



Eviction Service for Landlords

Nationwide Eviction Specialists

A fully tailored landlord eviction service, from notices and solicitor-led claims to court representation, bailiffs and arrears recovery.

EXPERIENCE BEHIND THE SERVICE

Since 2014

operating in landlord possession

c. 3,700

possession claims conducted

Experienced support from start to finish

Operating since 2014, we have conducted approximately 3,700 possession claims. We assess each case and coordinate the appropriate route from the first notice through to enforcement and recovery where required.

Request your free document and case review

+44 20 3393 2290 · +44 1903 412986 · claimsteam@evictionspecialistuk.com

Business WhatsApp +44 7377 395424

www.evictionspecialistuk.com

How we can help

Support at each stage of a possession case

01 Tailored case assessment

Review the tenancy, arrears, correspondence and evidence to identify the available possession route.

02 Serving notices

Prepare and serve the appropriate notice, with the ground and notice period checked against the case facts.

03 Possession claims through solicitors

Coordinate the claim and supporting documents with our solicitor. You will be kept updated on court progress and notified of relevant outcomes.

04 Representation in court

We use one of our in-house barristers for possession hearings, or an advocate where appropriate.

05 Bailiffs and enforcement

Coordinate the warrant or High Court route during the enforcement stage, which is required in approximately 99% of the cases we handle.

06 Rent arrears and costs

Assess options for claiming and recovering arrears and eligible costs, subject to the evidence, court orders and recoverability.

Current possession rules

We keep up with the Renters' Rights Act 2025 and the revised grounds for possession in England. Our team works with claims under the current rules as they are heard in court, adapting each route to the facts.

England only. A notice does not itself end a tenancy; possession and enforcement must follow the applicable legal process. No outcome or completion date is guaranteed.

Our pricing

A clear price for each stage

DOCUMENT AND CASE REVIEW - FREE OF CHARGE

60 minutes, with no obligation

STAGE 1 / SERVING NOTICE ON THE TENANT

We assess the proposed possession claim and advise on the available options before serving a notice.

Section 8 notice - all grounds	£75
Section 48 notice	£45
Notice to Quit	£75

STAGE 2 / POSSESSION CLAIMS

Service charge + £415 County Court issue fee = total

Section 8 - rent arrears	£460 + £415 = £875
Company let possession claim	£520 + £415 = £935
Section 8 - Grounds 1 and 1A	£485 + £415 = £900
Anti-social behaviour claim	£580 + £415 = £995
Common law eviction (lodger, bare licensee, excluded occupier)	£490 + £415 = £905
Trespasser claim	Call for quote
Legal representation	£320-£450

Enforcement and recovery

Further support when the case requires it

STAGE 3 / ENFORCEMENT

County Court Bailiffs

£395

The stated price includes the court fee.

High Court Enforcement

£1,090

Subject to the appropriate order and route.

Attachment of Earnings

Call for fees

Ask us about the available enforcement options.

Rent arrears recovery

Call for options

Discuss the debt and available recovery options.

COMMERCIAL EVICTION

From £600

We accept all major debit and credit cards.

All stated prices include VAT.

Court fees are included only where expressly stated. Any additional fees, legal work or enforcement costs will be confirmed with you before instruction.

Peace of mind

Experienced case handling with solicitor-led claims

HOW THE LEGAL WORK IS HANDLED

We are an eviction service, not a firm of solicitors. Possession claims are issued by solicitors working with our wider team who are regulated by the Solicitors Regulation Authority. Claims are prepared and issued in accordance with the applicable Civil Procedure Rules.

Our head of litigation, solicitor, in-house barristers and administrative staff all have substantial experience in landlord and tenant litigation.

Insurance and accountability

We hold professional indemnity and employers' liability insurance with AXA, with cover stated as up to £10,000,000. Policy details can be provided on request.

Cases and related support

- Complex subletting arrangements
- Trespasser procedure
- Cases without a written tenancy agreement
- Unprotected deposit issues and options
- Anti-social behaviour cases
- Review of managing-agent errors
- Adjournments, defences and court bundles
- Tenant sourcing and referencing
- Landlord compliance under the Renters' Rights Act



The route depends on the facts and the documents available. Specialist work is scoped and quoted separately where required.

Terms and conditions

Summary of the proposed engagement terms

01 Scope of work

The agreed possession service may include issuing a claim through solicitors, drafting a court bundle, claim management, client liaison, hearing briefing and representation, ongoing advice and updates. High Court enforcement is optional. The written quotation confirms which items are included.

02 Additional services

Other tasks may be added where both parties agree the scope and fees. Legal representation and enforcement are charged separately unless the written quotation expressly includes them.

03 Work outside the initial fee

The initial fee does not include adjournments, trials, defended proceedings, counterclaims, substantive responses before a hearing, or work after the first hearing. We can discuss and quote for further work if any of these arise.

04 Timescale

Please allow approximately 5-7 days for a claim to be issued after we receive complete instructions and documents, subject to solicitor review and court processes. This is an estimate, not a guaranteed date.

05 Client information

The client must provide complete and accurate facts and documents, including arrears calculations, tenancy paperwork, deposit information, and any disrepair or harassment allegations. Incorrect or missing information may affect advice, timing, cost and outcome.

06 Court outcomes and fees

Possession claims may face defences or counterclaims. No result or timescale is guaranteed. Stated prices include VAT; court fees are included only where expressly specified in the quotation. Further work requires agreement before it proceeds.

Contact

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These brochure terms summarise the proposed service. A case-specific written quotation and full engagement terms should be supplied before instruction; they set the final agreed scope and fees.

UK EVICTION SERVICES

Competitor League Table + Trustpilot

17-company benchmark • pricing • reviews • transparency • experience • service breadth • 2026 readiness

LANDLORD EVICTION SERVICE

Trading name of Eviction Specialists UK Limited

Updated October 2026. This edition contains 17 comparison businesses and integrates available Trustpilot evidence.

Scoring methodology

The league table combines price, Trustpilot/reputation evidence, pricing transparency, experience, breadth of service and 2026 legal/content readiness.

Factor	Weight
Overall / full-eviction price	30%
Trustpilot / reputation	20%
Pricing transparency	15%
Experience / track record	15%
Breadth of service	10%
2026 legal / content readiness	10%

Trustpilot methodology

The 20-point review component uses both rating and review volume. Companies without a matching verified profile receive a neutral evidence score rather than zero. For broad law firms, review-volume benefit is capped because many reviews relate to non-eviction work.

17-company league table

	Company				Trustpilot evidence
1	Landlord Eviction Service	87.0	15.0	£1,320–£1,670	4.4/5 • 11 reviews
2	LegalforLandlords	80.0	18.0	≈ £2,665+	4.8/5 • 8,311 reviews
3	Landlord Action	79.0	12.0	≈ £2,362	3.1/5 • 43 reviews
4	Possession Proceedings Ltd	76.0	10.0	≈ £1,913	No matching profile verified
5	Landlord & Tenant Solutions	73.0	10.0	≈ £1,300	No matching profile verified
6	LegalMentor	71.0	10.0	≈ £2,032–£2,342	No matching profile verified
7	Eviction Specialists UK (.info)	69.0	10.0	≈ £1,205	No matching profile verified
8	Landlord Advice UK	67.9	16.9	Not fully published	4.6/5 • 68 reviews
9	Premium Evictions UK	67.0	10.0	≈ £1,250	No matching profile verified
10	AST Assistance	65.6	15.6	Not reliably calculable	4.3/5 • 42 reviews
11	Evictors	65.2	12.2	≈ £2,000+	3.8/5 • 2 reviews
12	NewBold Solicitors	63.0	18.0	≈ £1,746+	4.8/5 • 1,346 reviews*
13	Eric Robinson Solicitors	60.4	17.4	≈ £1,908 + notice	4.6/5 • 613 reviews*
14	Roach Pittis Solicitors	59.0	10.0	≈ £1,647 + hearing	No matching profile verified
15	Hawkins Law	52.6	14.6	≈ £2,000+	4.1/5 • 22 reviews*
16	Percy Hughes & Roberts	52.0	10.0	≈ £1,512 + extras	No matching profile verified
17	Emerald Eviction Solutions	52.0	10.0	≥ £1,085 + representation	No matching profile verified

* Whole-firm Trustpilot profile; review volume includes work outside eviction/possession and is therefore capped in the model.