

Step 3 application

Inclusive possession packages



You must wait until after the possession order has expired before being able to instruct bailiffs. If the tenant is waiting to be re-housed by the local authority, then bailiff's attendance will be required.

Options	Process	Cost
Step 3 Application	This is an instant service that will save you the processing time as we can load this directly on the courts system within 24 hours of receiving your instruction. Thus Saving postal times. The average time for a bailiff is anything between 6-8 weeks, although some courts are quicker.	£339 + VAT
Step 3 Inclusive	As above but with the Inclusive Possession Package	£659 + VAT
Step 3 High Court Enforcement <i>(We always request this, but it is down to the Judge of the day of the hearing if awarded)</i>	The High court enforcement officers will evict the tenant under a writ of possession. The officers can evict the tenant usually within 5-7 working days.	£919 + VAT This cost covers 2 officers for up to 2 hours. If the appointment extends over this period, a cost of £100 + VAT per hour will be chargeable.
Step 3 High Court Inclusive	As above in High Court but with the Inclusive Possession Package	£1199 + VAT
Step 4 Package	This includes a lock change, drain down, service switch off, removal of rubbish, remaining belongings to be neatly stacked with small items bagged, property cleaned, and gardens tidied. This service is designed to get a property on the market for sale in good order and we have a quick turnaround, between 3-4 working days.	POA (Price on application)
House Sitting	When tenants only take minimal belongings. 14 day contact period to arrange a day to attend property to collect all belongings.	£299 + VAT