

## *Assured Shorthold Tenancy Agreement*

If you have an Assured Shorthold tenancy agreement which has expired or is about to expire, we are able to help you obtain vacant possession of your property at a fixed fee price. This means you know the exact cost to you for the removal of the tenant.



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## *The Accelerated Possession Procedure*

This procedure that can be used when:

The tenancy has come to an end or is about to come to an end;

And

There are no rent arrears to recover or you are happy to forgo the rent arrears to secure vacant possession as soon as possible.

## *The Process*

To get possession we will carry out the following steps for you:

- Serve a notice giving your tenant two months to leave (s.21 Notice in accordance with Housing Act 1996);
- If they do not comply with the notice we will prepare and lodge the court papers applying for possession;
- If the tenant fails to leave within the period allowed by the court we will instruct the court bailiffs to evict them.

Total court fees of £285 are payable for the whole process.

## *Our fees*

A fixed fee of £800 + VAT plus the court fees of £285.

If the tenant leaves your property before court papers are prepared £300 + VAT (no court fees).

If the tenant leaves your property after we prepare the court papers but before we instruct the bailiffs - £700 + VAT (plus a court fee of £175 if incurred).

The fees quoted above apply where the tenant does not file a defence and a possession order is made without the need to attend a hearing. It does not include the cost of our attendance at any hearing which we can discuss separately with you should the need arise.

If your managing agent has already served a valid s.21 Notice a fixed fee of £500 + VAT plus the court fees of £285.

## *Alternative methods of getting Possession*

If your tenant is in arrears of more than two months then contact us to discuss alternative procedures which do not require the contractual term (i.e. the 6 or 12 month initial period) of the tenancy to be at an end. This is a lengthier process and a court hearing will take place.

**Our team has expertise in all areas of Landlord and Tenant Law too and will advise you and represent you throughout the process.**

**For further information please call us on 01279 712544 or email [mcp@nockolds.co.uk](mailto:mcp@nockolds.co.uk)**

If you would like to discuss any issues raised in this information sheet or please do not hesitate to contact us.

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