



Excluded Occupier Evictions

A Guide for Police Officers

◆ About UK Bailiffs

UK Bailiffs provides professional, legally compliant eviction services for landlords, housing associations, and councils. We specialise in the eviction of **excluded occupiers**. Our **County Court-certificated enforcement agents**, renewed every two years, carry out safe, empathetic, and discreet evictions in full accordance with UK law.

◆ Who Are Excluded Occupiers?

Excluded occupiers **are not protected** under the **Protection from Eviction Act 1977**, meaning they **can be evicted without a court order** once their tenancy or licence ends. Examples include:

- **Lodgers** sharing facilities (e.g., bathroom or kitchen) with a resident landlord
 - **Homeless applicants** in short-term temporary council housing
 - **Former trespassers** granted limited occupation rights
 - **Occupiers with no right to rent** (as per Home Office notice)
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◆ Why No Court Order Is Required

The **Protection from Eviction Act 1977** excludes these occupiers because their occupancy is considered less secure. This allows:

- **Landlords and councils** to repossess the property **without a possession order**
- **Peaceful repossession** once the licence or tenancy ends
- **Notices** to be issued by landlords or councils, though not legally required

UK Bailiffs acts on such notices to carry out lawful evictions without delay or force.

◆ Peaceful Entry & Use of Locksmiths

Permitted Actions:

- **Peaceful entry** may be gained **without the occupier's permission or invitation**, including the use of a key without knocking.
- This is lawful once the right to occupy has ended, provided **no force or threats** are used.

If the property is empty or no one objects to entry:

- We may **use a locksmith** to gain access and **change the locks**—this ensures peaceful, secure repossession.

◆ Relevant Legislation

- **Protection from Eviction Act 1977**
Excludes certain occupiers from needing court orders for eviction
- **Criminal Law Act 1977 – Section 6**
Offence to use or threaten violence for entry when opposed by someone inside
- **Housing Act 1996**
Defines occupancy types and outlines when housing duty ends

◆ Our Process

1. **Legal Assessment** – We confirm exclusion under the Protection from Eviction Act 1977
2. **Client Instruction** – Action based on notices issued by housing providers
3. **Peaceful Eviction** – Enforcement agents conduct risk assessments and act with empathy
4. **Post-Eviction Support** – Clients are guided on next steps; occupiers are signposted to council or support services

◆ Role of Police Officers

- Police may **attend to prevent a breach of the peace**
 - Police will **not assist in enforcing eviction** unless a breach of the peace occurs
 - Verify agents' credentials: **County Court certificates (renewed every 2 years)**
 - If illegal conduct is suspected (e.g., forced entry), notify the enforcement agency or landlord, advise the occupier to contact the council, and consider **Criminal Law Act 1977, Section 6** implications
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◆ Key Points

- ✓ No court order or warrant is required
 - ✓ Peaceful entry is lawful
 - ✓ Enforcement agents are certified and fully compliant
 - ✓ Risk assessments are conducted before and during every eviction
 - ✓ Evictions are discreet and support-focused
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◆ Contact UK Bailiffs

-  **Phone:** 0330 133 1818
-  **Email:** help@ukbailiffs.org
-  **Web:** www.ukbailiffs.co.uk

For real-time agent verification or assistance, don't hesitate to reach out.

Sources: *Protection from Eviction Act 1977, Criminal Law Act 1977 (Section 6), Housing Act 1996, Shelter England, Citizens Advice.*
