



# Tenant Eviction Service

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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. A possession claim can then be issued against the tenant after the date stated in the notice

The process is governed by strict requirements and if these are not followed correctly then it could lead to an unsuccessful claim for possession 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 grounds of possession depending on the circumstances. To draft and serve the relevant notice for possession, we charge a fixed fee of £500 plus VAT.

This does not include any advice on Grounds of Possession.

### Court Proceedings

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

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

Section 8 Possession Proceedings £1500 plus VAT.

\* Please note that these fixed fees will not apply if the tenant challenges or defends the possession proceedings. Fixed fees will also not apply in cases where the hearing is adjourned. If this happens then fees will be charged on an hourly rate basis. A Court fee is excluded, and the advocate attending the hearing will also incur a separate 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 application for an eviction via a bailiff on your behalf, for a fixed fee of £400 plus VAT, excluding the court fee.

### Costs Recovery

You may be able to apply for partial 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 fixed costs in accordance with the Court rules.

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

### The Team



**John Carter**

01242 248243

john.carter@bpe.co.uk



**Peter Knibbs**

01242 248239

peter.knibbs@bpe.co.uk



**Natalie McMahon**

01242 248223

natalie.mcmahon@bpe.co.uk

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

## **BPE Solicitors LLP**

St James House

St James Square

Cheltenham

GL50 3PR

Tel: +44 (0)1242 224433

[bpe@bpe.co.uk](mailto:bpe@bpe.co.uk)

[www.bpe.co.uk](http://www.bpe.co.uk)