

Hedley Solicitors Charges

We aim to provide the public with a high-quality service at a competitive price.

Listed below are our charges and fees which can vary downwards or upwards depending on the work entailed. For an accurate quote please speak to a member of our team who will be very happy to be of assistance.

CRIMINAL CLIENT

Our Criminal Department has a Legal Aid Contract and depending on the work we do for our clients, our clients may benefit from Legal Aid or public funding.

Clients that we represent at the Police Station automatically qualify for public funding and there is no cost to them for our representation.

Clients that we represent in the Magistrates Court are subject to a means assessment as well as the interest of justice test before a decision can be made in relation to free Legal Aid. At the time of taking instructions from our client we will assess eligibility for Legal Aid Funding and advise our clients accordingly.

In the event that our client does not qualify for Legal Aid Funding or they are before the Court for a Motoring offence not covered by Legal Aid, our normal charging rates:-

- a) ½ day hearing £250.00 + Vat (this fee includes the cost of preparation)
- b) Full day hearing £500.00 + Vat (this fee includes the cost of preparation)
- c) Trials lasting longer than a day are charged at the day rate

Clients who are sent to the Crown Court for Trial are automatically eligible for Legal Aid Funding, however, depending on their financial means they could be assessed and required to make a financial contribution towards the cost of representation. At the time of taking instructions we will advise our clients accordingly.

CONVEYANCING CHARGES

These are the costs associated with both residential and commercial property or land transactions. The conveyancing work includes but is not limited to buying, selling, transferring

property or land. The work also can include re-mortgaging or refinancing. Property can be either freehold or leasehold and can also include rewriting or assigning the lease.

Our fixed fee includes taking initial instructions and all legal work up to completion. However, there are certain circumstances where our instructions change between start and completion or there are unforeseen difficulties that require additional work to be undertaken to ensure the work is completed. In those circumstances we can charge an additional fee costed on an hourly rate of £160.00 per hour + Vat (£192.00 per hour). Routine letters, e-mails, telephone calls and text messages are included in our fixed fee.

In addition to our professional fees there are other costs called disbursements which are the cost of registering the transaction with the land registry, the cost of researching the land registry title and the search pack which tells us about the property.

Finally following the purchase of a property, depending on the value of the transaction the purchaser might be required to pay Stamp Duty Land Tax. The Stamp Duty payable is assessed at the date of completion. On your behalf we will complete the form and submit the form to HMRC. To avoid any penalty, the stamp duty should be calculated, registered and paid within 28 days of completion.

Please telephone or e-mail for a quote. An example of our rates:-

Residential Conveyancing (Purchase Freehold)

Professional Fees from	£300.00 + Vat	(£360.00)
SDLT Calculation	£50.00 + Vat	(£60.00)
Electronic transfer	£35.00 + Vat	(£42.00)

Disbursements

Average search pack (including Vat where applicable)	£202.40
Land Registry Search to include Bankruptcy Search, Priority Search, Anti Money Laundering, Office Copies (average cost)	£26.00 (No Vat)

Residential Conveyancing (Purchase Leasehold)

As above and subject to the additional fee to register the lease and may require a management charge or service charge for properties of multiple occupation or those properties in certain housing estates or apartments situated in a complex.

Residential Conveyancing (Sale Freehold)

Professional Fees and disbursements	£300.00 + Vat	(£360.00)
-------------------------------------	---------------	-----------

Redeem mortgage or pay secured

Charges per item	£35.00 + VAT	(£42.00)
------------------	--------------	----------

Residential Fees (Sale Leasehold)

As above subject to any additional work resulting from the Lease Hold,

Commercial Transactions

Professional Fees start at £500 + Vat depending on the complexity and / or whether the property is leasehold. If the transaction includes a share transfer, setting up a company or additional work we will provide the client with a quote for the work. Hourly rates are £225.00 + Vat (£260.00).

WILLS, LASTING POWER OF ATTORNEY (LPA), ASSET PROTECTION TRUSTS (FAMILY TRUSTS), PROBATE

Wills

Straight forward single Will	£80.00 + Vat	(£96.00)
------------------------------	--------------	----------

Straight forward Mirror Will	£120.00 + Vat	(£132.00)
------------------------------	---------------	-----------

All our clients are offered the opportunity to have their will stored free of charge in our fire proof safe.

Lasting Power of Attorney

Single (either Personal Welfare OR Property & Finance)	£240 + Vat	(£288.00)
--	------------	-----------

Double (Personal Welfare and Property & Finance)	£340 + Vat	(£408.00)
--	------------	-----------

In addition to the above the current Public Guardianship Office Fee, per item	£82.00	
---	--------	--

Asset Protection Trust

Asset protection is becoming more popular when it is considered desirable to place a property in a Trust by the Parents or Relatives for the benefit of their loved ones.

Our fixed fee for this service is £1,400.00 + Vat plus (£1,680.00) disbursement.

Probate (Uncontested)

Probate work is charged at an hourly rate of £180.00 + Vat (£216.00) per hour with letters and telephone calls charged in 6 minute units (1/10) of the hourly rate + Vat.

We offer a fixed fee for a straight forward application from £450.00 + Vat (£540.00) plus the probate fee assessed at £157.00 which includes a second copy for use when closing an estate.

In the event we are required or instructed to prepare the estate accounts and distribute the estate, including setting up a Trust, our fees are charged at £180.00 + Vat (£216.00) per hour and electronically transferring money is charged at £35.00 + Vat (£42.00) per item.

In more complex high value cases, we recommend the services of an Accountant which is additional to any fees we may charge.

LANDLORD AND TENANT

In certain circumstances we can offer a set fee to prepare a Section 21 or a Section 8 Notice at £120.00 + Vat (£134.00)

We can arrange through a process server to have the Notice served and be provided with a certificate of service. (This cost is a direct cost to the process server)

Provided we can obtain a Possession Order using the accelerated possession route in the County Court, without any hearings, there is a set fee of £250.00 + Vat (£275.00) plus disbursements.

In the event we are required to attend court to evict a tenant our fees are charged at £160.00 + Vat (£192) per hour

Routine letters and telephone calls are charged 6 minute units (1/10) of the hourly rate - £16.00+ Vat (£19.20) per item.

We can also instruct a bailiff should the tenant not leave the property.

When the decision to take a tenant to Court the Court fees are disbursements which are an additional charge assessed by the Court. Currently no Vat is charged on Court fees.

Our fees to act for a Landlord in setting up an Assured tenancy Agreement are charged at £160.00 + Vat (£192) per hour.

DEBT RECOVERY

We provide a debt recovery service and all work is charged at an hourly rate:-

Debts up to £100,000 the hourly rate is	£200.00 + Vat	(£240.00)
Debts in excess of £100,000 the hourly rate	£200.00 + Vat	(£240.00)
Routine letters and telephone calls are charged in 6 minute units (1/10)	£20.00 + Vat	(£24.00)

EMPLOYMENT

We represent both Claimants and Respondents at the Employment Tribunal Hearings.

Our fees are on a time basis ranging from between £120.00 + Vat (£144.00) to £225.00 + Vat (£270) per hour with routine letters and telephone calls charged at 1/10 (6 minute units) of the hourly rate.

PRIVATE CHARGING RATES

Private charging rates apply for all work that is not included under a Legal Aid Certificate or a fixed fee matter.

Nigel Hedley LL.B	Principal Solicitor	£200.00 + Vat per hour	(£240.00)
Stewart Hay LL.B	Principal Consultant	£200.00 + Vat per hour	(£240.00)
David Harbron LL.B	Principal Consultant	£200.00 + Vat per hour	(£240.00)

PLEASE NOTE

The above is not intended to replace our duty to you to provide an accurate quotation for each piece of work we are asked to carryout.

When we take instructions to carry out more than one piece of work that might overlap with the other, we will quote you for the total package.

An example could be if we are selling one property and buying another property during the same transaction. We will quote for all the work including, where necessary, an estimate of Stamp Duty

A further example could be where we are applying for Probate and selling a property. We will quote for both transaction