

RESIDENTIAL REPOSSESSION PRICING

All fees listed are in GBP and exclude VAT. †Denotes that VAT is applicable. VAT is non-recoverable.

This price list applies to accelerated possession. This process can be used if (1) the tenancy is an assured shorthold tenancy (2) it is a written tenancy (3) the claim is only for possession and does not include a claim for anything else (such as payment of rent arrears).

What we need from you:

- A copy of the tenancy agreement
- Evidence that the landlord has protected the deposit with a Tenancy Deposit Scheme

Section 21 notices

We will need to review the tenancy agreement as this contains the requirements of the section 21 notice (i.e., how much notice has to be given).

	Disbursements	Our Fee†
Review tenancy agreement and prepare Section 21 notice		100
Personal service of Section 21 notice	82.88†	20
Post-Section 21 notice communications with you/the tenant/enforcement agents/third parties		Hourly rate

Court Application

If the tenant does not vacate the property after the section 21 notice has expired, you can apply to court for an order that the tenant vacates the property. The court application must be issued within six months of the date the section 21 notice was given.

	Disbursements	Our Fee†
Prepare application for accelerated possession		150
Issue Application at court	355	20
Written request for order for possession		55

If the tenant does not file a defence within 14 days of service of the claim form you can file a written request for an order for possession (note there is a small chance that the judge would order a hearing even without a defence being filed).

Enforcement

If the tenant does not vacate the premises by the date of possession in the order, the order is enforceable by a warrant of possession in the county court. This means that a court appointed bailiff will attend the property and recover possession.

	Disbursements	Our Fee†
Instruct county court bailiff	121	75

You will need to instruct a locksmith to attend with the bailiff and to secure the property once the eviction has taken place (note you may also wish to have someone present to take meter readings, etc).

Defended applications

If the tenant wants to defend the claim a defence must be filed within 14 days of service of the claim form. The case will then be referred to a judge who can (1) make an order for possession (2) fix a hearing date.

Because we cannot foresee what the defence will be, and because hearings take place in the county court local to the property, the cost of dealing with the hearing will be discussed on a case by case basis.

A possession order will usually require the tenant to give up possession within 14 days, but this can be up to six weeks.

Other Charges and Services

Hourly Rate 65