

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                                                              | Detail                                                                                                                                                                                                                                 | Price                        |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Section 8 Notice-<br>1 - Grounds 8, 10 and 11<br>2 - All other grounds | Review tenancy and arrears, prepare & serve S8 on tenant                                                                                                                                                                               | 1 - £250+VAT<br>2 - £350+VAT |
| 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                   |
| 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                     |
| 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                                                             | £650+VAT                     |
| S42 Notice - Lease Extension - Leaseholder                             | As above plus arranging deposit to be held and paid if requested by landlord                                                                                                                                                           | £100+VAT                     |
| S42 Notice - Lease Extension - leaseholder                             | As above plus contacting lender with regards to Deed of Substituted Security and completing the same.                                                                                                                                  | £200+VAT                     |

| Work type                                      | Detail                                                                                                                                      | Price        |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Lease Extension - Leaseholder                  | Review draft deed of surrender and regrant, liaise with client/tenant, arrange signatures, completion funds and complete and file with HMLR | £1,600+VAT   |
| Lease Extension - Freeholder                   | Prepare and serve S45 Counter Notice on the basis of client instructions if necessary                                                       | £340+VAT     |
| Lease Extension - Freeholder                   | As above plus arranging deposit to be held and paid if required                                                                             | £150+VAT     |
| Lease Extension - Freeholder                   | Prepare and agree draft deed of surrender and regrant, liaise with client, arrange signatures, completion of funds                          | £950+VAT     |
| S42 - Lease Extension - Protective Proceedings | Prepare and lodge protective proceedings at the Tribunal upon expiry of the S42 Notice period                                               | £650+VAT     |
| Adverse Possession                             | Reviewing background with client and considering and advising on prospects/issues                                                           | £650+VAT     |
| Adverse Possession                             | As above plus preparing application for adverse possession and 1 x witness statement, submission to HMLT, dealing with 1 x HMLR requisition | £950+VAT     |
| Adverse Possession                             | Additional witness statements                                                                                                               | Hourly basis |

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

**Caroline Knowles-Ley 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](mailto:caroline.knowles-ley@cognitivelaw.co.uk)**



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