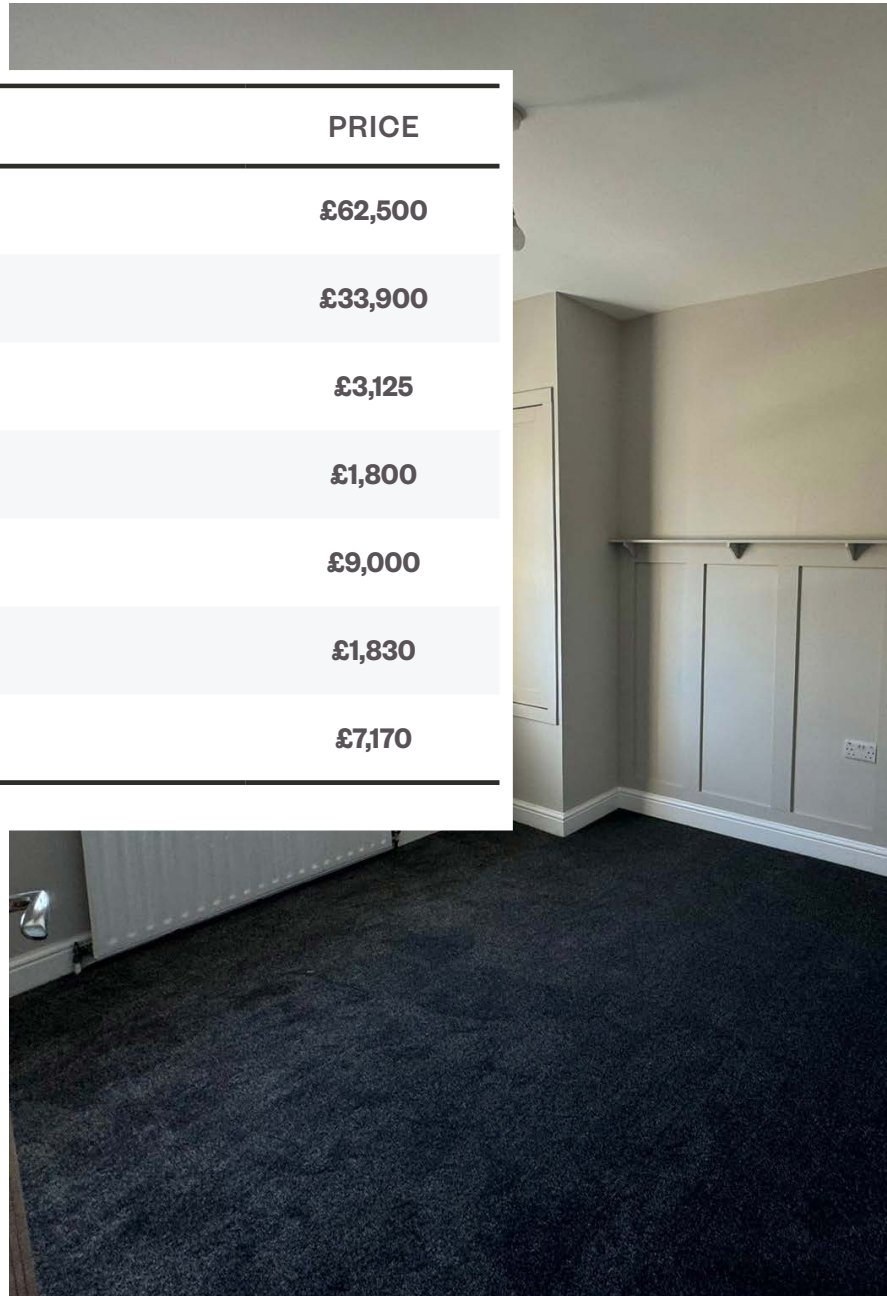
With a growing demand for rental properties in the UK, BTL is a smart way to enter the market and start generating consistent cash flow.



OHL REFURBS

# OHL Refurbs Case Study

2 BEDROOM PROPERTY - PONTEFRACT	PRICE
PURCHASE PRICE	£62,500
DEVELOPMENT COST	£33,900
STAMP DUTY	£3,125
LEGALS	£1,800
GROSS RENTAL INCOME (PA)	£9,000
TOTAL RUNNING COSTS	£1,830
NET RENTAL INCOME	£7,170



CASH  
INVESTMENT



## What Makes This Investment Stand Out?

- **Affordable Entry Point:** The purchase price of £62,500 and development costs make this an affordable investment with a manageable total outlay.
- **Attractive Rental Yield:** A gross yield of 9.34% is higher than average, demonstrating a solid return on investment.
- **Growing Area:** Pontefract offers increasing demand for quality rental properties, further supporting potential rental income growth.

PROFESSIONAL PROPERTY FINANCE LTD

# Finance & Mortgages

TRADING  
**2**  
YEARS



## Demi Raw

MORTGAGE BROKER - CEMAP

Professional Property Finance is led by Demi, a seasoned mortgage broker with over 10 years of industry experience. Having previously worked for Halifax Bank, Demi's in-depth knowledge of the UK banking sector and

various property purchasing options. Utilising her extensive network, Demi diligently secures highly competitive rates and deals for our investors.



## Kirsty Child

CASE MANAGER

Kirsty has over 10 years of experience within the company and currently works alongside Demi, managing cases with PPF.

Her dedication to the field is evident as she continues to expand her expertise by studying for the CeMAP finance course, with the goal of becoming a mortgage broker within PPF.

# Our Services

At Professional Property Finance, we specialise in providing tailored financial solutions for overseas investors. We offer a wide range of products, including Buy-to-Let mortgages, bridging loans, and semi-commercial and commercial finance options.

Our team works closely with over 30 lenders to secure the best deals and collaborates directly with solicitors to streamline the process. Acting on behalf of the investor, we serve as your primary point of contact, ensuring a smooth and efficient experience from start to finish.

Buy-to-let Mortgages

HMO Mortgages

Bridging Loans

Semi Commercial

Commercial

Refinancing



## Michelle Allen

MORTGAGE BROKER - CEMAP & CERER SPEALIST IN EQUITY RELEASE

Michelle has been with the business from the start, bringing 12 years of experience in the letting and property industry, along with teaching and accounting expertise.

CeMAP and CeRER qualified, she plays a key role behind the scenes, supporting the team and ensuring smooth operations.



REFINANCE



MORTGAGE

# Insurance with PPRS

NEW



**Introducing our Professional Property Insurance scheme for new and existing landlords. We are dedicated to safeguarding our clients' investments and earning their trust with reliable protection and exceptional service.**

In partnership with Professional Property Finance, we aim to provide not only financial advice but also insurance to protect the properties you purchase through us tailored to your individual circumstances.

Introducing our new policies for life, building & contents, business, income protection insurance, and critical illness cover to help our clients stay protected.

We are currently giving our new and existing landlords a cashback when joining a new policy.

## Life Insurance

Secure your family's financial future with life insurance.

## Building & Contents Insurance

Protect your home and belongings against unexpected events.

## Business Insurance

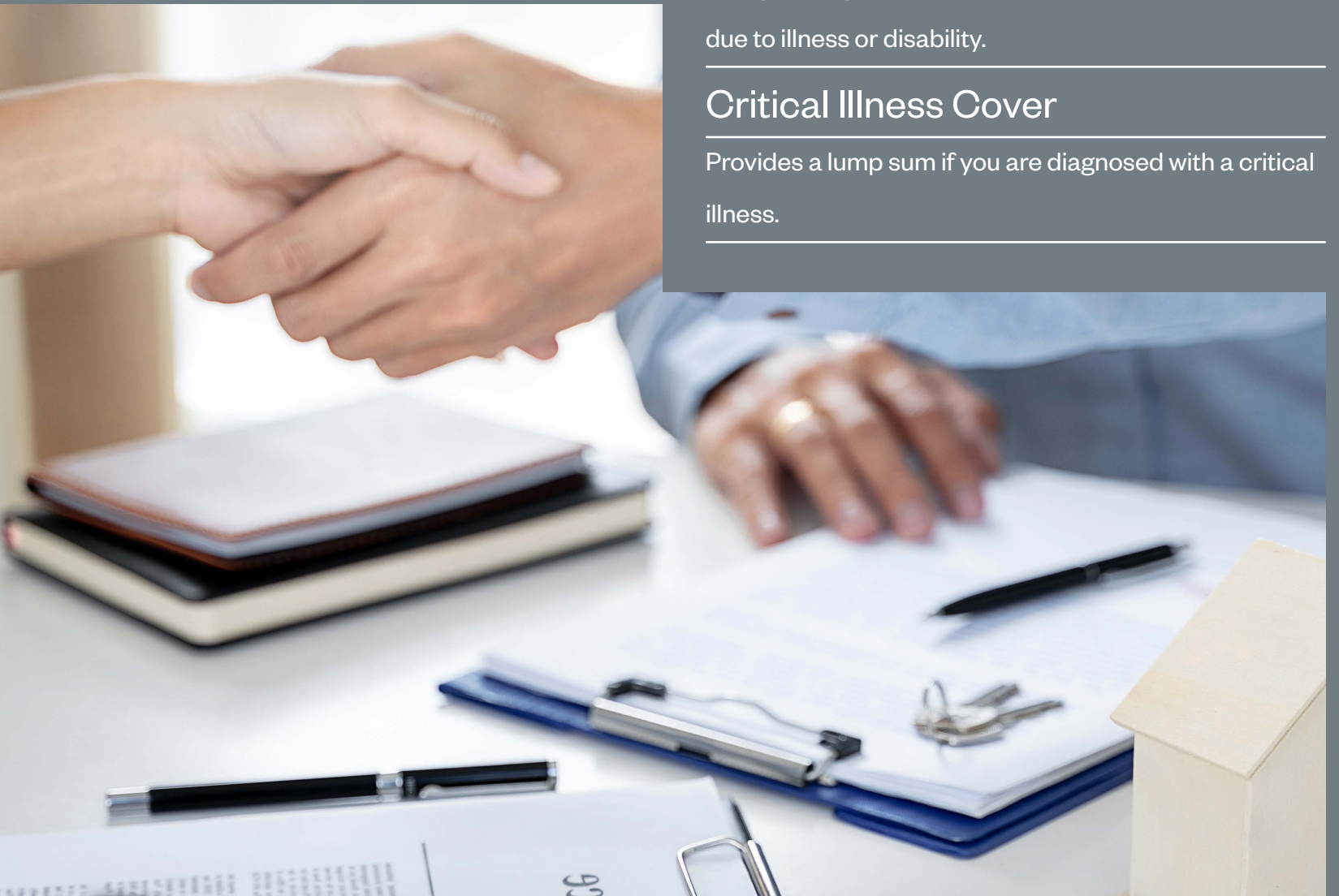
Shield your business should a key person become unable to work.

## Income Protection

Safeguarding your income and lifestyle if unable to work due to illness or disability.

## Critical Illness Cover

Provides a lump sum if you are diagnosed with a critical illness.





# Join a New Policy and Recieve Cashback!

## INSURANCE NOW AVAILABLE

Professional Property Residential Services Ltd offers a comprehensive range of in-house insurance policies, including landlord and building insurance, alongside mortgage services. Simplify your investment process by managing both under one roof. Book a call to learn more!



# Letting Complete

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## About Us

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Letting Complete embarked on its journey in 2013, originating as a humble family enterprise in Wakefield. Initially, our services were extended to close friends and family.

As we progressively welcomed new team members into our fold, Letting Complete experienced rapid growth and soon forged enduring connections with both tenants and landlords. This unwavering commitment to building trust and rapport firmly established our presence in the Northern UK market. In celebrating its 10th anniversary in 2023, Letting Complete has transformed into a thriving lettings business.

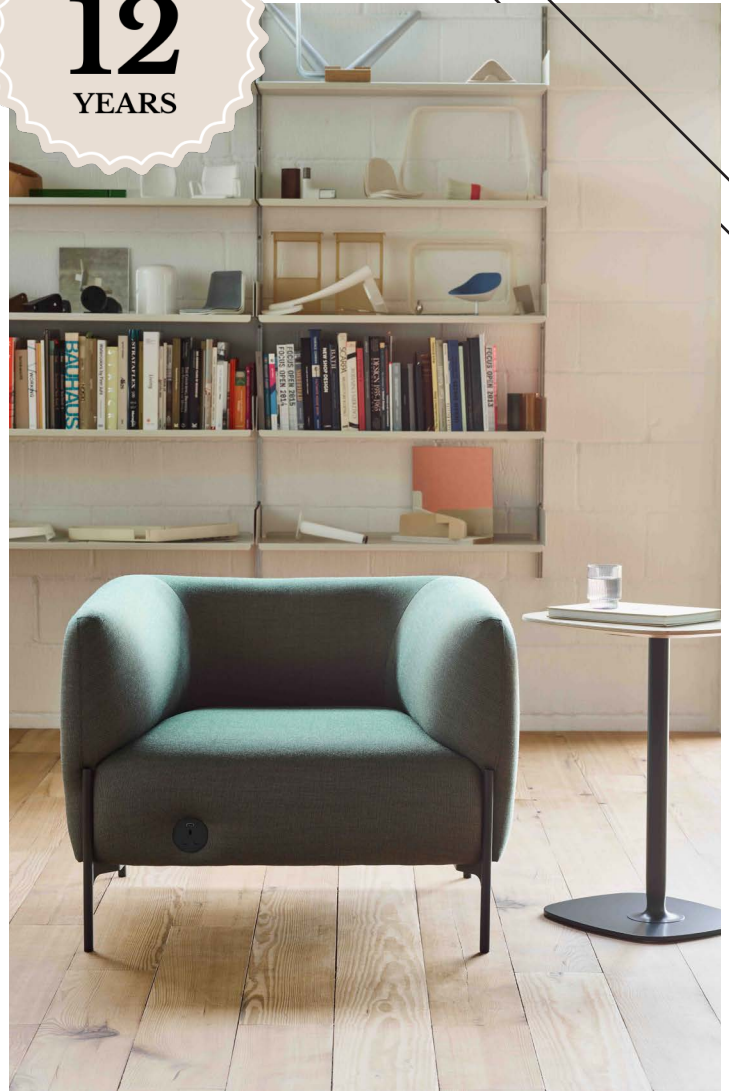
Today, we proudly oversee nearly 1000 tenants, and we have ambitious plans to nearly double this figure within the next 24 months.

Distinguishing ourselves in the industry, Letting Complete operates its own in-house maintenance department, complete with an out-of-hours call-out service. This dedicated department specialises in handling reactive maintenance issues and collaborates closely with property managers assigned to each specific area.

Our collective aim is to ensure that maintenance and wear-and-tear concerns are addressed promptly and with the utmost efficiency, enhancing the overall experience for our valued tenants and landlords.



TRADING  
**12**  
YEARS



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## Residential Lettings

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Letting Complete is a specialist in the professional property market, dedicated to optimising the rental potential of each property while maintaining its pristine condition.

We leverage a diverse array of rental strategies, affording landlords a spectrum of options aimed at delivering robust returns and fostering exceptional tenant retention.

By minimising vacancy periods, our approach ensures that properties generate sustained, robust cash flows, promising lasting financial benefits for years to come.



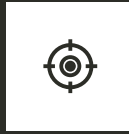
## Maintenance

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Our in house maintenance team are reactive to all maintenance works and repairs.

We have our best tradesmen with years of experience to ensure all works are carried out in a timely manner with both skill and pride.

As purchasing and renting property comes with a great return, maintenance can chip into the profits, Letting Complete's maintenance team can keep costs down by ensuring you are always dealing with trusted professionals.



## Compliance

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Within our maintenance department, we have an innovative service supporting compliance and regulations for landlords. We cover:

- Gas safety certification by a gas safety registered engineer
- Electrical equipment tested and certificated
- Electrical goods PAT tested
- Energy Performance Certificates provided
- Furniture in the property must have relevant labels attached to demonstrate they meet regulations
- Fire alarms in working order
- Carbon Dioxide alarms in working order



## Cleaning

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Each HMO property receives regular communal cleans and room cleans if required and Letting Complete have their own in house cleaners that carry this out.

## Tenancy Progression

- Grade A Referencing
- Property Viewings
- Credit & Employment Checks
- Tenant Financial History
- DPS - Deposit Protection Scheme
- Property Inspections
- Right to Rent Checks
- Professional Marketing Services
- Advertising Photography

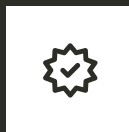


## Landlords

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At Letting Complete, we want to make sure that the properties are fully let at market rates.

We have developed a number of relationships with corporate companies and often pre-let the full house with long term deals. We provide guidance and advice throughout the letting process and offer solutions for the landlords personal criteria.

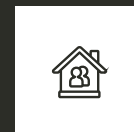


## Guaranteed Rent

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Part of our commitment to landlords is a guaranteed rent scheme that will make sure you always receive your rent each month.

Letting Complete work closely with companies that can offer guaranteed rents at extremely competitive rates. We have a database of corporate companies who we work with that take full houses, offering investors no voids for over 1 year.



## Tenants

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We understand tenant happiness is the most important aspect of letting. We promise to ensure all tenants are kept safe during the period of their tenancy.

We provide a healthy mix of properties from various sources ranging from our own renovations to independent landlords which means we are sure there is a property we can offer that will match individual tenants needs.

# Policies & Procedures

## Employee Handbook

A comprehensive document that outlines company policies, procedures, and expectations for employees, including:

- Company mission, vision, and values.
- Employment policies (e.g., attendance, dress code, workplace behavior).
- Benefits and compensation details.
- Grievance and disciplinary procedures.

## New Property Handover Process

Ensures a smooth transition when a new property is added to the portfolio:

- Landlord introduction
- Obtain and review property details and documentation.
- Conduct a thorough initial property inspection.
- Verify compliance certificates (e.g., gas safety, electrical safety, EPC).
- Upload property information and marketing materials to the system.
- Brief relevant team members about the property specifics.

## GDPR/Data Protection

Guidelines for handling sensitive data to ensure compliance with GDPR regulations:

- Secure storage and processing of tenant and landlord data.
- Consent for data usage collected at the point of application.
- Regular training for staff on GDPR compliance.
- Clear data retention and deletion policies.

## Training Manuals

Step-by-step guides designed to support employee development and onboarding, covering:

- System and software tutorials
- Compliance and regulatory training
- Best practices for tenant and landlord communications

## Maintenance Reporting

A structured process for reporting and resolving property maintenance issues:

- Tenants report issues via a designated channel
- Log the issue in the maintenance tracker.
- Keeping the landlord informed and obtaining prior authorisation for non emergency maintenance.
- Assign the task to the appropriate contractor or in-house team.
- Upload property information and marketing materials to the system.
- Monitor progress and provide tenant updates.
- Close the report upon resolution.

## Deposit Process

Manages tenant deposits in compliance with legal regulations:

- Collect the deposit and register it with an approved deposit protection scheme.
- Provide tenants with the prescribed information within 30 days.
- At the end of the tenancy, conduct a thorough checkout inspection.
- Compare inspection findings with the initial inventory report.
- Process any agreed deductions and return the remaining deposit promptly.

## Inspections

Ensures regular property checks to maintain standards:

- Schedule routine inspections (e.g., quarterly and monthly communal checks on HMO's).
- Notify tenants in advance and confirm the inspection date.
- Conduct the inspection, documenting findings with photos and notes.
- Address any issues identified during the inspection (e.g., repairs or tenant behavior).
- File the report and follow up on actions as necessary.

## Tenant Notice & Checkout Process

Efficiently manages tenant departures:

- Acknowledge the tenant's notice and confirm the move-out date.
- Schedule a pre-checkout inspection to assess potential issues.
- Provide tenants with a checklist for move-out preparation.
- Conduct the final inspection, comparing it to the inventory report.
- Arrange deposit reconciliation and process the return.

## New Tenant Application Process

Ensures thorough vetting and onboarding of new tenants:

- Tenant Holding fee process
- Application and tracker process
- Receive and acknowledge the application.
- Conduct reference and credit checks.
- Verify income and employment details.
- Confirm acceptance and issue the tenancy agreement for signature.
- Provide tenants with key information (e.g., move-in instructions and welcome pack).

## Rent Arrears

A clear process for managing and resolving rent arrears efficiently:

- Identify missed payments via regular monitoring of rent schedules.
- Issue an initial reminder to the tenant outlining the overdue amount and payment due date.
- Follow up with formal written communication if the arrears persist, including details of potential legal consequences.
- Offer tenants support by discussing payment plans or referring them to advisory services.
- Notify the landlord and maintain regular updates on the progress of rent recovery.
- Escalate unresolved cases to legal proceedings, such as serving Section 8 notices, if required.

LETTING COMPLETE LTD

# Landlord Management Services



OUR SERVICES	FULLY MANAGED	PRICE
Accompanied viewings	•	
Preparation of tenancy agreement's with all	•	
Necessary documentation sent electronically	•	
Handling all tenant enquiries	•	
Inventory	•	
Check out	•	
Rent collecting and chasing	•	
Rent review & advice	•	
Periodic property inspections	•	
Serving statutory notices (i.e. eviction)	•	
24/7 emergency call out service	•	
Co-ordination and management of maintenance	•	
Monthly rent statements	•	
Tenancy renewal charge		<b>£90</b>
Referencing including credit checks & administrative costs per applicant		<b>£150</b>
Register deposit with depositprotection.com		<b>£25</b>
Chaperone service (meeting surveyors, suppliers/utility companies)		<b>£50 / hr</b>

All charges are subject to VAT

### MANAGEMENT FEE

# 12%

of gross rent collected

### MANAGED TENANT FIND FEE

# 50%

of first months rent a minimum  
of £300 per tenant

### PROPERTY SET-UP FEE

To include high quality  
photography, setting up on  
major advertising portals such  
as Zoopla, Spareroom & GNB

# Customer Care & Maintenance

NEW

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## Letting Complete Ltd

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At Letting Complete, we understand that exceptional customer care is vital to the success of both our investors and tenants. For investors, it ensures peace of mind, knowing that their properties are being managed with attention to detail and that any issues are addressed promptly. For tenants, it creates a comfortable and reliable living experience, fostering long-term relationships and tenancy satisfaction.

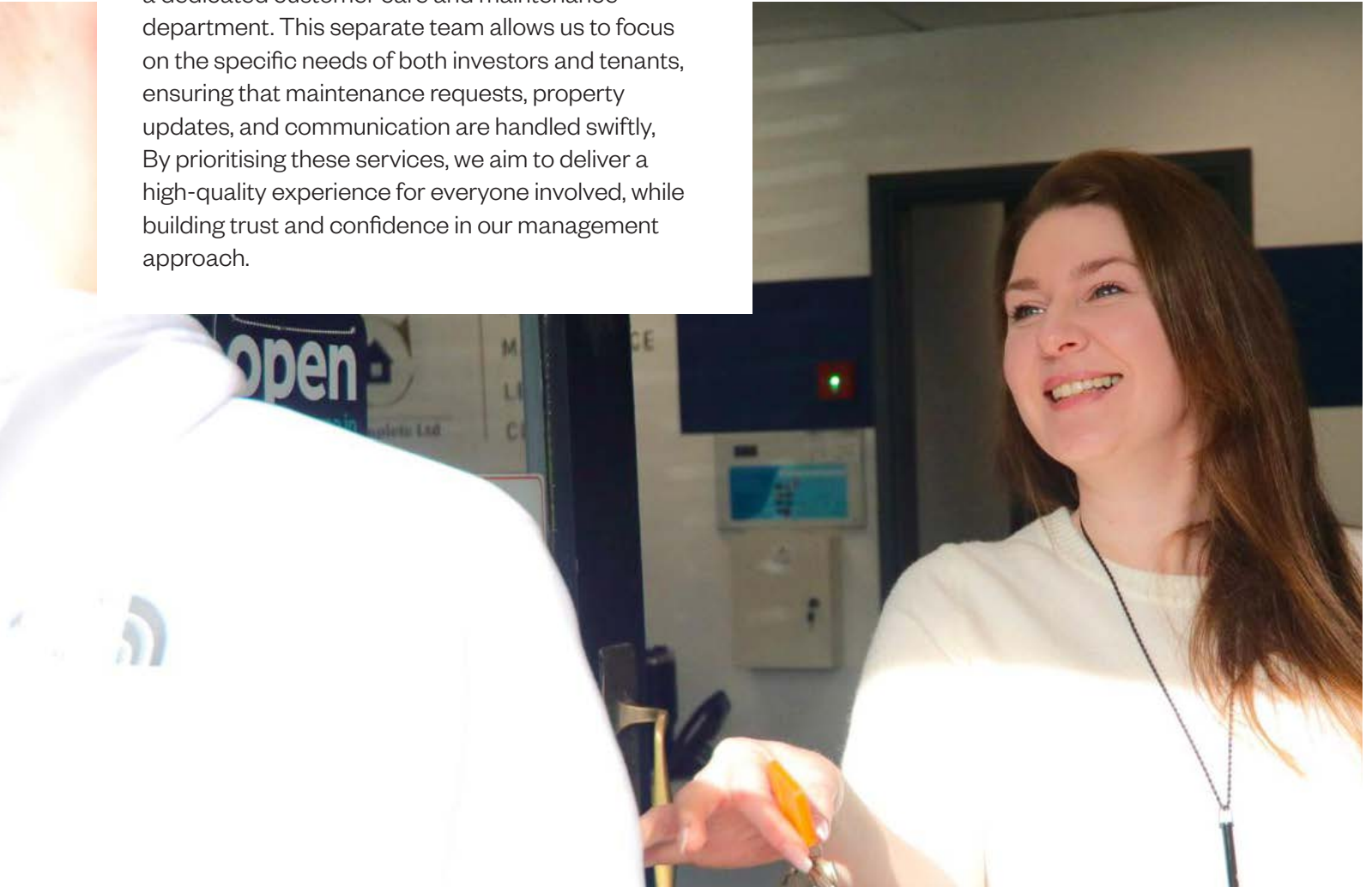
To enhance this experience, we have established a dedicated customer care and maintenance department. This separate team allows us to focus on the specific needs of both investors and tenants, ensuring that maintenance requests, property updates, and communication are handled swiftly. By prioritising these services, we aim to deliver a high-quality experience for everyone involved, while building trust and confidence in our management approach.

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## Investors & Tenants

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As part of our commitment to excellence, we have upgraded our maintenance department to enhance both investor and tenant care. This improvement ensures that our customer service meets the highest standards within the lettings business, while also streamlining our day-to-day operations. By focusing on delivering a superior experience for all parties, we continue to strengthen the overall efficiency and quality within our group.



# Compliance & Care Package

Cleaning and Compliance may vary due to property type and number of rooms \*based on a 5-6 bedroom property\*



**REQUEST YOUR PACKAGE NOW**

## CLEANING

Comprehensive cleaning services are provided to maintain the property's presentation and hygiene.

<b>£42.50</b>	Per clean
<b>£85</b>	2 Cleans Per Month
<b>£1080</b>	Annual Cleaning Price
<b>£290</b>	Annual Communal Carpet Clean
<b>£90</b>	Annual Oven Clean

## COMPLIANCE

Regular compliance checks ensure the property meets all regulatory standards and requirements.

<b>£120</b>	Annual Gas Safety Certificate
<b>£120</b>	Annual Boiler Service
<b>£200</b>	Annual Fire Alarm Service - 2 Visits
<b>£200</b>	Annual PAT Testing - Average 20 Items
<b>£190</b>	Annual Emergency Lighting Certificate

## EXTRA MAINTENANCE

Additional maintenance services are available to address unforeseen issues and keep the property in optimal condition.

<b>£360</b>	Annual Garden Maintenance - 8 Visits
<b>£1200</b>	Annual Redecoration Communal Areas
<b>£200</b>	Reseal Shower - Per Bathroom
<b>POA</b>	Major Boiler Works
<b>POA</b>	Roofing Works

## TOTAL ANNUAL CHARGE

The total annual charge encompasses all outlined services for streamlined management and budgeting.

<b>£4850</b>	<ul style="list-style-type: none"> <li>Total Annual Charge - Excluding Extras</li> <li>This can be incorporated into your Lettings &amp; Management Package at an additional charge.</li> </ul>
<b>Save 10%</b>	10% savings - £794 per year!
<b>25%</b>	All Inclusive Maintenance Management Service at 25%



LETTING COMPLETE LTD

# Meet the team

Over the past year, our team have enhanced their roles to improve both the operations of our Lettings business and the overall client and customer care experience. These advancements highlight our unwavering commitment to providing exceptional service and results for our investors. By integrating our operational documents into local systems, we ensure a more personal, efficient, and long-lasting experience for tenants, while offering investors clear insights, updates, and detailed explanations about their properties.

With new systems in place for both landlords and tenants, we are dedicated to supporting investors in managing their portfolios. Our goal is to provide a stress-free, hands-off experience that allows investors to focus on growth while we handle the rest.



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Emma Ogilvie

OPERATIONS DIRECTOR

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Lisa Rhodes

HEAD OF CUSTOMER CARE &  
MAINTENANCE

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Charlotte Scott

AREA MANAGER

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Ashley Child

PROPERTY COORDINATOR

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Shabnum Rahman

PROPERTY MANAGER  
NORTH WEST

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Madison Nicholson-Wadman

CUSTOMER CARE &  
MAINTENANCE COORDINATOR

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# BSR Property Services Ltd

TRADING

4

YEARS

*Q* What is Corporate Let?

*A* A corporate let is a rental agreement where a property is leased to a company as a whole, providing stable, fixed long-term rental income as the company uses it to house employees.



BSR PROPERTY SERVICES LTD

# Guaranteed Rents

Corporate & Individual Lets for your guaranteed price!

## BSR Property Services Ltd: A Reliable Investment Solution

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### Who Are We?

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BSR Property Services Ltd is a trusted property agent within our group of companies, offering investors an alternative to traditional individual lets with voids. We specialise in providing guaranteed rental income, ensuring a stable and predictable return for our investors with no void periods, all secured for a fixed term. Our focus is on delivering financial certainty and peace of mind, making BSR a key component of our investment offerings.

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### What Do We Do?

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At BSR Property Services, we manage agreements with investors that guarantee rental income, either through corporate lets or working professionals / individual tenants. Even in the event of a void, we ensure investors continue receiving a steady income. This approach gives investors financial security, knowing their returns are safeguarded regardless of occupancy. Through BSR, your investment yields remain consistent and reliable, with no stress over tenant turnover or vacancies.



## Tenancy Management

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Check outs

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Inventories

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Move-in

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Referencing

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Credit checks

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Agreements

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Maintenance

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SUPPORTING THE ENTIRE GROUP

# Accounts Department

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## Comprehensive Financial Management

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Our dedicated accounts department serves as the financial backbone for all companies within our group. Covering every aspect of financial management across sourcing, development, design, and letting, this team ensures that all financial processes run smoothly and efficiently.

From handling investor transactions and project budgeting to managing payroll, invoicing, and expenses, our accounts team plays a crucial role in maintaining transparency and control within each company. By closely monitoring cash flow and financial performance, they provide key insights and reports, ensuring that both internal operations and investor returns are managed with precision and care.



Frances Edgar-Burke

GROUP COMPANY ACCOUNTANT



Debbie Holland

COMPANY FINANCE ASSISTANT

## Our Team

With this centralised approach, our accounts department allows us to streamline financial processes across the group, ensuring that every investor and project benefits from accurate, timely financial management.





# Investor Success Stories

## All Companies

Showcase real-world case studies from existing investors, detailing their investment journey, returns, and lessons learned. Provide before-and-after stories of developments you've managed, highlighting the transformation and the impact on returns.

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**Testimonial**

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*“As a satisfied Landlord Letting Complete have managed our 6 bed HMO for the past 2 years. They have provided effective sourcing and referencing of tenants and collection of rent on a monthly basis and due to this we have had no rental defaults. LC have been reactive to tenant requests and have provided efficient maintenance of the property throughout this period. Thanks Letting Complete.”*

Brad (UK Landlord)

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**Testimonial**

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*“We have only good things to say about Jordan and PIC. Jordan is knowledgeable, pleasant, funny and likeable, and always gets things done and always answers our questions and concerns kindly and quickly. We really appreciate his quick feedback and his funny wit.”*

Anna & Anders (Sweden)

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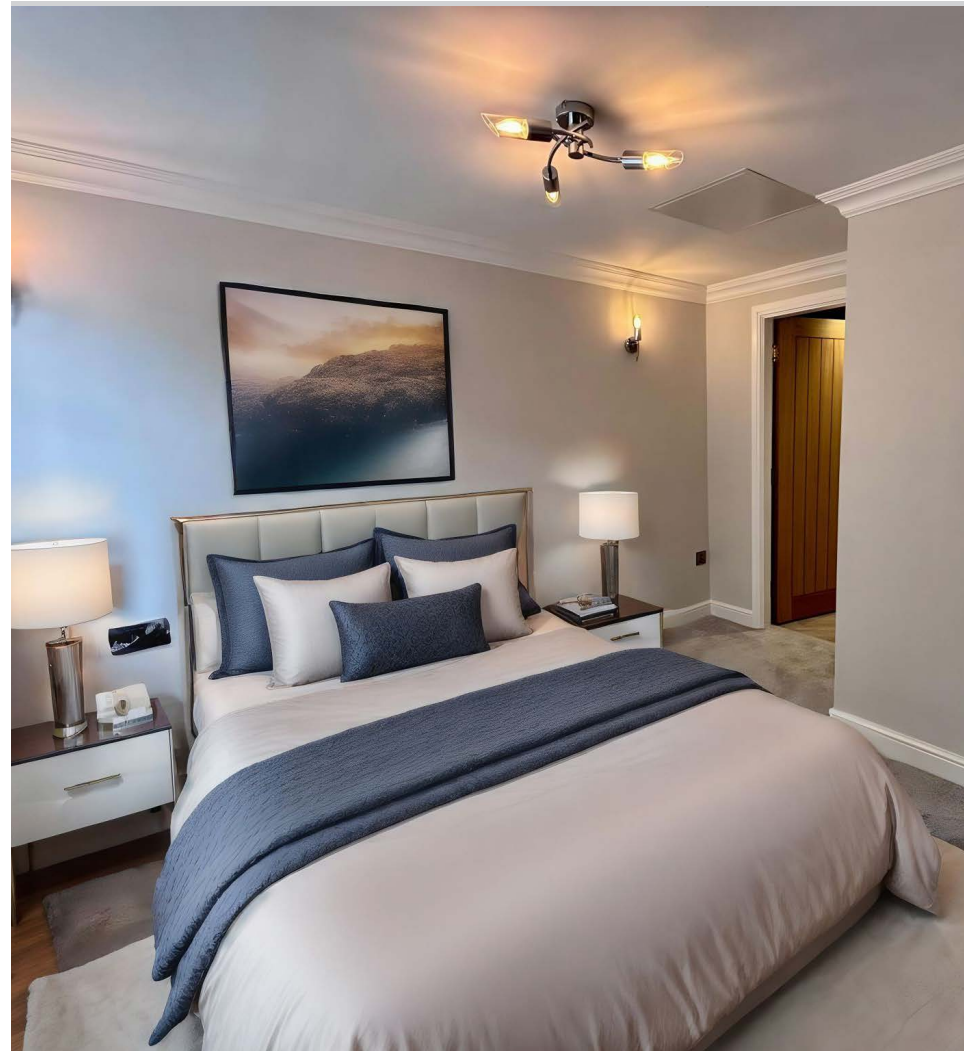
**Testimonial**

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*“I appreciate the professional assistance I receive as a foreign investor it provides me with the reassurance of having eyes on the ground and receiving advice from people with extensive experience in both the market and the condition of properties.”*

Karin (Sweden)





# Struggling to Rent Out Your Property?

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## Transform Your Space with Our In House Digital Staging!

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Got an empty property? Simply send us a photo, and we'll stage it digitally to create the appeal and interest you've been looking for. Whether it's a buy-to-let or a larger apartment development, no furnishings are no problem—let us bring your space to life digitally and watch the difference in interest!

# International Sectors

## ENGLAND

- Our Group
- 1,000+ Investors & Landlords
- 50 Live Deals
- Trading Country

## NETHERLANDS

- Jepp International Ltd
- Dutch Branch
- 500+ Investors
- 10 Live Deals

## SWEDEN

- Property Effect Ltd
- Over 10 Mentors
- 300+ Swedish Property Students
- 10 Live Deals

## CURACAO

- Jepp International Ltd
- Curacao Branch



# Partners

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## Partnering with seasoned professionals outside the UK to explore and capitalise on investment opportunities within the UK

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We are partnering with Jepp International Ltd, leveraging their extensive client base of investors eager to invest in the UK. Through this collaboration, we provide the expert knowledge necessary to guide investors toward their ideal property portfolios, fostering a mutually beneficial partnership where all parties thrive.

In collaboration with our Swedish partner, Property Effect, we leverage the group's expertise and knowledge to educate investors about UK property investments. This hands-on approach ensures that investors are fully engaged and equipped to navigate the UK property market with confidence.




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## Strategic Collaboration

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As a one-stop-shop, we've partnered with Jepp International Ltd and Property Effect to provide our investors with unparalleled expertise and confidence in UK property investments. Jepp International Ltd brings a vast global network, while Property Effect offers specialised knowledge from Sweden. Together, we ensure our investors are fully informed and supported, making their UK investment journey seamless and successful.

PARTNERING COMPANIES

# Jepp International

Jepp International has been a valued partner of our group of companies for over four years, establishing a strong and collaborative relationship with our client base in the Netherlands. As seasoned investors themselves, they possess a deep understanding of the dynamics of property investment, including both its challenges and rewards. This unique perspective allows them to effectively mentor new and existing investors, guiding them through every stage of their investment journey.

At Jepp International, their commitment to excellence is reflected in their motto: "We Bring Property To Life." This encapsulates their dedication to transforming investment opportunities into successful realities, ensuring that their clients are equipped with the knowledge and support needed to thrive in the property market. With their expertise and our partnership, investors can feel confident and empowered as they navigate the complexities of property investment.



<https://jepp.international/>



## PARTNERING COMPANIES

# Property Effect

With over two years of collaboration, Property Effect, based in Sweden, has established itself as a leading mentorship organisation specialising in in-depth and bespoke programs designed to teach individuals how to invest in the UK property market. Upon completing their training programmes, our Swedish investors have the opportunity to not only become mentors within Property Effect but also to invest in the UK through our comprehensive one-stop-shop group.

Together, we guide new investors through the intricacies of purchasing property in the UK, utilising



a variety of engaging methods such as Zoom calls, informative lessons, and interactive Q&A sessions. Additionally, participants gain access to live events held both in the UK and Sweden, enhancing their learning experience and networking opportunities.

Their mission is encapsulated in their slogan: “Training that teaches you how to future-proof your finances through real estate.” This commitment ensures that their clients are well-equipped to make informed investment decisions that will secure their financial futures.



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

PARTNERING COMPANIES

# Providence Financial

We are award winning property investment specialist accountants and tax advisors acting for over 750 Property Investor clients based both in the UK and overseas who are investing in UK sited property. We provide specialist tax and accounting advice on all the different property investment strategies, and we are experts in both UK property tax and how the UK tax system works most tax-efficiently with overseas tax systems. We are property investors ourselves and so fully understand the complexity of the property business and the importance of getting the tax right no matter which property strategy you operate.

- Free initial 60 minute consultation to set up your tax efficient UK property business.
- Looking after your accounting and tax needs as your property business grows, including: bookkeeping, accounting, personal and business tax compliance.
- Advisory services including property investment advisory, business growth, stamp duty and company secretarial/business structuring.
- Currency brokerage through our sister firm ProvidenceFX Limited.



- Xero business-bookkeeping software at below-retail prices.
- Providence Insights business reporting – Harnessing our expertise through AI: Key Performance Indicators, Benchmarking and so much more to give you insights into your financials to make better informed business decisions.
- Free, unlimited 10-minute ad-hoc calls to our expert team to ensure you don't fall foul of unforeseen tax traps in your business decisions and operations.



PARTNERING COMPANIES

# Want a Chat?

Contact us on

[ian@providencefinancial.co.uk](mailto:ian@providencefinancial.co.uk)

[Liz@providencefinancial.co.uk](mailto:Liz@providencefinancial.co.uk)

or call us on

00 44 (0)1932 558 578



Ian Spreadbury

BA(HONS) DIRECTOR



Liz Noble

BFP FCA DIRECTOR



# providence



# Old School Court, Leeds

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## Shareholding Option for Old School Court

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Old School Court, formerly Armley Park Court, was a school later repurposed as council offices. With planning permission secured, we have started transforming the site into 38 luxury apartments, located just three miles from Leeds city centre.

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## Why Become a Shareholder?

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In addition to offering buy-to-let and buy-to-sell schemes, our shareholding option presents an exciting and innovative property investment strategy. Shareholders enjoy quarterly interest payments and annual dividends, making it a profitable and rewarding choice.

This is a hands-off investment with guaranteed returns and the assurance that your initial capital is returned after five years. It's a simple and secure way to grow your wealth while benefiting from the success and stability of our property ventures.

CURRENT  
SHAREHOLDERS

10

# Yeadon Place Apartments, Leeds

## Shareholding Option for Yeadon Place

Yeadon Place Apartments, located near Leeds Bradford Airport, offers convenient transport links to major cities. With 14 shareholders already invested, this development has proven to be a thriving and successful investment opportunity.

## Why Become a Shareholder?

Our current shareholders and owners of Yeadon Place Apartments have successfully received their first quarterly payment, with the second quarter approaching soon.

Feedback has been overwhelmingly positive, highlighting how this relaxed investment has contributed to financial stability and portfolio growth. With equity steadily increasing, this opportunity continues to provide rewarding outcomes for our investors.

CURRENT  
SHAREHOLDERS

14



# Become a Shareholder

In 2025, we are looking to expand our network of shareholders, building on our current base of over 30 shareholders. Our shareholding scheme has proven to be a successful cash flow opportunity for investors, offering monthly income as they watch their investments grow in both equity and interest. With an increasing number of properties for sale, we invite both new and existing investors to participate in our shareholding webinars to learn more about the benefits of joining our program.

## **Why Buy into a Development as a Shareholder?**

- Regular Income: Statements monthly, interest paid quarterly, dividends annually.
- Equity Growth: Benefit from the appreciation of property values over time.
- Diversification: Enhance your investment portfolio with real estate assets.
- Expert Management: Invest with confidence knowing your assets are managed by experienced professionals.
- Accessible Investment: Participate in property investment with lower financial barriers.
- Community Engagement: Join a network of like-minded investors and share insights and experiences.
- Educational Opportunities: Gain valuable knowledge through webinars and events designed to enhance your investment acumen.

Join us in this exciting opportunity to invest in real estate and secure your financial future!



# Shareholder Testimonial

*Getting involved was really easy and felt safe; there were plenty of opportunities to chat with the people involved, and I felt all of my questions were answered.*

*Even though I didn't manage to join the investor property tour, I felt it was a nice gesture that a trip was organised to look at the apartments and to get to know everyone involved.*

*I appreciate that there are plenty of feedback moments on what's happening behind the scene; interest is paid quarterly, and dividend yearly, but it's nice to get an overview of what's been achieved so far every month.*

*I like that it was possible to get involved even though I had limited funds. This also makes sense as an investment for people with less cash to spend*

**Ties (Netherlands)**



# Crypto & Bitcoin Investments

We are excited to announce a new investment strategy tailored for minimal investors, supported by our partnership with a cryptocurrency professional. This initiative offers diverse options for those looking to broaden their investment portfolios and leverage the potential of cryptocurrency.

This strategy provides accessibility for minimal investors by requiring lower capital, while cryptocurrencies offer significant growth potential and the ability to diversify your portfolio.

With expert guidance available, investors can receive personalised advice, navigate complexities, and choose from flexible options like direct cryptocurrency purchases or crypto-backed assets. Engaging with this cutting-edge technology reflects the future of investing.

However, cryptocurrency investments come with risks, including market volatility and evolving regulations that can impact conditions. Security concerns, such as the potential for hacks or fraud, and a lack of traditional consumer protections. Additionally, the complexity of the market makes adequate knowledge essential. With our expert guidance, you can weigh the potential rewards and risks to make informed decisions confidently.

Wesley, the founder of Simple Crypto, brings over eight years of expertise in cryptocurrency to help investors achieve financial freedom. With a focus on transparency and informed investing, he guides a community of like-minded individuals toward opportunities in the evolving crypto landscape.



Wesley Fransen



## Why I started

Diversifying assets reduces risk, and I firmly believe in the potential of cryptocurrency. Traditional banks operate slowly, and my trust in them has waned over the past 20 years. Banks invest our money in the stock market and crypto, yet we, as clients, see little in return. Additionally, inflation erodes our bank balances annually. I prefer to see my money working for me, as it should be used to create new success. For me, crypto is the ideal choice.

## Where Can I Help

I manage a large group of investors who share a common vision: investing in promising projects that will be beneficial in the future. These include sectors such as real estate, finance, gaming, and Artificial Intelligence. Many people lack the knowledge or time to keep up with daily market trends, technical analysis, and global developments, so they choose to invest with me. We use a collective wallet to invest together and generate healthy returns through volume.

<https://jepp.international/>  
[invest@jepp.international](mailto:invest@jepp.international)

# Newsletters

If you've invested in an apartment complex with us, you will receive monthly newsletters packed with updates on every aspect of the property. These newsletters provide a detailed account of the development journey, from the initial refurbishment stages all the way to the completion of tenanted apartments.

By staying informed about the progress of your investment, you can witness firsthand the transformation and value creation of the property.

Additionally, investors who subscribe to project newsletters will benefit from exclusive monthly offerings that include valuable advice and insights into upcoming projects.

This may feature off-market deals, new investment strategies, and other opportunities designed to enhance your investment portfolio.

*Stay connected  
and informed as we  
embark on this journey*

PICNW 

## The Apartments



**Ground Floor**

Apts 1, 2, 3,  
4 & 5

- Apartments 1, 2, 3 & 4: First fix joinery is complete, flooring installed, and wall battening is done.



**First Floor**

Apts 6 & 7

- Apartments 6 & 7: First fix joinery is complete, flooring installed, walls battened and insulated, and MF ceilings finished.



**2nd & 3rd Floor**

Apts 8, 9, 10,  
11, 12, 13, 14,  
15

- Apartments 15 & 14: First fix joinery is complete, and M&E works have begun this week.
- Apartments 8 & 9: First fix joinery, flooring, insulation, and stud walls are completed. MF ceilings are installed.
- Apartments 10, 11, 12 & 13: First fix joinery and flooring are done, with external walls insulated and MF ceilings complete where applicable.
- Steelwork Delivery: Expected in one week, which will allow stud wall construction in apartments 9, 10, 12, and 13.

**Scan to receive our monthly insights**



For More Updates! [picnw.co.uk](http://picnw.co.uk)

Oct, 2024 

## Church Lane Newsletter

### Project Overview

Our project involves the conversion of 11A Church Lane, a Grade II listed building into 15 modern apartments. We are currently on track for completion in Autumn 2025.

Read more



## Expected Works

- Roof Inspection: Once scaffolding is in place, a full roof assessment will be conducted.
- Repairs & Restoration: Necessary repair works will follow, with existing tiles reused and reslated if needed.
- Potential Unforeseen Repairs: Additional repairs may arise during the roof inspection.

## Grade II Heritage

We've met with heritage officers to identify key features to retain. We are preserving the original features including External windows, Existing entrance hall doorways, Existing doors and frame, existing balustrade, Skirting boards, Tiles and brickwork

# Shareholding Update

Member insight for our Shareholders  
Yeadon Apartments, Leeds.

Invest, Grow, Prosper

Jepp International Ltd  
Yeadon Apartments

What to Expect Next Month...

- 3rd Interest Payment
- Project Updates & Progress
- Stay Tuned for Next Investment Opportunities

Join the shareholding journey and let's make a difference together

JEPP International  
www.jepp.international  
invest@jepp.international

ACT US

pp.international @invest@jepp.international

## Mumps Newsletter

### Project Overview

Our project involves the conversion of 17-21 Mumps, a Grade II listed building, into 10 modern apartments in Oldham Town Centre. We are currently on track for completion in Spring 2025.

Read more

### External Works

#### Cable Extension

We have also had to take down the gable end of the building due to the brickwork condition, such a poor state, this extension is now being completed in the coming months.

#### Roofing Works

The roofing works on the gable part of the building are currently being repaired and we are currently finishing with padstones to carry the new roof.

### Building Regulations

Windows, structural works, fire regulations for corridors and ventilation & ducting are completed. Building Control final inspection.

## What News!

Interested to share updates about the Yeadon Apartments Shareholding Scheme, which provides investors with steady cash returns. Our properties appreciate in value. Your journey with us is already showing positive results.

#### Interest Received

Investor payments were successfully received this month. This milestone marks the beginning of consistent returns, ensuring the stability and growth potential of the scheme.

#### Payment Scheduled

The next round of payments is now scheduled, ensuring a regular flow of income for all investors. We are committed to providing transparent updates and timely payments to maintain investor confidence.

#### Highlights

- Returns: Monthly income from rental and tenant appreciation.
- Growth: Long-term appreciation in property value.
- Management: Managed by Letting on Place Apartments, ensuring a seamless experience.

Apartment - Together, making great things happen.  
Jepp International Ltd

Wishing all our shareholders a wonderful Christmas. While we enjoy the holidays, our investments continue to grow for us!

JEPP International Ltd  
www.jepp.international  
invest@jepp.international

### Join the Old School Shareholding Scheme

The Old School Court provides a unique example of how a property can be a great investment. Whether you are seeking passive income or a diversified portfolio, this is an ideal opportunity to grow your investment. For inquiries or to learn more about our shareholding scheme, contact us today!

## Guaranteed Returns School Court Apartments

INITIAL INVESTMENT 2.28 = 50

Initial €50,042.28 investment will be received through our shareholding scheme for the purchase of the property at Old School Court Apartments. You will be a shareholder and owner of the property.

At the end of the agreed investment term, you will receive your €50,042.28 investment back and keep the shares. The return on rent and capital growth will be shared with Jepp International. We offer investors ourselves, we offer expertise in property and providing you with the peace of mind you require. Our scheme may require a trust and...



# Exclusive Webinars Off Market Deals Monthly Promotions

Join our family of investors and receive exclusive invitations to our specially curated webinars, membership programs, and monthly promotions. As part of our commitment to providing value to our existing clientele, you will also gain access to unique off-market deals that are not available to the general public.

These exclusive opportunities are designed to keep you informed and engaged with the latest investment strategies and property developments. Don't miss out on the chance to enhance your portfolio and connect with like-minded investors in our community. Stay tuned for your invitations and take advantage of these exceptional offerings!

## List of potential promotions?

Item list below for available deals:

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**Turnkey BTLs - Leeds, Sheffield & Manchester**

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**Turnkey HMOs - Leeds, Sheffield & Manchester**

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**Refurb BTLs - Leeds, Sheffield & Manchester**

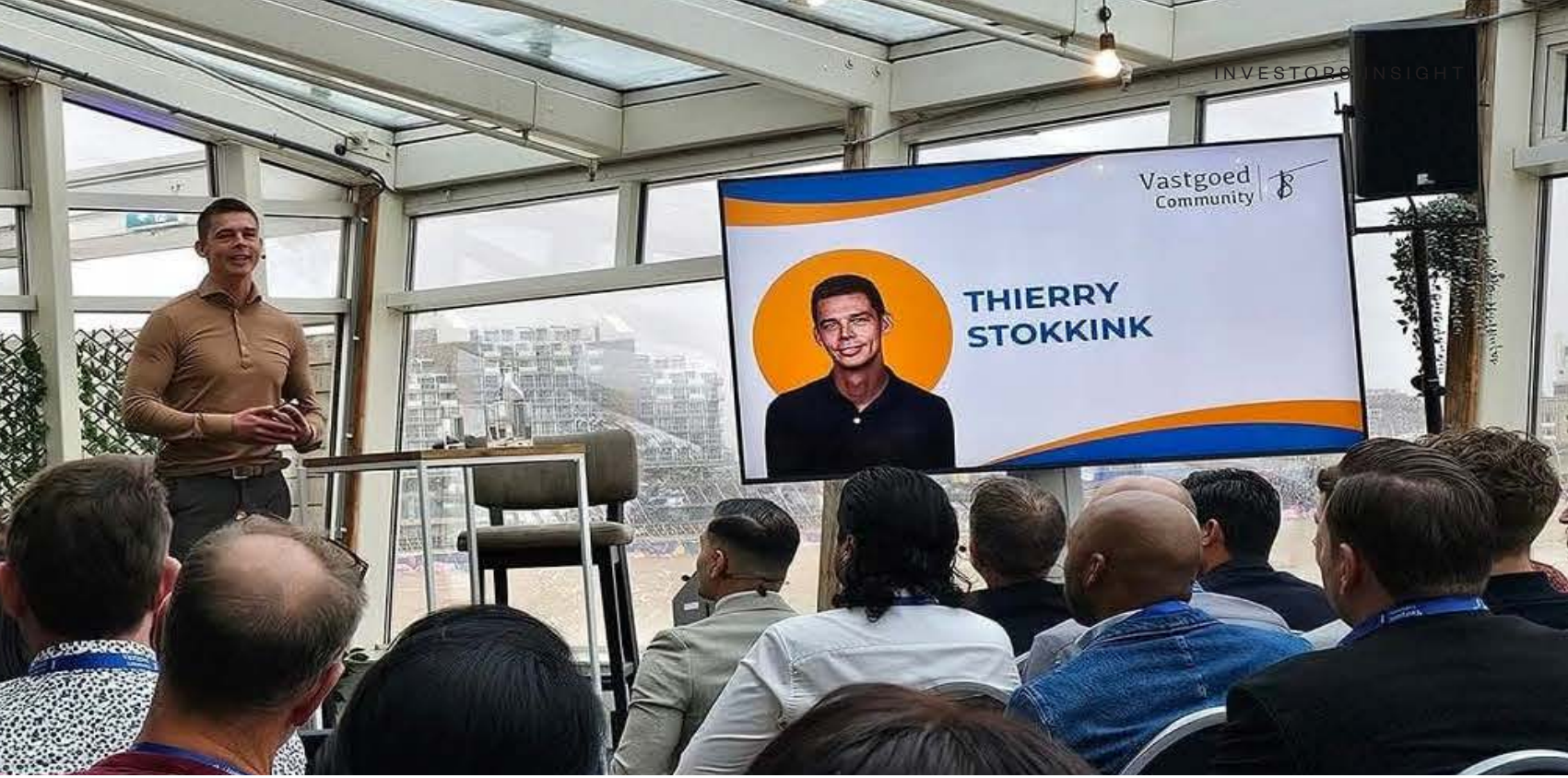
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**Refurb HMOs - Leeds, Sheffield & Manchester**

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**Commercial to Residential -  
Leeds, Sheffield & Manchester**

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Thierry Stokkink

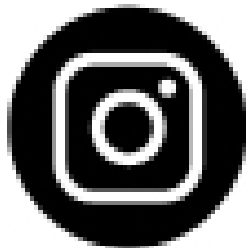
OVERSEAS PROPERTY EXPERT

## Our Overseas Property Host

Thierry Stokkink is a key partner in the user's overseas network, working closely with Dutch investors to guide them towards comfortable and profitable investments.

Through his in-depth webinars, Thierry simplifies the process of investing in the UK, making it accessible for investors in the Netherlands. His expertise help investors understand the unique nature of the user's development projects, providing valuable insights on the available opportunities.

Thierry's webinars are also a crucial platform for showcasing available apartments, allowing Dutch investors to make informed decisions and stay updated on new investment possibilities.



# Marketing Department

NEW

We're excited to introduce our brand new marketing department, now open to not only our group but also to freelancers and other property companies, investors, and professionals across all industries. Our creative team dives deep into every project, producing standout advertising works that will grab attention and generate results. Whether you're looking to promote a property or any other industry, we're here to help elevate your brand and reach your target audience. Let us bring your vision to life with engaging campaigns that get noticed!

Our marketing department proudly manages a variety of social media accounts for both our own group of companies and other businesses in the property sector. We focus on Facebook, Instagram, and LinkedIn, creating tailored content that speaks directly to your target audience.

## Client Portfolios

Follow us on Facebook, Instagram & LinkedIn!

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Letting Complete Ltd

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Property Investment North West Ltd

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PJ Building & Developments Ltd

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OHL Design - OHL Property London Ltd

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Professional Property Finance Ltd

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Professional Property Residential Ltd

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JEPP International Ltd

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## NEWSLETTERS

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When investing in larger developments, investors receive monthly newsletters that provide detailed updates on the progress of the project. These newsletters ensure transparency and keep investors informed about key milestones and timelines.

## SOCIAL MEDIA

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Our new marketing department offers comprehensive social media management, including account setup, advertising, and content creation. We craft tailored campaigns to boost visibility, attract investors, and grow engagement across the board!

# 4 SELLING POINTS

## BROCHURES

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We also create bespoke brochures tailored to your specific needs, whether for property-related projects or other ventures. Our team produces exclusive print and digital brochures, ready for printing or direct delivery to you. No matter the size or purpose, we're here to help bring your ideas to life!

## CAMPAIGNS

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Our marketing team handles everything for your campaigns, exclusive webinars, and live seminars. We take care of the advertising, content management, and event promotion, allowing you to focus solely on delivering your speech or presentation. You can rely on us to manage the entire process, ensuring smooth execution and maximum impact.



# Join the Family

## Read More

At our core, we pride ourselves on being a family-oriented company where everyone is included in the growth and success of all our businesses, including our valued investors. Starting as a small family business in the letting sector, we have maintained that mentality even as our group of companies has expanded significantly over the past 12 years.

Our investors are an integral part of our growth and the fabric of our company family. We believe that by fostering a collaborative and inclusive environment, we can achieve remarkable things together.

We warmly invite all our overseas and UK investors to attend our events, where you can meet our dedicated staff who work tirelessly behind the scenes to ensure that our projects run smoothly and efficiently. Join us in building connections, sharing experiences, and celebrating our collective successes as we continue this exciting journey together!



# Investor Tours & Events



Since 2023, we have been offering exclusive investor tours that span over two engaging days. The itinerary is thoughtfully designed to provide a unique experience, beginning with a visit to York Racecourse, where you can experience a day at the races, in our exclusive hospitality box networking with like minded potential investors and our staff team.

The following day is dedicated to immersing yourself in our projects. You will tour our current ongoing and new building renovations, giving you firsthand insight into the quality of our work. This experience not only allows you to meet the dedicated individuals on-site but also fosters transparency throughout every step of the process.

We believe that these tours are an invaluable opportunity for investors to connect with our team, understand our commitment to excellence, and witness the transformative work we are doing in the property investment sector. Join us for an enriching experience that enhances your investment journey!





TESTIMONIALS

# Our Customer Experience



*"I cannot thank Kelvin and the team at PICNW enough for their exceptional service in finding an investor to purchase my house. From the moment I reached out to them, I knew I was in good hands. Kelvin and his team's deep understanding of the market and their proactive approach made all the difference in getting my house sold swiftly and smoothly. They provided valuable insights and guidance at every step of the way, making the entire process stress-free for me. Their professionalism, integrity, and dedication to achieving the best possible outcome were evident throughout. I wholeheartedly recommend Kelvin and PICNW to anyone in need of a top-notch property investment company."*

*Mohammed (UK)*





*“We highly recommend Property Investment Complete Northwest. From the initial orientation to the purchase, renovation, and rental process, it was an absolute pleasure to collaborate with them. The handling of our first property, comprising six rentable units, was exemplary from start to finish. As foreign investors, we had full confidence in their expertise, allowing us to invest hands-off. Both the process and the returns yielded a beautiful outcome.”*

*Jolanda & Lennaert (Netherlands)*

# Our Customer Experience



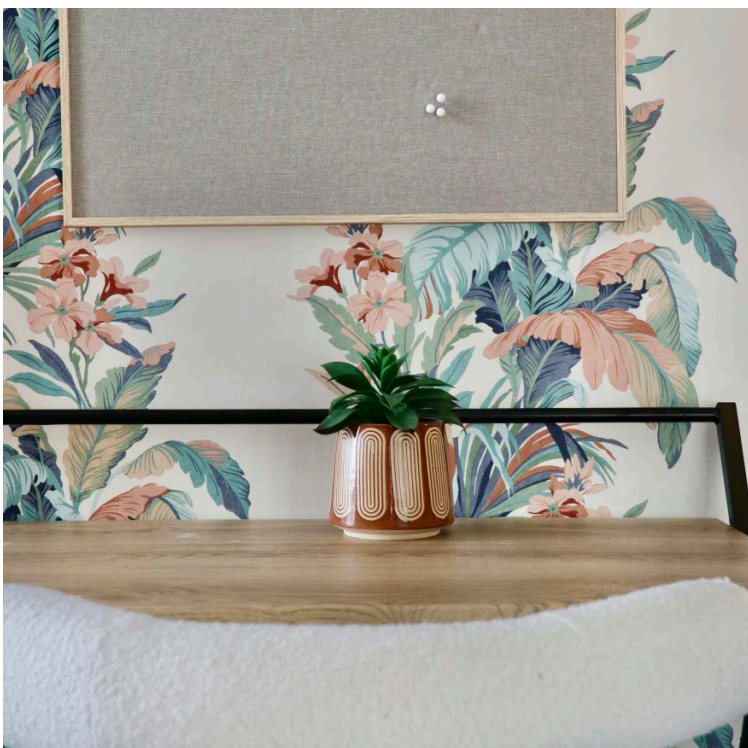
*“Thank you for the moodboard! Wow, I love it. It’s like you read my mind. I love the natural vibe with the forest, trees, and plants. The colors are amazing, especially the green in the kitchen. You know, I was considering writing to you about my preference for green in the kitchen, but then I decided not to limit your creativity—I was curious to see what you’d suggest, and it was such a great surprise to see that you included green in the moodboard.*”

*Everything is in harmony, from the details to the colors. It all looks so professional. I just want to move into this property myself and make it my home.*

*Great work, thank you for the fantastic design!”*

*Marina (Sweden)*





*"I'm extremely impressed by their tenant find & management service, it usually takes less than 2 weeks to get new tenant in. A tenant left last month, new tenant moved in the following day. Would love to recommend their service. Special thanks to Emma, her services was amazing."*

*Larin (Hong Kong)*

ENQUIRE FOR YOURS NOW!

# Membership Card

Introducing our exclusive Loyalty Reward Membership where you can unlock a world of benefits and privileges that are tailored just for you.

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## Limited Availability

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Sign up for your personal Loyalty Card  
Email : [info@picnw.co.uk](mailto:info@picnw.co.uk)  
Application form and T&C's on request.



# Gold Reward Card

Subscription price £5,000

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Renewal after 3 years

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Renewal cost £2,000

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## Benefits

- Personalised deals
- Free UK Tours
- Expert advice in every field
- 25% discount off all services excluding development, design & property management commission & maintenance
- 10% property management commission

Please refer to T&Cs for further details.

TOTAL SAVINGS IN YEAR

# £5,047

(based on 5 bed HMO)

## Services Include

- Sourcing fee
- Utility setup
- Drawings
- Letting setup
- HMO licence administration fee
- Discount on letting commission in the first year
- Broker fee
- Compliance

# Platinum Reward Card

Subscription price £12,000

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Renewal after 3 years

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Renewal cost £4,000

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## Benefits:

- Personalised deals
- Exclusive to refurbishments up to £500,000
- Free UK Tours
- Expert advice in every field
- 25% discount off all services excluding property management commission & maintenance
- 10% property management commission
- 5% discount off development
- 10% discount off design

For developments over £500,000 reward discounts upon request.

TOTAL SAVINGS IN YEAR

# £12,886

(based on 5 bed HMO)

## Services Include

- Sourcing fee
- Utility setup
- Drawings
- Letting setup
- HMO licence administration fee
- Letting commission in the first year
- Broker fee
- Compliance

ENQUIRE FOR YOURS NOW!

# Black Membership Card

NEW

Introducing our exclusive Black Card, designed for large-scale refurbishment investors seeking to maximise savings. Take advantage of this tailored offering to streamline costs and elevate your projects!

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#### Limited Availability

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Sign up for your personal Loyalty Card  
Email : [info@picnw.co.uk](mailto:info@picnw.co.uk)  
Application form and T&C's on request.



# Black Reward Card

**Subscription price £25,000**

**Renewal after 3 years**

**Renewal cost £6,000**

**TOTAL SAVINGS IN YEAR**

**£27,127**

(based on 6 apartment development)

## Benefits:

**Personalised deals**

**Exclusive to refurbishments past £500,000**

**Free UK Tours**

**Expert advice in every field**

**25% discount off all services excluding property management commission & maintenance**

**10% property management commission**

**2% discount off development**

**10% discount off design**

## Services Include

**Sourcing fee**

**Utility setup**

**Drawings excluding planning cost**

**Letting setup**

**Letting commission in the first year**

**Broker fee**

**Compliance**

**Guaranteed Rent First 6 Months from the development being completed.**

For developments over £500,000 reward discounts upon request.



# Price List

## New 2025 Prices

Our 2025 price list features updated rates and new offerings to meet evolving needs. With competitive pricing across marketing, property management, and other services, we ensure value and quality. Review the updated options and packages designed to benefit your business.

# Sourcing

OUR SERVICES	PRICE + VAT
Sourcing Fee (4 BED)*	<b>£4,500</b>
Sourcing Fee (5 BED)*	<b>£5,500</b>
Sourcing Fee (6 BED)*	<b>£7,000</b>
Every Additional Room (per room)	<b>£1,000</b>
Larger Developments	<b>POA</b>
Utility Set Up	<b>£1,200</b>
HMO Drawings	<b>£750</b>
Planning	<b>POA</b>

*\*50% sourcing fee upfront cost once conveyancing starts and remaining 50% upon completion.*



## PRICELIST

# Finance & Mortgages

OUR SERVICES	PRICE
Mortgages	£990
Bridging Loans	£1,295

## Services

Loan to Value (LTV)

Affordability Check

Annual Percentage Rate of Charge (APRC)

Bank of England Base Rate (BoEBR)

Decision In Principle (DIP)

Mortgage Illustration (MIL)

Early Repayment Charge (ERC)

Variable, Capped & Fixed Rates

Redemption

Stamp Duty Land Tax (SDLT)

Capital Repayment

Valuation Survey



# Development Modelling

OUR SERVICES	PRICE INC VAT
HMO 4 BED *Excludes loft conversion, cellar conversion & extension	<b>£80,500</b> (Estimated)
HMO 5 BED *Excludes loft conversion, cellar conversion & extension	<b>£90,500</b> (Estimated)
HMO 6 BED *Excludes loft conversion, cellar conversion & extension	<b>£99,320</b> (Estimated)
HMO 6+ BED	<b>POA</b>
Loft Conversion *Based on 5 Bed HMO	<b>£19,500</b>
Cellar Conversion *Based on 5 Bed HMO	<b>£24,750</b>
Extension *Based on 5 Bed HMO	<b>£23,950</b>

*\*Indicative prices to be used for estimating only. Subject to individual review per property*

*\*Prices subject to change*

PRICELIST (+VAT)

# Interior Design

OUR SERVICES	PRICE + VAT
Standard HMO 4 BED	£14,000
Standard HMO 5 BED	£16,000
Standard HMO 6 BED	£18,000
Premium HMO 4 BED	£17,500
Premium HMO 5 BED	£19,500
Premium HMO 6 BED	£21,500
Photography + Editing	£750
Moodboard	£750
3D Modelling	£1000

# Letting

OUR SERVICES	PRICE + VAT
Management Fee (HMO)	12%
Management Fee (HMO) <small>*All inclusive Compliance &amp; Care package 25%. Prices vary depending on property type.</small>	25%
Management Fee (BTL)	12%
Tenant Find Only Fee (HMO or BTL)	£950
Managed Tenant Find Fee <small>*50% Off first month's rent with a minimum of £300</small>	£300
HMO License Admin Charge <small>(Excludes HMO License fee from council)</small>	£750
Property Set Up Fee	£200
Referencing <small>(Per applicant)</small>	£150

*Please see Landlord's Management Services for more info.*



OUR SERVICES	PRICE
<b>Compliance +VAT</b>	
Gas Safety Check (Yearly)	<b>£120</b>
PAT Test (Yearly)	<b>£200</b>
EPC (10-Yearly)	<b>£150</b>
EICR (5-Yearly)	<b>£430</b>
Fire Alarm Testing (2 visits per year)	<b>£200</b>
Emergency Light Check (Annually)	<b>£190</b>
Utility Set Up	<b>£1200</b>
Fire Risk Assessment	<b>£350</b>
<b>Cleaning (+VAT)</b>	
Builders Clean	<b>£500</b>
Communal Area Clean (x2 Per Month)	<b>£85</b>
Room Clean	<b>£42.50</b>
Carpet Clean (Communal Area)	<b>£290</b>
Oven Clean (Yearly)	<b>£90</b>
Compliance & Care Cover (1 year)	<b>£2,150*</b>
*Stated price or additional 6% management charge)	

*Please see Compliance & Care pack for more info. Prices vary depending on property type.*

# Our Streamlined Service



## Sourcing

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## Development

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## Design

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## Letting

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## Finance

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## Insurance

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# Thank you

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# Thank you

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