



# S21

## Fixed Fees - Stages 1-4

As at January 2023

**Johnson May Solicitors**  
137 - 139 High Street, Beckenham  
BR3 1AG

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124 City Road, London, EC1V 2NX

(By appointment only)

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[www.johnsonmay.com](http://www.johnsonmay.com)

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t: 020 8150 7173

# Stages 1-4

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## Stage 1 - £175 plus VAT

Document review, due diligence & advice:-

- Tenancy agreements.
- Deposit scheme & prescribed information.
- Improvement/remedial notices.
- Regulation compliance, pre-conditions & time limit restrictions check.



## Stage 2 - £250 plus VAT

S21 notice:-

- Draft notice.
- Draft instruction to Process server.
- Service by recorded delivery.
- Arrange service/liaison with server and you.



## Stage 3 - £400 plus VAT

Court assistance - accelerated procedure:-

- Draft claim form/particulars of claim.
- Liaison with Landlord/service upon tenant.
- Standard correspondence: with you, the court, and the tenant.

## Stage 4 - £175 plus VAT

Order for Possession:-

- Request order for possession.
- Arrange service/liason with you/tenant.



## Disputed proceedings

If your tenant disputes the claim then our fixed fees will no longer apply. If you would like to continue to instruct our firm, we may be able to offer you bespoke fixed fees or our hourly rates of £126 to £282 plus VAT.



### Negotiation

Discussions may be entered with your tenant to try and settle matters.



### Evidence

We will assist you to prepare evidence in response to your tenant's claims.



### Court hearings

Preparation and representation at court hearings by a barrister or solicitor.





# Getting your property back.

We can take steps to evict your tenant if they do not leave after they have been ordered to by the Court. This work will be undertaken at a rate of £126 - £282 plus VAT or we may be able to offer you a bespoke fixed fee.



## Typical expenses



### Court fees

The Court charge its own fees as at January 2023 it charges:-

- £355 for County Court Possession Claims.



### Barrister's fees

If a barrister is to assist at Court fee for a disputed case, quotes will be provided on a case by case basis.



### Process servers

- Process servers charge by distance and amount of attempts to serve. Their fees may be in the region of £60-£185 plus VAT per tenant. Fee quotes will be obtained on a case by case basis.

# Timings

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## **Section 21 Notice**

- Expires typically after 2 months but may be longer in certain circumstances.
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## **Accelerated possession proceedings**

- 2 - 6 months depending upon court capacity.
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## **Outright court possession order**

- A tenant is typically given 14 days to leave a property.

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## Testimonial

"Very professional and helped me with lots of valuable advice. Would highly recommend.

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Director @ Make Believe Ltd



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# Contact Us

020 8150 7173

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This guide is for information purposes only.

