

Property Litigation – Fixed Fee Menu

Working with Cognitive Law enables you to have a dedicated specialist lawyer dealing with your matter at all times. We believe in providing you with an outstanding legal service with clear costs for each stage of your matter.

This table sets out the pricing structure for a range of services we can offer on a fixed fee basis.

	Work Type	Description	Detail	Fee
1	Resi L&T	Section 21 Notice	Review tenancy documents, identify any issues, prepare & serve S21	£300 + VAT
2	Resi L&T	Section 8 Notice – 1. grounds 8, 10 and 11 2. all other grounds	Review tenancy and arrears, prepare & serve S8 on tenant	1. £200 + VAT 2. £350 + VAT
3	Resi L&T	Standard Possession Claim	Review of S21 and/or S8 & AST documents, prepare paper possession claim, submit to the court, liaise with client regarding hearing, prepare & submit witness statement, instruct advocate to attend, notify client & tenant of outcome	£2,000 + VAT
4	Resi L&T	Accelerated Possession Claim	Review of S21 & AST documents, prepare paper possession claim, submit to the court, apply for Possession Order, notify client & tenant of outcome	£1,500 + VAT
5	Resi L&T	County Court Bailiff Appointment	Review Possession Order and apply for Bailiff's appointment, notify landlord, complete & return risk assessment to the Bailiff as required. Liaise with landlord up to Appointment	£300 + VAT
6	Resi L&T	S42 Notice - Lease Extension - Leaseholder	Review freehold and leasehold titles to confirm parties, prepare and serve s42 Notice on landlord, register at HMLR, review counter notice (if received) and advise client	£600 + VAT
7	Resi L&T	S42 Notice - Lease Extension - Leaseholder	As 6 above plus arranging deposit to be held and paid if requested by landlord	£100 + VAT

	Work Type	Description	Detail	Fee
8	Resi L&T	S42 Notice - Lease Extension - Leaseholder	As 6 above plus contacting lender with regards to Deed of Substituted Security	£150 + VAT
9	Resi L&T	Lease Extension - Leaseholder	Review draft deed of surrender and regrant, liaise with client/tenant, arrange signatures, completion funds and complete and file with HMLR	£1,500 + VAT
10	Resi L&T	Lease Extension – Freeholder	Prepare and serve S45 Counter Notice on the basis of client instructions if necessary	£300 + VAT
11	Resi L&T	Lease Extension - Freeholder	As 10 above plus arranging deposit to be held and paid if required	£100 + VAT
12	Resi L&T	Lease Extension - Freeholder	Prepare and agree draft deed of surrender and regrant, liaise with client, arrange signatures, completion funds.	£900 + VAT
13	Resi L&T	S42 - Lease Extension – Protective Proceedings	Prepare and lodge protective proceedings at the Tribunal upon expiry of the S42 Notice period	£600 + VAT
14	Comm L&T	S25 LTA85	Review freehold and leasehold titles to confirm parties, prepare and serve s25 Notice on tenant per client's instructions	£600 + VAT
15	Comm L&T	S26 LTA85	Review freehold and leasehold titles to confirm parties, prepare and serve s26 Notice on Landlord per client's instructions	£600 + VAT

T 0333 400 4499 E mail@cognitivelaw.co.uk W www.cognitivelaw.co.uk

Sussex Innovation Centre, University of Sussex, Science Park Square, Falmer, Brighton, BN1 9SB

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	Work Type	Description	Detail	Fee
16	Comm L&T	Break Notice	Review freehold and leasehold titles to confirm parties, review lease for terms of break notice, prepare and serve Break Notice on tenant/landlord	£1,200 + VAT
17	Comm L&T	Dilapidations	Service of Schedule of Dilapidations on Tenant	£450 +VAT
18	Adverse Possession	Review	Reviewing background with client and considering and advising on prospects/issues	£600 + VAT
19	Adverse Possession	Application	Preparing application for adverse possession and 1 x witness statement, submission to HMLR, dealing with 1 x HMLR requisition	£900 + VAT
20	Adverse Possession	Witness statements	Additional witness statements	Hourly basis

Above fixed fees exclude all disbursements such as court fees, HM Land Registry fees.

Key	
Resi L&T	Residential Property Landlord and Tenant
Comm L&T	Commercial Property Landlord and Tenant

Caroline specialises in both commercial and residential property disputes and can also assist in claims for adverse possession and lease extensions. For all other types of property related work that may not be listed above, please enquire direct by telephone 01243 943203 or 0333 400 4499 or by email to caroline.knowles-ley@cognitivelaw.co.uk



Tel: 01243 943203
 Email: caroline.knowles-ley@cognitivelaw.co.uk
www.cognitivelaw.co.uk

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