

Discounted legal fees from TC Young Solicitors for accredited landlords and letting agents

Serving Notice

Where matters are straight forward:

£75 plus VAT for the first tenant and £25 plus VAT per additional tenant to serve notice.

What this covers:

Perusal and consideration of leasing documents, outlining options, noting landlord/agents' instructions, preparing appropriate notices, arranging for service of notices, providing copy notices and reverting to landlord/agent upon expiry of the notices to take further instructions on possession proceedings. Where Sheriff Officers are required to serve notice, there will be an additional outlay which may vary depending on the location of the property.

Application to the First-tier Tribunal Housing and Property Chamber for Repossession

Reduced fee of £325 plus VAT for accredited landlords/agents

What this covers:

Landlords/agents instructions to lodge an application for eviction, requesting relevant documentation, drafting the application, preparation and service of Section 11 notice on local authorities, advising landlord/agent of the date of the Case Management Discussion or hearing, reverting for instructions, preparation for and attendance at an undefended Case Management Discussion or hearing and reporting to landlord/agent thereafter. ***In the event the matter becomes defended the work will be undertaken based on hourly rates which will be confirmed in advance.***

Conjoined applications to the First-tier Tribunal Housing and Property Chamber for Repossession and Payment (relating to rent arrears only)

Reduced fee of £425 plus VAT for accredited landlords/agents.

What this covers:

Noting the landlords/agents instructions to lodge conjoined applications for eviction and payment of arrears, requesting relevant documentation, drafting the applications, preparation and service of Section 11 notice on local authorities, advising landlord/agent of the date of the Case Management Discussion or hearing, reverting for instructions, preparation for and attendance at an undefended Case Management Discussion or hearing and reporting to landlord/agent thereafter. ***In the event the matter becomes defended the work will be undertaken based on hourly rates which will be confirmed in advance.***

In advance of making an application for repossession, TC Young Solicitors require to establish ownership of the property. If landlord/agent are unable to provide a copy of the Title Deeds then a Title Search can be done on landlords/agents behalf. The fee for this is £10 plus VAT, plus an outlay of £3.60 paid to Registers of Scotland.

Checking First Tier Tribunal application

Fee will vary dependant on the work involved. An indicative cost can be given upon sight of the application(s) and supporting documentation.

Recovery of Arrears

Issuing a 7-day demand letter for payment £25 plus VAT for the first debtor and £10 plus VAT for each subsequent debtor living at the same address. Application to the First-tier Tribunal Housing and Property Chamber for payment of arrears only a reduced fee of £225 plus VAT for accredited landlords/agents.

What this covers

Noting instructions from landlord/agent to lodge an application for payment, requesting relevant documentation, drafting the application, advising the date of the Case Management Discussion or hearing, reverting for instructions, preparation for and attendance at an undefended Case Management Discussion or hearing and reporting thereafter. ***In the event the matter becomes defended the work will be undertaken based on hourly rates which will be confirmed in advance.***

TC Young Solicitors may require to charge a fee to reflect travel time and cost depending on the location of the property/Tribunal. This will be discussed in advance should such an additional charge be necessary.

How to request discounted services

To take advantage of the reduced rates for accredited landlords/agents it will be necessary to contact LAS who will in the first instance email TC Young Solicitors to confirm the landlord/agent accreditation number and contact details. LAS will then send you a confirmation email to let you know you can go ahead and contact TC Young Solicitors for the assistance required, quoting your accreditation number.