

Godfrey Residential Lettings

Residential Property Litigation Service

Do any of the following apply to you?

***Tenant not paying the rent? Tenant
damaging your property? Tenant causing
ASB? Want possession of your property?***

We have a package of services to suit all your needs:

Any landlord wishing to recover possession of their property is obliged to serve the appropriate statutory notice on their tenant(s). We can deal with:

PACKAGE No. 1 - STATUTORY NOTICES

- Drafting & service of notice pursuant to s.8 Housing Act 1988 (breach of the tenancy terms) **£65.00**
- Drafting & service of notice pursuant to s.21 Housing Act 1988 (notice to end the tenancy even where there has been no breach) **£65.00**

It is often prudent, depending on the circumstances of the case, to serve both sets of notices as a "belt & braces" approach.

** We will deal with both matters for only **£100.00***

If the tenant fails to comply with the notice, the next step is to issue court proceedings. We can deal with:

PACKAGE No. 2 - COURT PROCEEDINGS

- Drafting and issuing claim form for s.21 "accelerated procedure" claim (to include all steps up to and including obtaining the order for possession, in the event no defence is filed - no court attendance required)

£65.00 and disbursements (plus court fee £150.00)

- Drafting and issuing claim form for s.8 claim (to include all steps up to and including preparation of witness statements and attending the initial hearing)

£85.00 and disbursements (plus court fee £150.00)

If the tenant fails to comply with the terms of the court order, it will be necessary to enforce it by instructing the court bailiff. We can deal with:

PACKAGE No.3 - ENFORCEMENT ACTION

- Drafting and issuing a request for bailiff warrant of possession (to include liaising with you and the court to confirm bailiff appointment)

£65.00 and disbursements (plus court fee £95.00)