

Residential Landlord Possession Service

We offer specialist and timely advice to landlords faced with the worry and financial risks of trying to re-possess their property from tenants. This is a specialised area of law where experience and knowledge of the Court process can make a real difference to the success of your possession claim.

Pre-action Stage

We can check your tenancy papers and prepare the relevant Section 8 or Section 21 Notice.

We charge a fixed fee for this service which includes review of all documents including tenancy agreement and ensuring compliance of prescribed information, deposits and licence.

	Section 21 Notice	Section 8 Notice
Fixed fee	£500+ VAT	£500+ VAT

Court Process stage

We can prepare and file your claim and, when required, file supportive evidence and attend the possession hearing. You have a choice of how to pay our fees. The options are set out below.

	Accelerated proceedings	Standard proceedings
Hourly rate	<ul style="list-style-type: none"> • £175 per hour +VAT • You pay for whatever time is incurred • Typically, it takes around 5 hours to assist you properly resulting in a fee of around £875+VAT 	<ul style="list-style-type: none"> • £175 per hour +VAT • You pay for whatever time is incurred • Typically, it takes around 10 hours to assist you properly resulting in a fee of around £1750+VAT
	Note each matter is different and could prove complicated, the total fee can increase to more or less time than predicted	
Fixed fee	£1225+VAT single upfront payment	£2250+VAT single upfront payment

Counsel would be instructed to attend – usually up to £500+VAT (our preferred chambers are Dere Street Chambers). Whichever option you select, you will also need to budget for a Court Fee of £355 payable to the Court.

Post possession order stage

Prepare and file request for Warrant of Possession: £175+VAT. In addition you will need to budget for a Court Fee of £119 payable to the Court.

HMCS Court Fees are correct as of 26 August 2022. Court Fees are subject to change.

Other grounds for possession are available to landlords eg damage to property for illegal activity. We are able to offer full advice on all grounds for possession and quotes on an individual basis for the preparation of a s.8 Notice and/or the filing of a claim pursuant to the Housing Act 1988 on the basis of 'non-rent' related grounds.

Please note disbursements are not included within fixed fees, A charge of £18 (inclusive of VAT) is also applicable for the purpose of completing our ID checks.

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