Fixed Fees: Residential Possession

With the recent changes and the Renter's Rights 2025 having come into effect 1st May 2026, Landlords may find themselves in new and unchartered territory which can lead to uncertainty when they need to reclaim their property. Our experienced team of property dispute lawyers can help you navigate the new legislation.

As a Residential Landlord, there are a variety of reasons that a landlord may need to regain possession of a property. The process differs on a case-to-case basis, from tenants not paying their rent or breaching the tenancy to landlords wanting to sell the property or move themselves or a family member in. When tenants have not paid their rent, this can be very distressing. Acting without proper understanding of the current legislation can cost further legal fees.

At Biscoes Solicitors, we want to give you some certainty in these uncertain times by offering you professional and client centred expertise for a fixed fee.

Services
Review of tenancy documents and advice
Drafting and serving a Section 8 Notice
Cost: £500 plus 20% VAT

Your tenant may vacate the property after receiving the Notice, however, if they do not leave at the end of the Notice period, we offer further services at a fixed fee.

Services	Extra Fees
Drafting and arranging the issuing of a Possession Claim	£7 Land Registry Fee (as of July 2026)
Attending a Possession Hearing and providing a report.	£415 Court Fee (as of July 2026)
Cost: £1000 plus 20% VAT	**Cost: £422**

Total Service	Cost: £1500 PLUS 20% VAT PLUS Extra Fees