Rent Arrears Recovery – Letter Before Action

Standard Letter Before Action (sent by first-class post and email)	£75.00

Residential Possession Claim Fees for Undisputed Claims

Lancers Solicitors offer a fixed fee pricing structure tailored to your needs, so you only pay for the services that you need.

Fixed Fees

Depending on your circumstances and requirements, we will guide you on which services you will require.

Initial review fee of **£150 plus VAT**

This includes a review of relevant documents, service of any compliance documents that may be required, and service of the possession Notice (Section 21 or Section 8).

Once the Notice of possession has been served, the following fixed charges will apply depending on what stage your claim reaches before the tenant vacates your property:

Accelerated possession procedure (no rent arrears claim) - Section 21*

Preparing and issuing proceedings at Court	£650
Requesting Judgment/Possession Order	£90
Applying for Warrant of Possession and liaising with Bailiffs	£120

Possession proceedings (with rent arrears claim)- Section 8 or Section 21*

Preparing and issuing proceedings at Court	£700
Preparing for and Conducting County Court Hearing (subject to availability and location)	£250
Applying for Warrant of Possession and liaising with Bailiffs	£120

Possession proceedings (with rent arrears claim)- Combined*

Preparing and issuing proceedings at Court	£900
Preparing for and Conducting County Court Hearing (subject to availability and location)	£350
Applying for Warrant of Possession and liaising with Bailiffs	£120

Possession proceedings based on Trespass

Preparing and issuing proceedings at Court	£1,000
Preparing for and Conducting County Court Hearing (subject to availability and location)	£350
Applying for Warrant of possession and liaising with Bailiffs	£120

*in certain circumstances once proceedings are issued matters may change which could result in us being unable to complete the work for the fixed fee shown above. In such situations, we will advise you immediately and discuss how you wish to proceed.

Court Fees

Issue Fee	£391
Warrant of Possession Fee	£43

These fees known as "disbursements" are in addition to our fees and are subject to increase by the Court from time to time.

Court Attendance Fees

The fees set out above for attending Court are based on a possession hearing taking place at Walsall or Birmingham County Court. If the property is situated outside the jurisdiction of these two courts, then we will appoint a barrister to attend and conduct the hearing on your behalf. There will be an additional charge to you for this, but we will discuss that and agree terms with you in advance. Alternatively, if you wish us to cover that hearing then we will advise you of the additional charges in dealing with that on your behalf.

The fees set out above are based on the tenant raising no dispute concerning the basis of the possession proceedings and on the assumption that there will be no Court hearing in relation to the accelerated possession procedure and that only one hearing will be required in the proceedings based on rent arrears. Should that not be the case, then additional charges will be incurred and we will advise you of the likely amount.

As far as possible we will endeavour to ensure that the method of possession chosen by you will result in the Court making an Order for possession against your tenant. For those reasons we will always advise you to choose a ground for possession which will result in a mandatory Order for possession wherever possible.

Disputed Matters

If the matter becomes disputed, any additional work engaged by us over and above the normal steps identified above, will be charged at an hourly rate.

VAT

Please note that we are not currently registered for VAT, so no VAT is applicable to our solicitors' fees. However, it is important to note that this may not be the case for disbursements. We will promptly inform you if VAT is payable for any disbursements.