**Title:** 1-Day Learning Newbuild Development Event - *Unlock Your Property Potential*

**Text:** Understanding Newbuild Development | Level 0 | Single-session, 1-day event

……………………………………………………………………………

**Liam Hopper presents the following event: Understanding Newbuild - Entry Level Event**

**Overview:**

This 1-day entry-level event introduces newbuild properties. It offers an overview of what’s needed to take your first steps into newbuild projects. Whether you’re planning your own self-build dream home or looking to purchase a development to buy, finance, build, and sell or rent, this event will guide you.

The day will cover the following sections and provide you with essential templates and literature to support your journey.

…………………………………………………………………………….

**Liam Hopper** - *Entrepreneur | Property Developer | Investor*

Liam Hopper is a seasoned entrepreneur and investor with over 20 years of experience in the retail industry, property development, and business restructuring. Known for his strategic mindset and hands-on leadership, Liam has founded, scaled, and exited multiple multi-million-pound businesses, with expertise spanning acquisitions, financial structuring, and operational management.

In the last 24 months, Liam has successfully delivered a variety of property developments which include different exits - including two houses, six apartments, and a supermarket. He will talk about the full process from site sourcing and planning to funding, construction, and final exit, whether through sales, long leases, or buy-to-let investments.

Liam also brings extensive experience in team leadership and business operations, having managed large workforces, overseen audited accounts, and ensured compliance with health and safety standards across both commercial and construction settings.

Passionate about sharing his knowledge, Liam offers real-world insights into the property development sector. He provides practical advice, highlights common pitfalls, and helps others navigate the challenges of building and expanding property.

……………………………………………………………………………

**Key Information:**

* **Dates:** 12th June or 26h June
* **Dates:** 23rd July or 24th July
* **Time:** 9:00am – 16:00pm Finish (Arrival 8.45am)

**Times**

* **Break:** 15min
* **Lunch:** 30min
* **Soft Refreshments:** Included
* **Lunch Provided:** Charcuterie board

……………………………………………………………………………

**Costs:**

£125.00 1 x Ticket

£225.00 2 x Duo Ticket saver

**Tickets available:**

15

**The Event Line-up**

**Formation of the Company**

* **Setting up a Limited Company**: Learn how to set up a limited company online and the pros/cons of doing it yourself versus hiring an accountant.
* **Shareholders Contribution Agreements**: Understand why these agreements are important and how to set them up.
* **Articles of Association**: Learn about these key documents that form the foundation of a company.
* **Special Purpose Vehicles (SPVs)**: What they are and why you might need them for your project.
* **Forming a Group**: Understand the benefits of forming a property group.

**The Beginning Journey**

* **Finding Your First Site**: Learn the steps to look for a development site, how to make offers, and how to create a full set of Heads of Terms (HOTs).
* **Commercial Property & Mixed-Use Developments**: Understand the differences and the advantages/risks of mixing property types.
* **Choosing the Right Development**: A brainstorming session to explore options available to you.

**The Numbers**

We’ll dive deep into the components that make up the numbers in property development:

* **Budgeting for Build Costs**: Learn how to create a full appraisal document, broken down into key sections.

**Acquisition Debt**

* **Land**: Budgeting for land acquisition.
* **Legal Fees & Bank Fees**: Understand these essential costs.
* **CIL / S106**: What these fees mean for your project.
* **Stamp Duty (SDLT)**: How to calculate and budget for stamp duty.

**Development Debt**

* **Investigative Opening-Up Works**: Learn the costs of early-stage assessments.
* **Construction Build Costs**: Budgeting for building expenses.
* **Incoming Services**: Electric, water, phone, and internet connections.
* **Contingency for Build Costs**: A 7.5%-10% contingency to cover unexpected costs.

**Lender Fees**

* **Valuers**: Fees for bank representatives.
* **Monitoring Surveyors**: Initial reports and valuations.
* **Commitment Fee**: Understand this cost.
* **Redemption Fee**: What it is and how it affects your budget.
* **Interest**: How to plan for interest costs.
* **Broker & Legal Fees**: The costs of brokers and legal work.

**Professional Fees**

* **Architectural, Structural, Mechanical & Electrical**: Costs for key professionals in the development process.
* **Project Manager, CA & QS**: The roles and fees of project managers, contract administrators, and quantity surveyors.
* **Principal Designer (CDM)**: Why this professional is crucial.
* **Party Wall (BO’s Surveyor)**: Understanding costs related to party wall agreements.
* **Building Regulations, Energy Tests, and Other Surveys**: Budgeting for tests, certifications, and regulations.
* **Health & Safety & Sales/Marketing**: What you need to consider for safety and project promotion.

**Funding**

* **How to Raise Funding**: Explore your funding options and how to choose the right one.
* **Funding Process**: Learn how funding works and what you’ll need to provide.
* **Working with Brokers and Banks**: What to ask for and how to prepare the right paperwork.
* **Calculating Capital Needs**: How to determine the amount of capital required for your project.
* **Understanding Bank’s View**: Learn how to approach financing from a bank’s perspective.

This event offers a comprehensive introduction to the world of newbuilds and provides all the essential tools and knowledge for your first property development project