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

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| **ALL MATTERS** | **COST (PLUS VAT)** |
| Client ID Checks  Land Registry Property Title Search | £4.30 - £11.00 (depending upon checks required)  £7.00 - £9.00 (subject to current Land Registry Charges) |
| 1. **S21 PROCEDURE (Non-fault and Fixed Term ended)** | **COST (PLUS VAT)** |
| Serve pre-action documents and cover letter required for s21 Notice  (London and surrounding areas) | £200.00  (£300.00) |
| Review tenancy documents required for s21 notice, including any previous Notices and serve s21 notice (if so advised) (1 tenant)  (London and surrounding areas) | £500.00 (+ £100.00 for additional Tenant)  (£750.00) |
| Draft and issue proceedings  (London and surrounding areas) | £900.00 plus Court Fee £404.00  (£1,200.00) plus Court Fee £404.00 |
| Instruction of County Court Bailiffs up to eviction  (London and surrounding areas) | £350.00 plus Court Fee £148.00  (£500.00) plus Court Fee £148.00 |
| 1. **S8 (Breach of Tenancy) RENT POSSESSION** | **COST (PLUS VAT)** |
| Review tenancy documents, including any previous Notices and serve s8 notice (if so advised) (1 Tenant)  (London and surrounding areas) | £350.00 (+ £100.00 for additional Tenant)  (£500.00 |
| Draft and Issue proceedings  (London and surrounding areas) | £600.00 plus Court Fee £404.00  (£750.00) plus Court Fee £404.00 |
| Attend first rent possession hearing to obtain possession order and prepare evidence in advance  (London and surrounding areas) | £600.00  (£750.00) |
| Instruction of County Court Bailiffs up to eviction  (London and surrounding areas) | £350.00 plus Court Fee £148.00  (£500.00) plus Court Fee £148.00 |
| Enforcement of County Court Judgment advice letter | £200.00 |
| 1. **S8 (Anti-Social Behaviour/Breach of Tenancy) POSSESSION** | **COST (PLUS VAT)** |
| Review tenancy documents, including any previous Notices and serve s8 notice (if so advised) (1 Tenant)    (London and surrounding areas) | £850.00 (+ £100.00 for additional Tenant)  (£1,000.00) |
| Draft and Issue proceedings and witness evidence  (London and surrounding areas) | £1,250.00 plus Court Fee £404.00  (£1,500.00) plus Court Fee £404.00 |
| Attend first possession hearing to obtain possession order  (London and surrounding areas) | £600.00  (£750.00) |
| Instruction of County Court Bailiffs up to eviction  (London and surrounding areas) | £350.00 plus Court Fee £148.00  (£500.00) plus Court Fee £148.00 |
| Enforcement of County Court Judgment advice letter | £200.00 |
| 1. **Trespass** | **COST (PLUS VAT)** |
| Review case history, including any previous Notices and draft Notice to Quit (if so advised) (1 Trespasser)  (London and surrounding areas) | £600.00 (+ £100.00 for additional Trespasser)  (£750.00) |
| Draft and issue proceedings and witness evidence  (London and surrounding areas) | £1,200.00 plus Court Fee £404.00  (£1,500.00) plus Court Fee £404.00 |
| Attend first trespass possession hearing  (London and surrounding areas) | £600.00  (£750.00) |
| Instruction of County Court Bailiffs up to eviction  (London and surrounding areas) | £350.00 plus Court Fee £148.00  (£500.00) plus Court Fee £148.00 |
| 1. **Access Injunctions** | **COST (PLUS VAT)** |
| Review tenancy documents, including any previous Notices/Access Attempts and draft Warning Letter (if so advised) (1 Tenant)  (London and surrounding areas) | £500.00 (+ £100.00 for additional Tenant)  (£650.00) |
| Draft and Issue proceedings and prepare witness evidence  (London and surrounding areas) | £750.00 plus Court Fee £412.00    (£1,000.00) plus Court Fee £412.00 |
| Prepare evidence in advance and attend first injunction hearing  (London and surrounding areas) | £750.00  (£850.00) |
| Instruction of Process Server to personally serve Injunction Order  (London and surrounding areas) | £100.00 plus Process Servers Fees  (£150.00) plus Process Servers Fees |
| 1. **Other** | **COST (PLUS VAT)** |
| Prepare and serve Notice – Rent Increase | £300.00 |
| Prepare and serve Notice - Change of Landlord | £200.00 |
| Prepare and serve Notice - Landlord’s Service Address | £200.00 |
| Prepare and serve Notice - Removal/disposal of Tenant’s belongings post eviction (“Torts Notice”) | £200.00 |

**IMPORTANT NOTE - WORK FALLING OUTSIDE SCOPE OF FIXED FEES:**

Any work which falls outside of the scope of the Fixed Fee Agreement will be separately charged on an hourly rate basis. The Hourly Rate shall reflect the National 1 Guideline Hourly Rates set by the Senior Courts Costs Office which are currently as follows:

1. **Grade A - £288.00 per hour (plus VAT)**
2. **Grade B - £242.00 per hour (plus VAT)**
3. **Grade C - £197.00 per hour (plus VAT)**
4. **Grade D - £139.00 per hour (plus VAT)**

Further information can be found here: <https://www.gov.uk/guidance/solicitors-guideline-hourly-rates>