

— HJ —
COLLECTION

PROFESSIONAL DEVELOPER

Company Profile

HJ Collection 6 Limited
Developing Spaces Into Dynamic Places



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“At HJ Collection, our focus has always been simple. Build with purpose, deliver with integrity, and keep our investors at the heart of every decision. The journey ahead is exciting and we look forward to achieving even more together.”

REECE MENNIE, CEO

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GET IN TOUCH:

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A: 15 Springwood Drive, Braintree,
Essex, CM7 2YN

Why HJ Collection

HJ Collection is a growing, nationwide property developer specialising in transforming underused commercial buildings into high-quality residential developments, primarily in tier 2 and 3 UK cities. Established in 2019 with a mission to address the UK housing crisis, the company has built a strong reputation for delivering sustainable, efficient, and affordable homes.

By leveraging Permitted Development Rights and targeting areas undergoing regeneration, HJ Collection has successfully been involved with over *650+ residential units, providing above-average returns solely to certified investors. With a Gross Development Value (GDV) of £120+ million, achieved in 2025, the business is now well-positioned for continued growth in 2026.

What sets HJ Collection apart is its fully integrated, in-house model - managing everything from site acquisition, planning to construction, refinancing and rental. This end-to-end control ensures consistent quality and maximised site potential and returns for clients.



£120M GDV achieved in 2025

c.3000 Active Investors

c.33% Increase in New Client Acquisitions

96% Of Clients Reinvesting

65% Increase in Company Headcount

£30M+ Returned to Investors

650+ Residential Units Completed*

Breaking Down in Six Steps How a Loan Note Works:

01

Investor → Developer

- You (the investor) lend funds to a current HJ Collection SPV.
- This is done via a loan note agreement.

02

Developer Uses Funds

- HJ Collection uses the funds to refurbish disused and unloved commercial spaces into affordable residential homes.

03

Asset Increase in Value

- By converting unused commercial space into a highly sought-after residential asset, the project increases in value.

04

Exit

- On completion, residential income is generated, and the project is refinanced.
- An alternative exit method can be executed, such as selling as individual units or the entire project.

05

Interest is Paid

- HJ Collection pays interest to you depending on your loan note agreement:
 - Income (regular payment)
 - Growth (end-of-term payment)

06

Capital Repaid

- At the end of your loan agreement (2 or 4 years), your original funds will be repaid to you in full (along with any remaining interest), or reinvestment can be discussed.

Key Facts

Loan Note	HJ Collection 6 Limited
Company Number	16427346
Registered Address	One Oaks Court, Warwick Road, Borehamwood, WD6 1GS
Head Office	15 Springwood Drive, Braintree, Essex, CM7 2YN
Loan Note Size	£20,000,000.00
Minimum Investment	£10,000.00 (with increments of £1,000.00 thereafter)
Timeframe	24 months or 48 months
Welcome Pack	Issued within 30 working days
Security	Security via debenture over SPV's
Security Trustee	Blue Water Trustees Ltd
Security Trustee Address	53 Calthorpe Road, Edgbaston, Birmingham, B15 1TH
Transferability	Non-transferable
Currency Accepted	GBP Sterling, US Dollars, Euros and others
Country of Development	United Kingdom





Our Awards



Landlord Investment Show

2025, 2024, 2023, & 2022 Winner - Property Developer of the Year



RESI Awards

2023 Finalist - Small Developer of the Year
2022 & 2021 Finalist - Newcomer Award - Residential



Barclays Entrepreneur Awards

2024 Finalist - CEO, Reece Mennie - Scale-Up Company



Property Week Awards

2024 Nomination - CEO, Reece Mennie - Entrepreneur of the Year
2023 Finalist - CEO, Reece Mennie - Entrepreneur of the Year



Forty Under Forty

2025 & 2024 Winner - CEO, Reece Mennie - Real Estate
2025 & 2024 Winner - CEO, Reece Mennie - First Among Equals



Great British Entrepreneur

2025 & 2024 Finalist - CEO, Reece Mennie - Scale-Up Company

Our Charities

Since we were first founded, we have supported charities that are near and dear to our staff, as well as sponsored athletes who are striving towards impressive heights in their careers.



Lupus UK

Lupus is an illness of the immune system, and it's incurable. It's likely genetic and the main sufferers of the illness are females. It can affect any part of a sufferer's body. It's that fact that makes it very dangerous. The frightening thing is that the actual number of Lupus sufferers is probably wildly underestimated. So, this is Lupus. It's a nasty illness. But the fightback is underway, led in Britain by LUPUS UK.

LUPUS UK has 5,000 members and a regional group network around the UK. They arrange medical talks, publish local newsletters, set up local meetings and organise fundraising events. For health professionals, they produce a range of high-quality information for patients, carers and medical professionals.



Richard House

Richard House Children's Hospice based in East London provides palliative care to children with life-limiting and life-threatening conditions across London.

Opened in 2000, Richard House was London's first children's hospice. It was founded by their Life-President Anthea Hare, who was inspired by both her experience as a paediatric nurse at Royal London Hospital in Whitechapel and through helping her parents to look after her severely autistic brother.

Today they support more than 300 families from Newham, Barking, Dagenham, Tower Hamlets, Waltham Forest, Hackney, Redbridge, Haringey, Islington, Ilford, Camden and into South Essex.

Reducing Emissions and Raising Standards

As part of our ongoing commitment to reducing carbon emissions across the design, construction, and operation of our homes, we focus on taking responsible, practical steps to minimise our environmental impact wherever possible.

The escalating effects of climate change are increasingly evident, and it is clear that the built environment has a critical role to play. At HJ

Collection, we are committed to doing what we can to reduce emissions through considered design choices, modern construction methods, and improved on-site systems, including more efficient drainage and infrastructure solutions.

In line with our wider sustainability strategy, we ensure that every HJ Collection development includes, wherever feasible:

Enhanced Indoor Airflow

Quality ventilation systems

Next-Gen Wastewater Design

Modern drainage systems

Circular Construction Practices

Refuse collected from building strip outs and reused in future projects

Low-Impact Utility Integration

Water and electrical sustainability features in projects

Advanced Thermal Performance

High-quality triple glazing

Sustainable Exteriors

Environmentally friendly garden systems, where possible



Meet Our Team

Reece Mennie is an experienced and multi-award-winning entrepreneur and business leader. He is the Founder and CEO of property developer HJ Collection, property investment specialists Hunter Jones Group, and marketing agency Bigas. Reece's entrepreneurial journey began at 17, when he left full-time education to help his father manage a print business, which led to the evolution of his own businesses.

HJ Collection

Reece launched HJ Collection in 2019, with an overarching vision to acquire unloved commercial sites and repurpose them into residential units. In just seven years, the company has grown into a reputable property development firm, supported by a team of over 20 property development specialists and an innovative turnkey business model, in which the entire acquisition and development process is managed in-house.

HJ Collection has successfully acquired 15 sites with leveraged Permitted Development Rights to establish a pipeline GDV in excess of £120 million, which was achieved in 2025, the business is now well-positioned for continued growth in 2026. To date, this success has resulted in HJ Collection returning £30+ million to its investors.

Accomplished Business Figure

Throughout his career, Reece Mennie has received numerous prestigious accolades, including recognition at the National LIS and the Forty Under 40 awards. Reece is also known for his successful podcast series "Mennie Talks," which has further cemented his status as a leading figure in the property industry. Dedicated to supporting local businesses and community members, Reece is an investor and director of Loughton-based Boxing Academy, Dennis & Dyer, which is fast becoming a go-to fitness establishment in the Essex area. He also mentors young and aspiring entrepreneurs with their own business ideas.



To learn more about Reece Mennie, including his upcoming events around the UK and internationally, visit his website: www.reece-mennie.com

Our Development Team



Nestor Lisbey
Head of Construction



Mason Sullivan
Quantity Surveyor



Luke De Stefano
Head of Acquisitions



Dean Byles
Site Manager



Dan Freeman
Assistant Build Manager



John Appleby
Supervisor

Our Head Office Team



Shannon Gilbert
Executive Assistant



Christopher Sola
Managing Consultant



Elliott Skinner
Managing Consultant



Isabel LeGros
Administration



Jenny Field
Purchasing Assistant

Our Marketing Team



Gracie Leader
Marketing Executive



Alexandra Hebden
Marketing Executive



Dave Thomson
Content Creator

Our Finance Team



Julie McGuire
Head of Finance



Sam Cummins
Financial Controller



Rae Barnes
Reconciliation Assistant



Kelly Powell
Purchase Ledger

Get in Touch

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Here for you today, to elevate tomorrow.

