



# POSSESSION PROCEEDINGS

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The process for evicting tenants from your property



## WHAT ARE POSSESSION PROCEEDINGS?

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When a landlord wishes to take back possession of their property it may require the eviction of the tenant.

Possession proceedings is a process using **Section 8** or **Section 21** of the Housing Act 1988 which enables a landlord to regain possession of their property.

**Section 8** is commonly used for circumstances where the tenant is in breach of their tenancy agreement.

**Section 21**, often referred to as a no-fault eviction, is commonly used to evict a tenant where there has been no apparent breach of their tenancy agreement.

In both cases, a solicitor can guide the landlord through the process, advising on the most appropriate route to take.

**Section 21** is presently under review and may cease to exist as part of the Renters Reform Bill.

## INITIAL CONSULTATION

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### What you can expect from an initial consultation

We offer clients an initial one hour consultation charged at £150.

During this consultation, we will advise you on the validity of any documentation you hold and we will discuss with you the procedures to be followed under either Section 8 or Section 21 of the Housing Act 1988.

You can then choose to whether to instruct us or not to act on your behalf.

## SECTION 8 FEES

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### The fees we charge for serving a Section 8 Notice

Our fees start at £150 to  
serve a Section 8 notice.

Our fees to issue a claim  
under a Section 8 notice  
start at £600.

For us to attend a  
possession hearing our  
fees start at £600.

Any additional work is  
charged at our hourly rates.

## SECTION 21 FEES

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### The fees we charge for Serving a Section 21 Notice

We charge £150 to serve  
prescribed information.

We charge £150 to serve a  
S21 Notice.

We charge £600 to issue a  
claim.

Any additional work is  
charged at our hourly rates.

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All fees are subject to VAT and subject to  
change based on the complexity of the  
claim.

Additional fees may be charged for any  
disbursements (fees and taxes that we may  
incur on your behalf).

All information and prices are correct at the  
time of printing (February 2024) and are  
subject to change.

## CONTACT US

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We have offices in  
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Sherburn in Elmet and  
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