



IMMEDIATE OPERATIONAL REFERENCE

Police Attendance Quick Reference

Four common instructions. The operational position and documents available for immediate verification.

Produced by UK Bailiffs for enforcement agents and attending police officers.

BEFORE ANY ATTENDANCE

The instruction is checked for the client's authority, the correct legal basis, the right to act, documents and notices, the parties and premises, occupation status, known vulnerability and operational risk. If the legal basis and authority are not established, no bailiff is deployed.

LIVE VERIFICATION

0330 133 1818 | help@ukbailiffs.org

IDENTIFY THE INSTRUCTION | LIVE AUTHORITY VERIFICATION

COMMERCIAL RENT ARREARS RECOVERY (CRAR) | COMMERCIAL FORFEITURE | PRIVATE LAND | EXCLUDED OCCUPATION

England and Wales | Version 1.1 | Updated 1 September 2026

THE POSITION IN 60 SECONDS

Why there may be no warrant

The absence of a warrant does not mean the absence of authority. The operative questions are: what is the instruction, what is its legal basis, and what proves the authority to act?

COMMERCIAL RENT ARREARS RECOVERY (CRAR)

NO COURT WARRANT IS GENERALLY NEEDED

The commercial landlord has a direct statutory remedy. Once lawfully entered, a certificated enforcement agent may remove or secure qualifying tenant goods. Regulation 16 may also permit wholly commercial premises to be secured where its conditions are met.

WHAT CAN BE VERIFIED

The agent's instruction, identity and certification, evidence of authority required by law and the papers available for attendance. UK Bailiffs holds the full validation file.

AUTHORITY TCEA 2007 s.72 and Schedule 12; Taking Control of Goods Regulations 2013, reg.16.

COMMERCIAL FORFEITURE

NO POSSESSION ORDER IS GENERALLY NEEDED

Where the validated lease conditions are met, the landlord's right of re-entry is the authority and re-entry is the intended action. Entry must remain peaceable.

WHAT CAN BE VERIFIED

The instruction and supporting papers available for attendance. UK Bailiffs can confirm the lease, accrued right of re-entry and completed pre-attendance checks live.

AUTHORITY The commercial lease and the landlord's accrued right to forfeit.

PRIVATE-LAND TRESPASS

NO COURT ORDER IS NORMALLY NEEDED

On suitable open private land, the landowner may withdraw permission and recover possession under common law. No more force than is reasonably necessary may be used.

WHAT CAN BE VERIFIED

The instruction and supporting papers available for attendance. UK Bailiffs can confirm the landowner authority, site-status checks and operational assessment live.

AUTHORITY Common law; McPhail v Persons, Names Unknown [1973] Ch 447; principle summarised in Halsbury's Laws of England.

EXCLUDED OCCUPATION

NO POSSESSION ORDER MAY BE NEEDED

Where the paperwork establishes genuinely excluded status and lawful termination, the instruction may proceed without a court order. UK Bailiffs does not force entry or physically remove the occupier in these circumstances.

WHAT CAN BE VERIFIED

The instruction and supporting papers available for attendance. UK Bailiffs can confirm the status, lawful termination, client authority and completed welfare and risk checks live.

AUTHORITY Protection from Eviction Act 1977 ss.3 and 3A; Criminal Law Act 1977 s.6 remains relevant to opposed entry.

THE PRACTICAL TEST

Call 0330 133 1818 for live verification. The agent identifies the instruction and produces evidence legally required plus the papers available. UK Bailiffs confirms the legal basis and full validation file. A particular background document not being in the carry pack does not, by itself, determine the authority.

AT THE SCENE

Immediate answers to common statements

The enforcement action remains the agent's responsibility. These short answers help identify the issue that needs to be checked immediately.

WHAT MAY BE SAID	IMMEDIATE ANSWER	AT-SCENE / LIVE CHECK
Where is the warrant?	This instruction may not require one. The agent identifies the instruction and produces the available papers; UK Bailiffs can confirm the legal basis and authority live.	Instruction, available papers and live UK Bailiffs verification.
This is a civil matter	The civil action remains ours. Police are asked to address any crime, immediate risk or breach of the peace in the usual way.	Agent's account, body-worn video and scene evidence.
You cannot take the goods	Under CRAR, qualifying goods may be taken into control once the statutory conditions and lawful entry are established.	Agent identity/certification, available papers and live verification.
You cannot recover this property	Commercial forfeiture can rest on the landlord's contractual right of re-entry; private-land recovery can rest on the landowner's common-law right.	Instruction, available papers and live UK Bailiffs verification.
The occupier disputes it	A dispute does not decide the issue by itself. UK Bailiffs can confirm the validated status and assess any genuinely new fact raised at the scene.	Instruction, available papers and live UK Bailiffs verification.
The bailiff is causing the breach	Lawful action is not automatically the source merely because another person threatens resistance. Assess the conduct and immediate risk on the facts.	Bibby v Chief Constable of Essex Police [2000] EWCA Civ 113.

WHAT UK BAILIFFS DOES

VALIDATE — EXPLAIN — EVIDENCE

We validate the instruction from information and documents reasonably supplied before attendance, identify the precise legal basis, brief the team, complete risk assessments, operate body-worn video and preserve the evidence.

OPERATIONAL SUPPORT

Eight years' operational experience and experienced, certificated enforcement agents where certification is required.

AUTHORITY Professional standards, instruction-specific procedure and live management support.

WHAT POLICE ARE ASKED TO DO

POLICE THE SCENE — NOT THE CIVIL CASE

We do not ask officers to collect the debt, carry out the eviction or approve the contract. We ask officers to consider the documents, keep the peace and act on crime or immediate risk.

LIVE COMMUNICATION

Live verification is available. If UK Bailiffs pauses or ends the operation, the attending officer is told immediately.

AUTHORITY Ordinary police powers and professional judgment remain unchanged.

SOURCE WORDING

The wording behind each authority

This page gives the statutory or common-law wording most likely to assist when an officer relays the position to a supervisor or control room. The quoted words are followed by their operational effect.

COMMERCIAL RENT ARREARS RECOVERY (CRAR)

TCEA 2007 s.72(1); Schedule 12 para.14(1); 2013 Regulations reg.16

s.72(1) "A landlord under a lease of commercial premises may use the procedure in Schedule 12 ... to recover from the tenant rent payable under the lease."

Schedule 12 para.14(1) "An enforcement agent may enter relevant premises to search for and take control of goods."

Reg.16(1)(d) permits goods to be secured by securing "the whole of the premises" where occupied solely for trade or business.

OPERATIONAL EFFECT

CRAR is a direct statutory procedure, not a court-warrant process. Regulation 16(4) limits securing premises to cases where the other specified methods are not practicable.

COMMERCIAL FORFEITURE

Lease right of re-entry; Law of Property Act 1925 s.146(11)

s.146(11) "This section does not, save as otherwise mentioned, affect the law relating to re-entry or forfeiture ... in case of non-payment of rent."

For other remediable breaches, s.146(1) requires the lessor to serve notice before the right is enforceable.

OPERATIONAL EFFECT

For rent arrears, the authority normally comes from the commercial lease and the landlord's accrued right of re-entry. Entry must remain peaceable; a possession order is not generally a precondition.

PRIVATE-LAND TRESPASS

Common law: McPhail [1973] Ch 447; Hemmings [1920] 1 KB 720

McPhail "The owner is entitled to turn out a trespasser using force, no more than is reasonably necessary."

OPERATIONAL EFFECT

This is a common-law authority, not a statutory police power. On suitable open private land, the landowner may act through authorised agents without first obtaining a possession order.

EXCLUDED OCCUPATION

Protection from Eviction Act 1977 ss.3 and 3A

s.3(1) applies the court-proceedings requirement to a tenancy which is "neither a statutorily protected tenancy nor an excluded tenancy".

s.3A(2) includes occupation where "the occupier shares any accommodation with the landlord or licensor" and the further statutory conditions are met.

OPERATIONAL EFFECT

Excluded status is established by the true facts and documents, not the landlord's description alone. UK Bailiffs validates the status and lawful termination and does not force entry or physically remove the occupier.

[TCEA s.72](#) | [Schedule 12 para.14](#) | [Regulation 16](#) | [LPA 1925 s.146](#) | [PEA 1977 ss.3-3A](#)

CARRY PAGE

Identify the instruction. Verify the authority.

LIVE VERIFICATION: 0330 133 1818

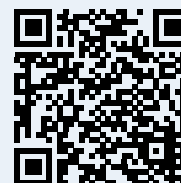
The agent acts on a UK Bailiffs instruction validated from information reasonably supplied, identifies that instruction and produces evidence legally required plus the papers available. UK Bailiffs confirms the authority and full validation file.

INSTRUCTION	HEADLINE	IMMEDIATE VERIFICATION
COMMERCIAL RENT ARREARS RECOVERY (CRAR)	No court warrant generally needed. Goods may be removed or secured; reg.16 may permit wholly commercial premises to be secured.	Agent ID/certification • instruction • available papers • live UKB verification
COMMERCIAL FORFEITURE	No possession order generally needed. Landlord's right of re-entry; peaceable entry.	Instruction • available papers • live UKB verification
PRIVATE LAND	No court order normally needed. No more force than is reasonably necessary.	Instruction • available papers • live UKB verification
EXCLUDED OCCUPATION	No possession order may be needed if excluded status and lawful termination are established.	Instruction • available papers • live UKB verification

Immediate verification

UK BAILIFF SERVICES LTD
Agent, client and instruction verification

0330 133 1818
help@ukbailiffs.org
ukbailiffs.co.uk/information-for-police-officers



Scan for the public police-information page and the full legal reference.

Supporting authorities: TCEA 2007 s.72 and Schedule 12 paras.13, 14, 26 and 68 • Taking Control of Goods Regulations 2013 regs.16 and 20 • commercial lease/right of re-entry • Criminal Law Act 1977 s.6 • Protection from Eviction Act 1977 ss.3-3A • R (ZH and CN) [2014] UKSC 62 • McPhail [1973] Ch 447 • Hemmings [1920] 1 KB 720 • Bibby [2000] EWCA Civ 113.

This operational reference is produced by UK Bailiffs. It is not issued by or on behalf of a police force.