



**Bowcock Cuerden LLP fixed fees for section 8 proceedings (rent arrears only)**

We are pleased to offer a fixed-fee option for Residential possession proceedings in England. 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><u>Stage 1</u></b> <ul style="list-style-type: none"><li>Review tenancy agreement and prescribed information; and</li><li>Draft and arrange for service of a valid section 8 notice</li></ul>	£300 plus VAT	£0
<b><u>Stage 2</u></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></ul>	£600 plus VAT	£7 plus VAT (Land Registry fees to ascertain ownership of the property) £404 (court fee to issue the claim)
<b><u>Stage 3</u></b> <ul style="list-style-type: none"><li>Draft, file and serve Witness Statements for use at the hearing;</li><li>Prepare a hearing bundle;</li><li>Instruct an Advocate to appear at the hearing; and</li><li>Prepare a statement of costs*</li></ul>	£1,200 plus VAT	£135 plus VAT (Advocate's fees)
<b><u>Stage 4</u></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>	£500 plus VAT	£148 (court fee to issue the warrant of possession)

\*Please note that if your matter proceeds to a hearing, as outlined at stage 3 above and you are successful, we will ask the Court to award your legal costs. However, costs are at the Court's discretion and we cannot guarantee that the Court will award all of the costs which are incurred.

**CONTACT:**

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