

Fixed Price Menu for Landlords



The credit crunch and its ongoing effect on the wider economy has led Boyce Hatton, to introduce a special fixed price menu for the work it undertakes for landlords and their managing agents.

As the slowdown bites and more people find themselves in financial difficulty, the number of tenants getting into arrears on their rent is rising.

We are seeing an increased level of landlords seeking to take legal action against tenants for non-payment of rent and other issues. As the number of cases per landlord rises, the costs do too, which is why we have introduced a fixed price menu of charges for landlords.

The charges breakdown as follows: initial telephone assistance is free of charge, and there is a legal fee of £100 plus VAT for the service of notices under Section 8 and/or Section 21.

If legal proceedings are required then there are two options. The first is under the Accelerated Possession Procedure. No attendance at Court is required, and this service carries a Court fee of £150 plus a legal fee of £150 plus VAT.

The second option is for legal proceedings that include attendance at Court. As before, the Court fee is £150 with a legal fee of £250 plus VAT.

Should a warrant for possession be required, there is a Court fee of £95 and a legal fee of £50 plus VAT.

The Accelerated Possession Procedure is the option that saves time and legal fees, because the Court can make an order of possession without a hearing. The procedure can be used if the tenancy is an Assured Shorthold Tenancy, there is a written form of tenancy agreement, if a valid form of Section 21 Notice has been served on the tenant and if the landlord does not want to claim rent arrears.

The outcome, if successful, is an order for possession (usually within 14 days) and an order that the tenant pay the landlord's fixed costs.

We are entering a period of uncertainty for landlords, and we want to do everything we can to help. given the current economic climate.

Since the property boom and the rise of buy-to-let, there are a lot of new, relatively inexperienced landlords facing a downturn for the first time. We hope that, should you as a landlord have problems with your tenants, our fixed price menu of services will help you solve those issues sensibly and within budget.

More information is available by calling David Paull on 01803 403403 or by email david.paull@boycehatton.co.uk