



**Bowcock Cuerden LLP fixed fees for undefended\* section 21 proceedings  
(accelerated procedure)**

We are pleased to offer a fixed-fee option for Residential possession proceedings. Our packages are set out in the table below. In addition, if your needs are not covered below we are happy to discuss your requirements and give you a personalised quote.

Stage	Our fixed fee	Disbursements
<b>Stage 1</b> <ul style="list-style-type: none"><li>• Review tenancy agreement and prescribed information</li><li>• Draft and arrange for service of a valid section 21 notice</li></ul>	£395 plus VAT	£0
<b>Stage 2</b> <ul style="list-style-type: none"><li>• If the tenant fails to vacate, draft the Claim Form and supporting documentation and send to Court for issue</li><li>• If the Tenant does not file a Defence, request an order for possession</li></ul>	£600 plus VAT	£7 plus VAT (Land Registry fees to ascertain ownership of the property) £404 (court fee to issue the claim)
<b>Stage 3</b> <ul style="list-style-type: none"><li>• If the Tenant fails to vacate after the date ordered by the Court, request a warrant of possession and liaise with County Court bailiffs</li></ul>	£250 plus VAT	£148 (court fee to issue the warrant of possession)

\*If the tenant files a Defence at Stage 2 and the matter proceeded to a hearing, we would provide you with a fee estimate at that stage. This would fall outside of our fixed fee procedure.

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