



Tenant Eviction Service

A useful tool for Residential Landlords

As a landlord, if you are forced to go down the route of tenant eviction, there are a number of processes you need to be aware of.

In the first instance, you will need to issue a specific notice to your tenant. If the tenant does not vacate the property on the specified date, then it may become necessary to commence court proceedings and even bring in a bailiff.

The process is governed by strict requirements and if these are not followed correctly then it could lead to an unsuccessful application for eviction and money lost through Court fees.

BPE are here to help. Our expert solicitors can offer a **cost-effective fixed fee service** for landlords that wish to evict their tenants. Our service will help reduce stress, avoid pitfalls and ensure that you are fully aware of the costs to you.



Our services for tenant evictions are as follows:

Notices

We will firstly review the documentation and advise you on the most appropriate notice depending on the circumstances. To draft and serve the relevant notice for possession, we charge a fixed fee of £500 plus VAT. This fee is subject to you having already complied with the statutory pre-requirements; any time over and above the drafting and serving of the notice will be charged at our usual hourly rates.

Court Proceedings

Once the notice has expired and if the tenant does not vacate the property then you will need to start Court proceedings to obtain a possession order.

You may be able to obtain a possession order without the need for a Court hearing (depending on the documentation available and whether you intend to claim for arrears or other breaches) through the "Accelerated Possession Procedure". We will discuss all the various options available to you, and will provide our advice on which method is best suited and beneficial to your circumstances.

We can also offer a fixed fee rate for dealing with your Court case*

| Accelerated Possession Proceedings
£1000 plus VAT. This excludes the Court fee †.

| Standard Possession Proceedings are
£1200 plus VAT. This excludes the Court fee and the fee for an agent to attend Court.

* Please note that these fixed fees will not apply if the tenant challenges or defends the possession proceedings. If this happens then fees will be charged on an hourly rate basis; Further estimates can be provided.

† If the Court orders a hearing in Accelerated Possession Proceedings then it will be treated as Standard Possession Proceedings for the purpose of our fixed fee.

Enforcement

If the tenant still does not vacate the property on the Court ordered possession date, then it will be necessary to apply for the County Court bailiff to set an eviction date.

The Court will then specify a date on which you will need to meet the bailiff at the property (along with a locksmith if necessary), who will then carry out an eviction.

If you prefer, we can deal with the Court application on your behalf at a fixed fee of £400 plus VAT. This fee excludes the Court fee.

Costs Recovery

You may be able to apply for the full recovery of your costs from the tenant depending on the terms of the tenancy agreement. Otherwise, a landlord can only claim any Court fees plus limited fixed costs in accordance with the Court rules.

Please note that awards of costs are at the Court's discretion.



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Please note that BPE reserves the right to withdraw or amend the fixed fee prices at any point

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