

Residential Conveyancing

We are specialists in conveyancing matters with over 20 years' experience of the property market in England and Wales. We advise and assist in the sales, purchasing and leasing of residential properties.

We charge fixed rates in conveyancing transactions where purchase or sale price is up to the value of £500,000

We charge 1.5% of the sale price where the property is sold for more than £750,000 pounds

Purchases exceeding £1,000,000 in value are charged between 1% -1.5% of the purchase price.

Our Fixed fees for properties up to £0-£500,000 in value are as follows:

- Legal fee: £1500 Purchase
- Legal fee: £1500 Sale
- Legal fee: £750 Re-mortgage

Note: From May 2022 we will be charging VAT in addition to our legal Fees. VAT is 20% and is payable as tax on services we provide.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as, Inland Revenue, Local Authority and Land Registry. We handle the payment of the disbursements on your behalf to ensure a smoother process.

- Land registration fee: £270 (indicative only as it depends on the property value)
- Official copy (title plan) fee: £3.00
- Official copy (register) fee: £3.00
- Priority search fee: £3.00
- Bankruptcy search fee: £2.00
- AML identity verification fee: £10.00 per person
- Lawyer checker fee: £12.00
- Search fees: £300 (indicative – to be confirmed on the date of instructions)
- Electronic money transfer fee: £30.00

A typical conveyancing transaction is split into 3 stages namely: 1) The enquiries stage. This is when the solicitor carries out all due diligence on the client and makes full and detailed investigation about the property

2) Exchange of Contracts: This is when the contract of sale becomes binding on the buyer and the seller. This is executed when both parties sign the contracts, and the contracts are exchanged by both solicitors on behalf of their respective clients.

3) Completion stage. This is when the seller gives possession to the buyer and the Title of the property passes on to the Buyer.

The Average time scale in a sale/purchase transaction is 5-8 weeks and in a Re-mortgage transaction, the estimated time scale is between 2-4 weeks depending on the complexity of the case.

The services included in our fixed fees includes acting for the Lender, SDLT processing and gifted deposit Transactions.

For Unregistered and New build properties, we will charge £250 in addition to the fixed fee of £1,500

Immigration

Our team can assist on the full range of applications including applications for naturalization, British citizenship, visa and in-country applications and legal challenges to unsuccessful applications, immigration appeals and removal directions.

Type of Application	Fees (Fixed Fee)	Services included
Application for naturalization	£1000 +VAT	<ul style="list-style-type: none">• giving you advice about the requirements of the British Nationality Act and whether you meet the criteria• considering the supporting evidence, you have provided• preparing your application and submitting it on your behalf• giving you advice about the outcome of the application and any further steps you need to take.

European Economic Area Applications
– residence card

-residence
documentation
£1000+VAT

-family permit
£1000+VAT

- discussing your circumstances in detail and confirming whether this is the most appropriate application for you to make and what other options may be available to you
- giving you advice about the requirements of the Immigration (European Economic Area) Regulations 2006 and whether you meet the criteria
- if you do not fulfil certain criteria, whether this can be overcome
- considering the supporting evidence, you have provided
- preparing your application and submitting it on your behalf
- giving you advice about the outcome of the application and any further steps you need to take.

To deliver price Transparency, we have detailed our fixed fees when handling routine, straight forward applications.

If the circumstances of your case are more complex, we will let you know and provide you a separate quote.

Our additional fee in more complex cases is charged at £100 an hour + VAT in addition to our initial fixed fee

Though we look to provide cost certainty where possible, we consider some factors that may warrant additional fee for example:

- 1) Where the client is making an application from (i.e., from within the UK or outside the UK)
- 2) The number of supporting documents to be reviewed
- 3) The urgency of your application or advice required
- 4) Any unexpected or unusual circumstances

Our fixed fees reflect the work we expect to carry out for a typical straight forward application which will ordinarily include the following:

- 1) Initial Consultation- Liaising with you and confirming instructions
- 2) Going through documentations
- 3) Review and Advice
- 4) Assisting and advising in relation to completing and submitting the application.
- 5) Update and outcome of your matter

For Home Office Fees and disbursements please, visit UKVISAFFEES.GOV.UK or UKVI.GOV.UK

There is no VAT Payable on Home office Fees and disbursements

All our fees attract VAT from 1st of May 2022. VAT is calculated at 20% of our fees

Time scales for advising and processing an immigration application depends on variety of factors which include:

- 1) Whether the application is made within or outside the UK
- 2) The type of visa applied for, and the relevant period requested
- 3) Whether an expedited service is offered and is paid for by the client
- 4) Work Traffic at the Home Office

Time scale for standard family application, residence permit and other standard applications will normally take between 6 weeks to 6 months.

Probate matters uncontested

We obtain the Grant of Probate, submit inheritance tax forms, settle any debts, pay out beneficiaries, arrange for the sale of assets and complete final accounts and propose to do all of these tailoring our services to each individual case.

Our fixed fees are as follows:

- 1) Application for grant only where estate is under the inheritance Tax Band: Fixed Fees -£900+VAT
- 2) Application for grant only where estate is over the inheritance band but, we can submit the IHT127 to claim double Nil rate band: Fixed Fees -£1250+VAT
- 3) Application for grant only where estate is over the inheritance Tax Band and a full inland Revenue Account is required: Fixed Fee- £1500+VAT
- 4) Full complete Probate Service which includes Applying for the grant, collecting, and distributing the assets. It is not practicable to give a fixed fee for this service. Our costs begin at £3,500+VAT but can range up to £30,000+VAT depending on the size of the estate, number of beneficiaries, number of assets held by the deceased and the complexity of the matter.

The following are instances that could lead to costs being at the higher end of the scale.

- 1) Where the original will is not available.
- 2) There is more than one property
- 3) The estate is insolvent
- 4) There are disputes between the beneficiaries on division of assets
- 5) Claims being made against the estate

From May 2022, we will be charging VAT in addition to our legal fees in all our instructions relating to probate and other areas of law in which we provide services to the public. VAT is 20% and is payable as tax on all services provided.

Disbursements

- Court fee: £158
- £200 for statutory Advertisements
- £1.50 for additional copy of Grant.

There is no VAT payable on Disbursements

The average time from for Grant of probate ranges between 6 weeks and 5 months.

Employment matters

Whether you run a company and need advice on redundancy, wages, or Contracts of Employment, or are an employee who would like help or representation for an employment dispute or unfair dismissal case, we promise exceptional levels of client care.

Expert advice and careful preparation to respond to an Employment Tribunal claim on behalf our client is very vital.

We offer sound advice from the onset to help maximize the likelihood of a positive outcome. Each case is started by instigating a careful planning process for our client and access which witness should appear and how this evidence will be helpful in defending the claim.

There are many factors which may affect our fees which may depend largely on the level of complexity of the case.

Our fixed fees are as follows:

For low complexity cases our fixed fee is £1500+VAT

For medium Complexity Cases our fixed fee is £2500+VAT

For high complexity cases, our fixed fee is £3,500+VAT

Payment of VAT on our fees will take effect from 1st of May 2022. VAT is charged at 20% of our fees.

In all cases, our fees will normally include taking initial instructions, pre claim conciliation, drafting a pleaded claim or response, drafting witness statement, advising in respect of merit and options available and attendance at the employment tribunal hearing.

Our fees range reflect the work we expect to carry out in respect of a typical case of the stated complexity and are based on the following assumptions:

- 1) The first hearing will not be more than 2 days
- 2) You are not bringing any claim other than the claim for unlawful/ wrongful dismissal. For example, there is no claim for discrimination. if there is an additional claim, we will increase our fees accordingly.

The Tribunal/court does not charge any fees for submitting a claim at the Tribunal, however, you may have to pay costs relating to the amount that we must pay to 3rd parties i.e., disbursements for Travel /Accommodation of a 3rd party.

Most significant disbursement is likely to be barrister's fees. In simple cases, their fees are likely to be in the region of £600+VAT to £1000+VAT

Other disbursements payable in some instances may include fees paid for medical or expert reports.

The disbursements involved varies depending on the nature of the case. As a matter of policy, we will always obtain a quote from the medical expert if required at the start of the case so that our clients may be well informed of the cost before going ahead with the case. Generally, the cost of obtaining medical/expert report ranges between £700+ VAT and £1200+VAT.

Time Scales: If a settlement is reached during pre-claim conciliation, the case will typically take 3-4 weeks to complete and if the matter proceeds to final hearing, it may take up to 6 months.

Debt recovery

We achieve and assist our clients in debt recovery matters. Regardless of the sums involved, we will pursue our clients' debtors from letter before action stage all the way to us of bailiffs and High Court Sheriffs.

Our Fees which are fixed are as follows:

Perusing contract and one letter before Action-£300+ VAT

Preparing and filing formal claim in a county court-£750+VAT

Requesting judgment where the defendant fails to acknowledge service and file defence-£250+VAT

Instructing Bailiffs after having obtained judgment -£300+VAT

Please note that our above stated fees include the following:

*Checking the legal status of debtors in each case

* Calculation of any contractual interest that may be payable based on the terms and conditions of the contract.

Should the issue be taken to further litigation, all billed work will be calculated as follows:

Rate of £200+VAT per Hour for time spent in attendance, preparations, perusal, waiting and travelling.

Payment of VAT is applicable with effect from 1st of May 2022

The application fees charged by the court depends on the amount claimed by the claimant

For claims between £500.01 to £1,000 Court Fee is £70

For Claims Between £1,001 to £1,500 Court Fees is £80

For claims between £1,501 to £3000 Court Fees is £115

For claims between £3,001 to £5,000 Court Fees is £205
For Claims £5,001 to £10,000 Court Fees is £455

For Claims between £10,001 to £200,000 Court fees is 5% of claim

For claims more than £200,000, Court fees is £10,000

The time frame in non-litigation debt matters could range between 2-10 weeks. For matters that must go to court, it will depend strictly on how busy the courts and generally takes between 3 months to 6 months

Licensing applications

We deal with applications to vary premises licenses. If you require a new premises license to authorize the sale of alcohol or other regulated activities or are seeking to vary an existing license, we can help by explaining the requirements guiding application and make sure that all proceedings are properly followed.

Every application is different and dependent on individual circumstances.

Application for a new premises license known as Section 17 License, we will charge a fixed fee of £800+VAT

Our fees for Simple Application, likely to be non-Contentious with no objections- We will charge a fixed fee of £1000 + VAT

Medium Complexity: This is where the application requires additional pre -consultation with the responsible/Licensing Authority. Our Fixed fee for this is £2,500 +VAT

VAT on our fees takes effect from 1st of May 2022. The VAT element is 20% of our fees

Disbursements which are monies payable to 3rd parties normally includes the following:

Advertising Fees- This is between £200-£500 plus Vat and this will vary depending on the individual premises and where it is located

Enquiry Agent Fee: This is fee to display public notices and is between £150-£250 plus VAT. This will also depend on the premises and its location

Work covered within our fixed fees include:

- 1) Taking instructions and advising applicants on how to promote licensing objectives
- 2) Advising on the type of plans required to accompany the application
- 3) Submission of the application

Licensing matters usually take 4-6 weeks from receipt of full instructions. This is based on the application being relatively straightforward and non-contentious and that the client is able to provide all the necessary documents promptly.

Motoring offences

We advise and assist our clients seeking legal advice, help and representation in those motoring offences that can be tried in the Magistrates court but not in crown court, (known as summary matters only).

This includes Careless driving, Drink driving, Drug driving, speeding, or using mobile phone whilst driving.

We will try our best to provide you with

- 1) The estimated amount of time we will spend on the work to be undertaken in a summary only motoring offence case
- 2) Details of disbursements you might incur. This may include for example, forensic Expert in a drink drive case. These are payments to third parties in addition to our fees. We will always give you information about disbursements charged by third parties eg forensic experts at the inception of the case. Fees charged by Forensic experts is normally between £600+ Vat and £1000 +VAT

Calculation of time to be spent on each case varies. This is because every case is different and will depend on a few factors namely:

- 1) If the client is seeking single advice where we can assess their options
- 2) The Number of papers we need to peruse and consider which are supplied by the prosecution, the court, or the client
- 3) The Number of witnesses to be interviewed
- 4) Whether the matter raises any unusual points of law
- 5) Whether expert witnesses are instructed either by the prosecution or the client

Our fees for careless driving, drink driving, drug driving, speeding, or using mobile phones while driving and other summary offences is charged at £200 an hour+ VAT.

VAT on our fees is payable from the 1st of May 2022. VAT is 20% of our fees.

Included in our fees are initial advice, attendance, preparation, and advocacy. Disbursements will typically include mileage and parking or public transport cost.

A typical example of dealing with a guilty plea for a drink driving offence will be as follows:
2 Hours attendance /preparation including considering the evidence, taking instructions, and advising client about the plea, sentence, and procedure.

2 Hours attending/Advocacy at court

If any unforeseen circumstances arise, such as vital information coming up which requires additional time to be spent on the case, we will inform the client of this and provide revised information costs. In this case, we will charge at a reduced rate of £150 +VAT per hour

Time Frame in Motoring offences are typically completed within 1-6 months

Child and Family Law

Our family lawyers and divorce solicitors in London hold an unrivalled reputation for delivering an honest, caring, and effective service. We deliver the outcomes our clients want and deserve.

We are committed to being there when you need us. Whether you just want to know your legal options, ease confusion, get answers to common questions or start a case, call us and we will assist in getting you back on track.

In all cases, we adopt a solution-oriented approach, and where suitable, we recommend mediation to resolve issues amicably while avoiding costly and stressful litigation.