



# S21

## Fixed Fees - Stages 1-4

As at June 2025

### Johnson May Solicitors

Administrative Office:

Unit 4, 2 Thayers Farm Road, Beckenham,  
BR3 4LZ.

and

137-139 High Street, Beckenham, R3 1AG  
(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



## Stage 1 - 195

Document review, due diligence & advice:-

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



## Stage 2 - 275

S21 notice:-

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



## Stage 3 - 479

Court assistance - accelerated procedure:-

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

## Stage 4 - 195

Order for Possession:-

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



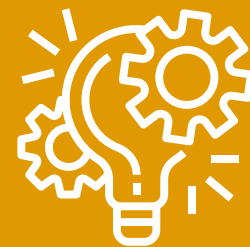
## Disputed proceedings

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 129 to 282.



### 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.

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We can take steps to help you remove your tenant from your property if they do not leave after they have been ordered to by the Court.



## Typical expenses



### Court fees

The Court charge its own fees as at April 2025 it charges:-

- 404 for County Court Possession Claims.



### Barrister's fees

If your tenant disputes the eviction, we may need to instruct a barrister to assist. We will provide guidance on a case by case basis in such circumstances.



### Process servers

- Process servers charge by distance and amount of attempts to serve. Their fees may be in the region of 60-185 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.

"

Director @ Make Believe Ltd



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# Contact Us

020 8150 7173

info@johnsonmay.com

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