



## JENNINGS & BARRETT

### Sales & Lettings

104 Station Road, Sidcup, Kent, DA15 7DE

T: 0203 998 9665 Opt. 1 E: [property@jenningsandbarrett.co.uk](mailto:property@jenningsandbarrett.co.uk) W: [www.jenningsandbarrett.co.uk/sales](http://www.jenningsandbarrett.co.uk/sales)

## Eviction Process & Estimated Costs Information

Please note :

Any timing or fee information provided in this table are estimates. The cost and length of an eviction procedure is dependent upon the individual circumstance of the eviction and the type of notice being served. The costs below represent sample sums and, where a solicitor is instructed, the costs are subject to their agreement and applicable to change without notice. Unlike Jennings & Barrett's fees, Grant Saw's fees are exclusive of VAT.

| Process                                                                                                                                                                                                                                                         | Time Estimated                                                                                                                                                                                                                                                                       | Estimated Cost                                                                                | Fee payable to                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Rent arrears occur accumulating to more than two months' total, or frequent late payments of rent begins to occur:<br>Eviction is advised to landlord and landlord is presented with options<br><br>or:                                                         | N/A                                                                                                                                                                                                                                                                                  | Included within standard Lettings Management fee                                              | Jennings & Barrett                                        |
| Landlord requests repossession of the property without tenant fault occurring<br><br>Advice for proceedings included within Fully Managed Lettings Management Fee<br><br>Advice for proceedings outside of the Fully Managed service can be provided at request | 2-4 hours for non-fully managed clients based on management level / information provided / documents to be reviewed                                                                                                                                                                  | Included within Fully Managed Lettings Service<br><br>£200 - £400 incl. VAT for other clients | Jennings & Barrett                                        |
| Instructions given to Jennings & Barrett and documentation provided ...<br><br>Or:                                                                                                                                                                              | Dependent on your ability to provide us with the appropriate documentation <ul style="list-style-type: none"> <li>Written authorisation proving your instructions;</li> <li>Up-to-date copy of your ID;</li> <li>Proof of address where we do not have a current address;</li> </ul> | Included within the optional eviction management fee (incl. VAT)                              | Landlord upon providing instruction to Jennings & Barrett |

Celebrating 115 Years of Providing Property Services

Established 1910. Jennings & Barrett is a trading name of Jennings & Barrett Ltd.

Reg. in England. No. 2742590

Members Of:





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| Process                                                                                                                                                                                                                                                                         | Time Estimated                                                                | Estimated Cost                              | Fee payable to                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------|
| Provision of Landlord Client documentation to Grant Saw (if Landlord is instructing them independently)                                                                                                                                                                         | Dependent on your ability to provide Grant Saw with appropriate documentation | N/A                                         | Landlord (upon providing instruction and payment to Grant Saw) |
| Provision of Tenancy Documentation to Grant Saw/Client (if Landlord is instructing them independently)<br><br>Provision of additional documentation charged by Jennings and Barrett in accordance with our <a href="#">Additional Services</a><br>Professional Hourly Rate Fees | 2 – 4 hours depending on notice type and evidence required                    | £200 - £400<br>incl. VAT                    | Grant Saw / Landlord to request if needed                      |
| Review of documentation                                                                                                                                                                                                                                                         | 3-5 hours                                                                     | £900 - £1,500<br>Excl. VAT                  | Grant Saw Solicitors                                           |
| Draft of relevant eviction notice, Arranging service of eviction notice                                                                                                                                                                                                         | 1-2 hours plus disbursements                                                  | £300 - £600 plus disbursements<br>Excl. VAT | Grant Saw Solicitors                                           |
| Tenant abides by notice and vacate appropriately                                                                                                                                                                                                                                |                                                                               | No further action would be required         |                                                                |
| If Tenant argues notice or does not vacate appropriately, the following may need to happen:                                                                                                                                                                                     |                                                                               |                                             |                                                                |
| Possession proceedings following serving notice – Section 21 (undefended, no hearing)                                                                                                                                                                                           | 2 – 4 hours                                                                   | £600 - £1,200<br>Plus Court Fee<br>£391     | Grant Saw Solicitors                                           |
| Possession proceedings following serving notice – Section 21 (with court hearing)<br>- Section 8 (with court hearing)                                                                                                                                                           | TBC by solicitors if required                                                 | TBC<br>Plus Court Fee<br>£391               | Grant Saw Solicitors                                           |
| If Tenant still fails to vacate, you will need to seek a warrant for possession order in order to instruct Bailiffs and regain possession of your property:                                                                                                                     |                                                                               |                                             |                                                                |

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| Process                                                                                              | Time Estimated                 | Estimated Cost                                                                                                                                                      | Fee payable to                                                                  |
|------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Warrant for Possession<br>Order for bailiffs                                                         | 2 – 4 hours                    | £600 - £1,200<br><br>(Additional costs for court fees and for High Court bailiffs will apply if required to evict the tenant at an accelerated rate, TBC as needed) | Grant Saw Solicitors                                                            |
| Bailiff appointment booked                                                                           | Variable based on availability |                                                                                                                                                                     | Jennings & Barrett (if managing the process)<br><br>Landlord (if self-managing) |
| Staff attendance at Bailiff Appointment                                                              |                                | Included in Fully Managed management fee, or £200                                                                                                                   |                                                                                 |
| Post-vacating actions:<br>Arranging a locksmith,<br>liaising with property management (if necessary) |                                |                                                                                                                                                                     |                                                                                 |

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