



WEEKLY PROPERTY UPDATE

Progress. Pipeline. People.

A premium weekly update from LetSavvy Ltd - live refurbishment progress, disciplined acquisition activity and a local sponsorship we are proud to support.



WEEK ENDING 20 SEPTEMBER 2026

HARTLEPOOL • SOUTH TYNESIDE • NORTH EAST

THIS WEEK AT LETSAVVY

A busy week across the portfolio

Live refurbishment progress in Hartlepool, active acquisition work across South Tyneside and an important refinance milestone.

This week has been split between progressing Malcolm Road and analysing new value-add opportunities across South Tyneside. Multiple offers are in play, but the approach remains the same: work backwards from condition, refurbishment cost, comparable evidence and a realistic finished value.

AVONDALE GARDENS

A £50,000 valuation movement

Earlier in the refinance process, Avondale Gardens faced a £95,000 bricks-and-mortar valuation position. The latest valuation has now returned at £145,000. That difference demonstrates how materially valuation outcomes can affect a BRR/refinance strategy, even after a strong refurbishment has been delivered.

£95,000

EARLIER B&M POSITION

£145,000

LATEST VALUATION

+£50,000

VALUATION UPLIFT

OPERATIONAL EVOLUTION

Contractor accommodation

The property has also evolved operationally into contractor accommodation, giving us an income-producing use while retaining flexibility around the longer-term strategy.

Figures are project updates and are not investment projections or guarantees.

MALCOLM ROAD

The transformation is taking shape

A 3-bed to 4-bed value-add refurbishment with the ground floor redesigned to retain proper communal living space.



£75,000

PURCHASE PRICE

~£28,000

CURRENT REFURB BUDGET

~£125,000

TARGET FINISHED VALUE

The new kitchen is now installed as part of the redesigned ground-floor arrangement, while the bathroom and separate WC are much closer to finished condition. It remains a live building site, but the intended layout and specification are now clearly visible.

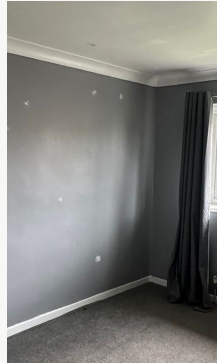
THE PLAN

Create a proper fourth bedroom without sacrificing the living space that makes the house usable as a home. We are keeping more than one exit route open and will assess refinance, rental demand and the wider market once the project is complete.

SOUTH TYNESIDE PIPELINE

Offers are in. Discipline stays the same.

We are not chasing volume for its own sake. Each property has to work as a complete project.



LAST & FINAL OFFER SUBMITTED

Morris Avenue, South Shields

A genuine refurbishment opportunity. Our price has been set from the works required, comparable evidence and likely end value. Negotiations remain live, so the offer figure stays private.



VIEWED • OFFER SUBMITTED

Heworth Court, Simonside

The viewing confirmed a material refurbishment requirement, including dated kitchen/bathroom areas and defects that must be priced into the works. Our offer reflects the condition and local market evidence.

MORE OPPORTUNITIES ASSESSED

Condition creates both potential and risk

The asking price is only the starting point. We buy against the whole project, not the headline price.



SHELLEY AVENUE

Boldon Colliery

The viewing highlighted a dated interior and areas requiring further investigation, including visible cracking. Our offer therefore has to reflect both the cosmetic refurbishment and the possibility of additional investigation or structural works.

HARDIE AVENUE

Boldon

Hardie Avenue presented differently: externally more settled, but internally dated and in need of modernisation. Kitchen, flooring, decoration and the wider specification were appraised against the likely finished value before our offer was set.

ACQUISITION PRINCIPLE

Price the risk before buying the upside.

Condition, build cost, finance, comparable evidence and exit value all matter. A property only moves forward when those pieces make sense together.

PROUD TO SUPPORT LOCAL TALENT

Backing Alfie Ingoe on his darts journey

LetSavvy is proud to sponsor a young South Shields player who is putting serious time, commitment and ambition into his sport.



ALFIE INGOE
SOUTH SHIELDS' RISING DARTS TALENT

BRISTEW
MANAGEMENT SERVICES LTD.
REPRESENT. DEVELOP. ELEVATE.

YOUNG TALENT BRIGHTER TOMORROWS

SAME GAME BIGGER OPPORTUNITIES

"DETERMINATION TODAY SUCCESS TOMORROW"

COMPETE **DEVELOP** **PROGRESS** **TOGETHER**

ABOUT ALFIE
Hi, I'm Alfie Ingoe, a 15-year-old darts player from South Shields. I'm passionate about developing my game and achieving my goals in the sport.
I'm proud to be part of Jordan's Dart Academy and have recently qualified for the Target Finals in Birmingham, which is an exciting step in my darts journey!
As I continue competing, I'm looking for sponsors to support me with costs such as tournaments, travel and equipment. In return, I'd be proud to promote and represent my sponsors throughout my darts journey.
Thank you for supporting a young player and helping me chase my dreams!

SPONSORSHIP OPPORTUNITIES

MAIN SPONSOR

- Prominent shirt branding
- Social media promotion
- Event support
- Category exclusivity

SHIRT SPONSOR

- Logo on playing shirt
- Social media mentions
- Tournament exposure
- Supporting a rising talent

ASSOCIATE SPONSOR

- Logo on media materials
- Social media mentions
- Support development
- Be part of the journey

PLAYER PROFILE

Age: 15
From: South Shields
Plays in: ADC Vaults
Joined: Jordan's Dart Academy
Competes: Local, Regional & National tournaments
Qualified: Target Finals (Birmingham)
Ambition: To continue developing, compete at a higher level and achieve my goals in darts

TOURNAMENT HIGHLIGHTS

- Qualified for Target Finals (Birmingham)
- Competes in local and regional events
- Member of Jordan's Dart Academy
- Continuing to develop and gain valuable match experience

WHY SPONSOR ALFIE?

BRAND EXPOSURE
Your logo seen at tournaments, on shirt, social media and more.

ENGAGED AUDIENCE
Connect with a growing darts community and young fans.

SOCIAL MEDIA
Regular updates, match results and branded content.

EVENTS & APPEARANCES
Opportunities for exhibitions, local events and meet-and-greets.

A BRIGHT FUTURE
Be part of Alfie's journey from a promising young talent to a future professional.

SPONSORSHIP ENQUIRIES

bristewmanagementservicesltd.com
07513787176
Let's work together and be part of Alfie's journey.

GOOD DARTS GOOD PEOPLE BRIGHTER TOMORROWS

REPRESENT. DEVELOP. ELEVATE.

SOUTH SHIELDS

WHY IT MATTERS

More than property.

As LetSavvy grows, we want part of that growth to support people who are working hard at their own journey. Alfie is developing through competitive darts and we are pleased to play a small part in helping him progress.

WANT TO HELP ALFIE?

If anyone would like to support Alfie through sponsorship or a donation, please contact me. I will happily point you in the right direction so you can speak with the people managing his darts journey.

LOCAL TALENT.

REAL COMMITMENT.

A JOURNEY WORTH BACKING.



WHAT WE ARE LOOKING FOR

The next strong North East project.

We remain actively interested in refurbishment, BRR, buy-to-let, HMO, contractor-accommodation and selected flip opportunities where there is a clear route to creating value.

PROPERTY

Tired or dated houses • value-add opportunities • direct-to-vendor conversations • properties requiring refurbishment

PARTNERSHIPS

Investor and JV conversations where the deal, security and structure make commercial sense.

LETSAVVY LTD

North East England

letsavvy.co.uk

This newsletter is a general business and project update. Figures are indicative, may change as projects progress and should not be treated as financial or investment advice.