



S8

Fixed Fees - Stages 1-4

As at January 2023

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

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(By appointment only)

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Stages 1-4



Stage 1 - £175 plus VAT

Document Review & advice:-

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



Stage 2 - £275 plus VAT

S8 notice (Ground 8 -at least 2 months arrears):-

- Draft notice and rent arrears schedule.
- Draft instruction to Process server.
- Service by recorded delivery.
- Arrange service/liaison with server and Landlord.



Stage 3 - £625 plus VAT

Court assistance - (Ground 8 -at least 2 months arrears)

- Draft claim form/particulars of claim.
- Updating rent arrears schedule.
- Liaison with Landlord/service.

Note: If there is no tenancy agreement or the notice is on other grounds, our fees will be charged at our hourly rate of £126 - £282 plus VAT.

Stage 4 - £TBC plus VAT

Possession hearing-

- Preparing for hearing.
- Counsel's attendance at hearing.



Disputed proceedings

If your tenant responds and disputes the claim then work will be undertaken at a rate 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 an hourly rate of £126 - £282 plus VAT.

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 quotes will be provided on a case by case basis.



Land Registry fees

If you do not have the title deeds for your property, we can obtain this for you for a fee of £3-6.



Process servers

- Process servers charge by distance and amount of attempts to serve. Their fees may be in the region of £150-£185 plus VAT. Fee quotes will be obtained on a case by case basis.

Timings

Section 8 Notice

- Your tenant will be required to pay the outstanding rent within 2 weeks. If they do not pay, we can then make an application to the Court.
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Possession proceedings

- 3 - 8 months depending upon court capacity.
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Testimonial

"Professional, friendly,
confident, in-depth and clear."

Director @ Treblejay Consulting Ltd



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Contact Us

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