

APPENDIX 1

LAWYER CHARGING RATES – 2025/2026

GRADE	NATIONAL 2 LEVEL	SRA EXTERNAL HOURLY RATE - CURRENT https://www.gov.uk/guidance/solicitors-guideline-hourly-rates	POSITION	EXTERNAL HOURLY RATE RECHARGE CURRENT 2024	EXTERNAL HOURLY RATE New 2025 PROPOSED + 4% CPI Rounded up/down figures	INTERNAL HOURLY RATE - CURRENT	INTERNAL Guideline Hourly Rate (GHR) PROPOSED + 4% CPI Rounded up/down figures
A	Solicitors and legal executives with over 8 years' experience	£282.00	Heads of Service, Service Manager, Team Leader	£211.00	£219.44 rounded down to £219	£126.00	£131.04 rounded down to £131.00
B	Solicitors and legal executives with over 4	£242.00	Senior Lawyer	£211.00	£219.00 as above	£103.00	£107.12 rounded down to £107.00

	years' experience						
C	Other solicitors or legal executives and fee earners of equivalent experience	£196.00	Lawyer	£189.00	£196.56 rounded up to £196.00	£80.00	£83.20 rounded down to £83.00
D	Trainee solicitors, paralegals and other fee earners	£139.00	Trainees, Legal Advisors/Paralegals/Support Staff	£134.00	£139.36 rounded down to £139.00	£69.00	£71.76 rounded up to £72.00
E			Associate Lawyers	External rate determined by level of experience per column A - D	External rate determined by level of experience per column A - D	£80.00	£83.20 rounded down to £83.00

APPENDIX 2

LETTINGS/SURRENDERS/SALES/106s

Transaction	Basic Fee inclusive of 4% CPI Increase [rounded up or down to nearest £] Plus VAT (if applicable) & Disbursements (Land Registry etc.) & Notice Fee (£50 or as stated in Lease)	Deed of Guarantee from 3 rd Party	Rent Deposit Deed	Bank Guarantee	Change of Use	Deed of Variation
Consent to Assignment/Transfer	£1151.00 inc. Letter of Consent, AGA/Deed of Covenant (as appropriate, depending upon status of Lease)	£219 p/hr	£219 p/hr	£219 p/hr	£219 p/hr	£219 p/hr

	pursuant to 1995 Covenants Act)					
Consent to Underletting of <i>Whole within</i> Landlord and Tenant Act 1954	£1,458.00 inc. Letter of Consent, Deed of Covenant & Review of Underlease	£219 p/hr	N/A	N/A	£219 p/hr	£219 p/hr
Consent to Underletting of <i>Whole excluded</i> from Landlord and Tenant Act 1954	£1,507.00 inc. Letter of Consent, Deed of Covenant, Review of Underlease & scrutiny of Exclusion	£219 p/hr	N/A	N/A	£219 p/hr	£219 p/hr
Consent to Underletting of <i>Part within</i> Landlord and Tenant Act 1954	£1,525.00 inc. Letter of Consent, Deed of Covenant, Review of Underlease & Consideration of Plan/Rights/Reservations	£219 p/hr	N/A	N/A	£219 p/hr	£219 p/hr
Consent to Underletting of <i>Part excluded</i> from Landlord and Tenant Act 1954	£1,590.00 inc. Letter of Consent, Deed of Covenant, Review of Underlease, Consideration of	£219 p/hr	N/A	N/A	£219 p/hr	£219 p/hr

	Plan/Rights/Reservations & scrutiny of Exclusion					
Deed of Variation of <i>Unregistered</i> Lease	£1,507.00 inc. drafting Deed & considering impact of variation on remainder of Lease, e.g. rent review	N/A	N/A	N/A	N/A	N/A
Deed of Variation of <i>Registered</i> Lease	£1,507.00 inc. drafting Deed in Land Registry approved format, considering impact of variation on remainder of Lease, e.g. rent review and registration at Land Registry	N/A	N/A	N/A	N/A	N/A
Licence for Alterations relating to <i>Whole</i> demise	£1,303.12 inc. drafting Licence (especially reinstatement obligations) & reviewing Plan(s)/Specification	N/A	N/A	N/A	N/A	N/A

Licence for Alterations relating to <i>Part</i> demise	£1,458.00 inc. drafting Licence (especially reinstatement obligations) & reviewing Plan(s)/Specification	N/A	N/A	N/A	N/A	N/A
Grant of Lease <i>within</i> Landlord and Tenant Act 1954	£4,857.00 inc. drafting Lease & Replies to CPSE	£219 p/hr	£219 p/hr	£219 p/hr	N/A	N/A
Grant of Lease <i>excluded from</i> Landlord and Tenant Act 1954	£3,493.00 inc. drafting Lease, serving Exclusion Notice, Preparing Declaration/Statutory Declaration & Replies to CPSE	£219 p/hr	£219 p/hr	£219 p/hr	N/A	N/A
Grant of Lease with Agreement for Lease <i>within</i> Landlord and Tenant Act 1954	£3,780.44 inc. drafting Agreement for Lease, drafting Lease & Replies to CPSE	£219 p/hr	£219 p/hr	£219 p/hr	N/A	N/A
Grant of Lease with Agreement for Lease <i>excluded from</i> Landlord and Tenant Act 1954	£4,039.00 inc. drafting Agreement for Lease, drafting Lease, serving Exclusion Notice, Preparing Declaration/Statutory	£219 p/hr	£219 p/hr	£219 p/hr	N/A	N/A

	Declaration & Replies to CPSE					
Surrender of Lease	£1,565.00 inc. drafting Deed of Surrender, Replies to Enquires before Surrender, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Agreement to Surrender & Surrender of Lease <i>excluded</i> from Landlord and Tenant Act 1954	£1,712.00 inc. drafting Agreement to Surrender, drafting Deed of Surrender, Replies to Enquiries before Surrender, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Agreement to Surrender & Surrender of Lease	£1,954.00 inc. drafting Agreement to Surrender, drafting Deed of	N/A	N/A	N/A	N/A	N/A

<i>within</i> the Landlord and Tenant Act 1954	Surrender, Replies to Enquiries before Surrender, serving Exclusion Notice, Preparing Declaration/Statutory Declaration, review of VAT & SDLT and cancellation at Land Registry (if applicable)					
Sale of Land (Registered Whole)	£4,865.00 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer	N/A	N/A	N/A	N/A	N/A
Sale of Land (Registered Part)	£3,648.00 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer (inc. reservations/rights)	N/A	N/A	N/A	N/A	N/A
Sale of Land (Unregistered Whole)	£3,648.00 inc. drafting Contract, Replies to CPSE, Replies to	N/A	N/A	N/A	N/A	N/A

	Requisitions & approving Transfer					
Sale of Land (Unregistered Part)	£3,914.00 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer (inc. reservations/rights)	N/A	N/A	N/A	N/A	N/A
Other						
STANDARD HOURLY RATE FOR ALL WORK excluding S106 work	See table at Appendix 1					
PLANNING AGREEMENTS Section 106 – HOURLY RATE All work connected with Planning Agreements including variations, releases, supplementary agreements etc	£232.96 rounded up to £234.00					

