



Individual Residential Legal Service Prices



Strikes Property Services provides a comprehensive range of legal, security and enforcement services, designed to support and protect residential landlords in the event of legal disputes.

We have successfully represented and acted on behalf of residential property landlords, from those with one property to commercial organisations with a portfolio of hundreds. We work tirelessly toward favourable results for every landlord.

Resolving your property disputes



Rapid response



Always free advice



Cost effective



Legal & ethical approach



150+ years experience



Guide at every step



Nottingham
38 Northgate, NG24 1EZ

Leeds
Carrwood Park, LS15 4LG

London
Chancery House, WC2A 1QS

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strikescs.com



<p>Debt Notice Demand for Payment</p> <p>Pre-action protocol notice for monies owed per person(s) including Debt Annex forms.</p>	<p>Fixed Fee £255 + VAT</p>
<p>Section 3 Notice</p> <p>A Section 3 Notice is a legal requirement for a new landlord to inform tenants of their identity after a change in property ownership. This notice must include the new landlord's name and address and be served within two months or by the next rent due date.</p>	<p>Fixed Fee £100 + VAT</p>
<p>Section 8 Notice</p> <p>Issue a Section 8 Notice to be served upon a tenant in cases of a breach of tenancy terms or if they are in rent arrears. Includes the review of forms and serving of notice.</p>	<p>Fixed Fee £295 + VAT</p>
<p>Section 48 Notice</p> <p>Issue a Section 48 Notice to be served upon a tenant if the landlord's address has changed, or was not provided on any documents at the start of the tenancy.</p>	<p>Fixed Fee £100 + VAT</p>
<p>Possession Order Application</p> <p>Application to the County Court for a Possession Order. Includes preparation of advocate, witness statements, particulars of claim, possession order application forms, document reviews, qualified solicitor fees for application.</p>	<p>Fixed Fee £1,700 + VAT + Court fees</p>
<p>Tenant and Debtor Tracing</p> <p>Once debtor details are confirmed, a full report will be sent, along with an analysis of the results for debt recovery purposes. If unconfirmed we will re-run the trace up to 11 times at no extra charge.</p>	<p>From £65 + VAT</p>
<p>Enforcement of High Court Writ of Possession</p> <p>The Enforcement of a Writ of Possession and Notice of Eviction to served upon tenant. Includes at least 1 Agent, travel and up to 1 hour at site.</p>	<p>From £995 + VAT</p>
<p>Enforcement Agent - Additional Hours</p> <p>Additional hours accrued by Enforcement Agents in attendance at sites.</p>	<p>From £120 + VAT</p>
<p>Issue of judgement Claim (CCJ) for Payment</p> <p>Issue of Judgement Claim for payment. Includes review of terms and solicitors fees.</p>	<p>Fixed Fee £450 + VAT + Court fees</p>

Furnished	Studio 1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Inventory & Condition / Inspection - Check-in	£165	£175	£190	£225	£250	£265
Empty Property Condition / Inspection Report only	£130	£150	£170	£200	£220	£250
Inventory & Condition / Inspection - Check-out	£115	£113	£155	£185	£200	£230

Unfurnished	Studio 1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Inventory & Condition / Inspection - Check-in	£155	£165	£170	£195	£225	£245
Empty Property Condition / Inspection Report only	£120	£140	£160	£180	£200	£220
Inventory & Condition / Inspection - Check-out	£110	£125	£135	£155	£180	£200

Mid-term Inspection	Studio 1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Standard Visit	£70	£80	£90	£100	£110	£120

FREE Mid-Term Inspection

When you book Check In and Check Out Inventory & Condition Reports together*

*Must be booked at the same time. Terms & Conditions apply.

All prices include VAT. Property areas included in prices: meter readings, hallways, kitchen, main family bathroom and 1 x ensuite per property, lounge, dining room and relevant number of bedrooms, staircase, landings. Additional rooms and areas such as gardens, garages, outbuildings, garden sheds, basements or conservatories are £12.50 per room/area.

HMO / Student Accomodation	Studio 1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Inventory & Condition / Inspection - Check-in	POA	POA	POA	POA	POA	POA
Empty Property Condition / Inspection Report only	POA	POA	POA	POA	POA	POA
Inventory & Condition / Inspection - Check-out	POA	POA	POA	POA	POA	POA

Commercial Occupied Property Inspections	Up to 70m2	Up to 120m2	Larger than 120m2
Weekly Visit	POA	POA	POA

Commercial Occupied Property Inspections	Up to 70m2	Up to 120m2	Larger than 120m2
Weekly Visit	£50	£80	£120
Fortnightly Visit	£80	£140	£180
Monthly Visit	£140	£190	£220
Emergency Call Outs	£275		

Weekly visit to vacant commercial properties include: meter readings, fire and smoke alarm testing, windows (interior and exterior); checks to access doors, internal doors, lights, bathrooms, kitchens, staircases, perimeter fencing, hedges, bushes. We also check for any leakages through ceilings, exposed pipework and window frames. All locks, window hinges and door hinges are greased on a monthly basis.

Strikes provides a range of fast, compliant and in-depth people tracing services, specifically designed to meet the requirements of solicitors, and landlords or their agents.

<h3>Standard Trace</h3> <p>Our Tracing Team use validated data from the 3 major credit reference agencies to investigate accounts and confirm address. Results based on at least 2 types of validation returned within 30 days.</p>	<p>Fixed Fee £65 + VAT</p>
<h3>Fast Track Standard Trace</h3> <p>As the Standard 30 Day Trace, with report returned in 1-2 working days.</p>	<p>Fixed Fee £95 + VAT</p>
<h3>Fast Track Enhanced Trace</h3> <p>Our experts utilise verified data from the 3 main credit reference agencies, Companies House, Land Registry and Insolvency Register, confirm current address, financial status and any history of judgements (CCJs). Detailed report provided within 2 working days.</p>	<p> Fixed Fee £125 + VAT</p>
<h3>Employment Trace</h3> <p>This trace is valuable when enforcing a CCJ via an Attachment of Earnings order. We can locate anyone in the UK and verify their employment with just their name and address – and also provide job title, estimated salary, and employment duration, to enable informed enforcement decisions.</p>	<p>Fixed Fee £150 + VAT</p>
<h3>Pre-litigation Report</h3> <p>This comprehensive financial status report enables informed decisions before taking legal action against individuals. We verify current address and check Land Registry, CCJs, High Court Writs, Insolvency Orders, Bankruptcy Register, Companies House, shareholdings and directorships.</p>	<p>Fixed Fee £295 + VAT</p>
<h3>International Trace</h3> <p>If an individual cannot be located within the UK we can extend the search to international records, with detailed reports returned within 30 days. These extensive checks are on a no-trace, no-fee basis.</p>	<p>From £150 + VAT</p>

County Court (CC) Bailiffs appointed once in receipt of a Possession Order.

<p>CC Package</p> <p>platinum.</p> <p>All inclusive</p>	<ul style="list-style-type: none"> • Legal and admin fees • All forms completed • CC Bailiff • Strikes agent on-site • Torts Notice • Check out inspection • Locksmith • Meter readings • Agent visit report <ul style="list-style-type: none"> • Legal advice and management • Trace to new address for arrears • Obtain Writ of Control for arrears • Notice of Enforcement for arrears • 3 enforcement visits for arrears 	<p>SAVE* more than £450</p> <p>Fixed Fee £2,295 +VAT</p>
<p>CC Package</p> <p>gold.</p> <p>Comprehensive</p>	<ul style="list-style-type: none"> • Legal and admin fees • All forms completed • CC Bailiff • Strikes agent on-site • Torts Notice • Check out inspection • Locksmith • Meter readings • Agent visit report • Legal advice and management 	<p>SAVE* more than £340</p> <p>Fixed Fee £1,775 +VAT</p>
<p>CC Package</p> <p>silver.</p> <p>Extensive</p>	<ul style="list-style-type: none"> • Legal and admin fees • All forms completed • CC Bailiff • Strikes agent on-site • Torts Notice • Meter readings • Agent visit report • Legal advice and management 	<p>SAVE* more than £190</p> <p>Fixed Fee £1,325 +VAT</p>
<p>CC Package</p> <p>bronze.</p> <p>Primary</p>	<ul style="list-style-type: none"> • Legal and admin fees • All forms completed • CC Bailiff • Legal advice and management 	<p>SAVE* more than £50</p> <p>Fixed Fee £825 +VAT</p>

*Compared to purchasing each service individually

High Court (HC) Bailiffs appointed once in receipt of a Possession Order.

<p>HC Package</p> <p>platinum.</p> <p>All inclusive</p>	<ul style="list-style-type: none"> • HC legal and admin fees • Court fee • Writ Transfer forms completed • Service of Eviction Notice • 2 x HC Enforcement Agents • Torts Notice • Checkout inspection report and photos • Locksmith 	<ul style="list-style-type: none"> • Meter readings • Agent visit report • Legal advice and management • Trace to new address for arrears • Notice of Enforcement for arrears • 3 enforcement visits for arrears 	<p>SAVE* more than</p> <p>£450</p> <p>Fixed Fee £2,495 +VAT</p>
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<p>HC Package</p> <p>gold.</p> <p>Comprehensive</p>	<ul style="list-style-type: none"> • HC legal and admin fees • Court fee • Writ Transfer forms completed • Service of Eviction Notice • 2 x HC Enforcement Agents • Torts Notice • Checkout inspection report and photos • Locksmith 	<ul style="list-style-type: none"> • Meter readings • Agent visit report • Legal advice and management 	<p>SAVE* more than</p> <p>£340</p> <p>Fixed Fee £2,035 +VAT</p>
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<p>HC Package</p> <p>silver.</p> <p>Extensive</p>	<ul style="list-style-type: none"> • HC legal and admin fees • Court fee • Writ Transfer forms completed • Service of Eviction Notice • HC Enforcement Agent • Torts Notice • Locksmith • Meter readings • Agent visit report • Legal advice and management 	<p>SAVE* more than</p> <p>£190</p> <p>Fixed Fee £1,495 +VAT</p>
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<p>HC Package</p> <p>bronze.</p> <p>Primary</p>	<ul style="list-style-type: none"> • HC legal and admin fees • Court fee • Writ Transfer forms completed • Service of Eviction Notice • HC Enforcement Agent • Agent visit report • Legal advice and management 	<p>SAVE* more than</p> <p>£50</p> <p>Fixed Fee £1,195 +VAT</p>
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*Compared to purchasing each service individually