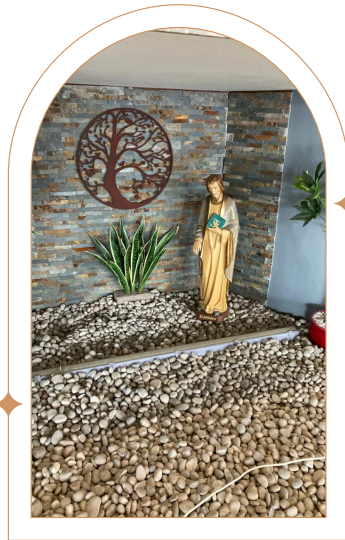


# NEWSLETTER

## JDC GROUP UPDATE

Jitto, Maziano and Robin recently attended the CPD Seminar at Birmingham City Football Club, St Andrews Stadium, Cattell Road, Birmingham B9 4RL, hosted by Cook Brown Building Control.



Session: Building Regulation Provisions for Office Fit Out Projects. The session was presented by Cook Brown Building Control's Associate and Director David Hartill.







# NEWSLETTER

## OASIS DWELLINGS AUGUSTUS RD, CV1



Project Augustus is officially completed. We are happy to share a glimpse of the finished project. We are in the process of submitting the application for HMO licence. We have secured a property management company to look after the property. Recently we started the remortgage process and secured a higher valuation.



We would like to take this opportunity to thank the investors for their trust and support and we look forward to working together in many more successful projects.



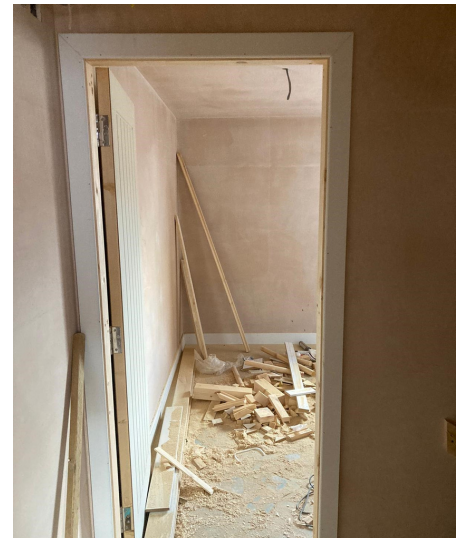


# NEWSLETTER

## BETHEL PROPERTY HUMBER AVENUE, CV1



Project Humber Avenue is now moving into the last stage of completion. The second fix electricals will take place in the coming weeks. Second fix plumbing and carpentry is already completed. Brand new kitchen is installed, flooring for the entire house, first round of theme wall and painting are completed. The development team is working hard to complete the project by end of June 2023. Due to the high demand, we are already in discussion with the property management company and soon we will be signing the contract. For more details and investor pack, please contact Mr Robin ([robin@bethelproperty.co.uk](mailto:robin@bethelproperty.co.uk)).





# NEWSLETTER

## ST HELEN PROPERTY ROMNEY STREET



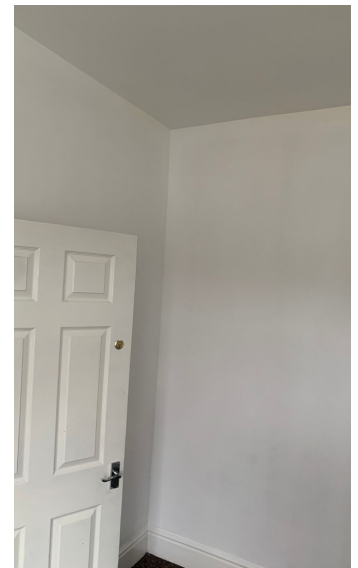
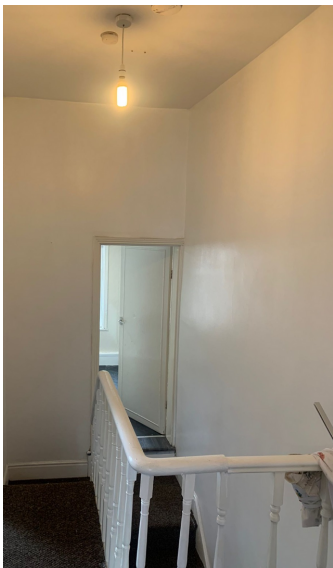
At Romney Street we had a challenging situation, where the previous tenants left the property in a poorly condition. So we decided to refurb the entire property. The refurb project was completed in April 2023.

We are happy to share the refurb has helped to uplift the standard of the property; sharing some of the latest photos of the refurb.



We have secured a family as a long term tenant. In May 2023, we initiated a remortgage and saw the value has increased by 20%.

We are inviting investors to be part of our next project, Winchester Street and enjoy high returns on their capital. For more details and investor pack, please contact Mrs Neera Joseph ([neera@jdc Holdings.co.uk](mailto:neera@jdc Holdings.co.uk)).





# NEWSLETTER

## EDDIES PROPERTIES

SWAN LANE

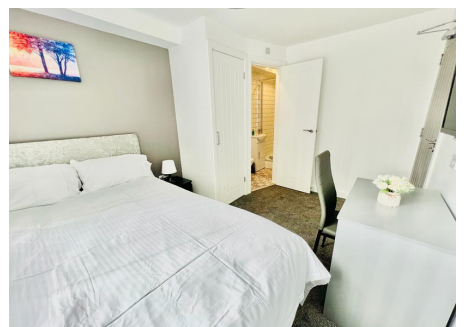
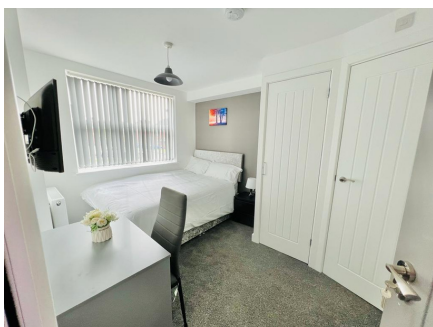
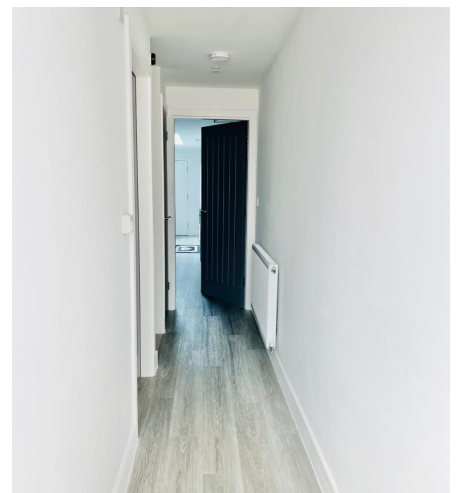
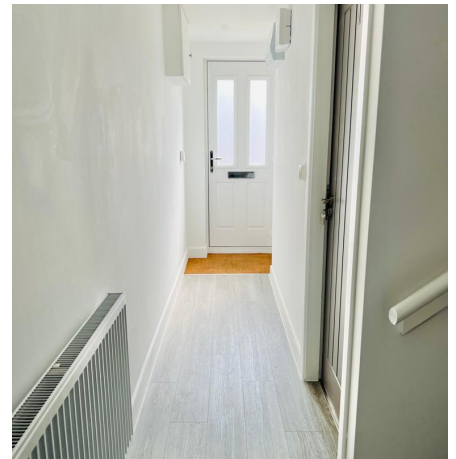


At project Swan Lane, we successfully submitted the application for HMO licence to the council. Following to that, we secured a contract by the property management company for three years guaranteed rent. In May 2023, we successfully started the remortgage process and received a higher valuation for the HMO.

We take this opportunity to thank all the investors for their trust and support.

We are happy to announce at Eddies Properties we have secured our next project, Marlborough Road, which will be a 6 bed luxury HMO.

We are inviting investors to be a part of project Marlborough Road and enjoy high returns on their capital. For more details and investor pack, please contact Mr Bejoy Mathew ([info@eddiessproperties.co.uk](mailto:info@eddiessproperties.co.uk)).





# NEWSLETTER

## PROPERTY MARKET NEWS

### Renters (Reform) Bill

The draft Bill has only just been introduced in Parliament. Bills tend to take up to and beyond a year to become laws – during which time the contents can change, sometimes significantly - and then the Act generally comes into force around six months after that.

#### **Scrapping Section 21 notices**

Although there's been some widespread pushback from landlords about losing the right to take back their properties at two months' notice and without having to give a reason, the reality is that most do have a good reason to evict their tenant – whether they use a Section 21 or a Section 8.

The reality is that landlords don't go around evicting tenants for no reason, and under the proposals they will still be able to take their property back if they need to via Section 8, including if: The tenant is in rent arrears, the tenant has caused nuisance or property damage, broken the law or been involved in domestic violence, they want to sell, or they want to move themselves or close family into the property.

The Government is also assuring landlords they will make it easier to repossess properties where tenants are at fault.

One final thing to note is that the rules on issuing prescribed information to the tenant – such as the Energy Performance Certificate (EPC), gas safety certificate and deposit protection information - will have to change. Currently, this must be issued in order for a Section 21 notice to be valid, but it's not yet clear what will come into place in relation to these documents (if anything) when Section 21 disappears.

Making all tenancies periodic and introducing two-month notice periods for tenants  
As the proposal stands, abolishing Assured Shorthold Tenancies (ASTs) and introducing blanket two-month notice periods for tenants is primarily an issue for landlords of student properties. Currently, they can issue tenancy agreements for a 12-month fixed term, to make sure the property remains tenanted for the whole calendar year, not just the academic year.



# NEWSLETTER

## JUNE UPCOMING EVENTS

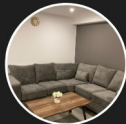
### DISCOVERY DAY & NETWORKING



EXPLORE INVESTMENT PATCH



DEVELOPMENT PROJECT WIP



COMPLETED PROJECTS



NETWORKING LUNCH



JDC GROUP

**SATURDAY,  
JUNE  
17TH**

**LIMITED PLACE**  
FOR REGISTRATION EMAIL:  
[DONA@JDC HOLDINGS.CO.UK](mailto:DONA@JDC HOLDINGS.CO.UK)  
[www.jdc holdings.co.uk](http://www.jdc holdings.co.uk)



**Discovery Day  
17th June @ 10:30AM**

\*agenda will be shared with the registered investors

A monthly discovery day at JDC is an excellent opportunity to meet like minded people, network, and learn about live projects. We will be exploring land development, the latest news, changes taking place by the council and much more. Wish to join our next Investor Day Tour? Simply DM!

**Mastermind  
28th June @ 7PM**

An invite-only event for internal stakeholders and the JDC core team.

### MASTER MIND - MAY 2023

*Creative Funding - property development*



Nj

**NEXT MASTER MIND - 28TH JUNE 2023**

