



UK BAILIFFS

Recover control.

Protect what matters.

Commercial enforcement, possession
and specialist property support.

COMPANY OVERVIEW

0330 133 1818

ukbailiffs.co.uk

One point of contact. Support from start to finish.

When unpaid rent, unauthorised occupation or an exposed site demands action, you need a team that can carry the instruction through.



Experience at the point of action

Led by a former police officer with more than 20 years of certificated enforcement experience, UK Bailiffs brings practical judgement to challenging property and land instructions.

A wider solution

We can coordinate attendance, eviction, clearance, security and preventative measures around the same instruction. Services are scoped to the site and delivered with specialist support where needed.

WHO WE WORK WITH

Commercial landlords • Managing agents • Local authorities
Housing providers • Solicitors • Developers • Private landowners



01 / COMMERCIAL PROPERTY

Recover rent. Regain possession.

Practical support for commercial landlords and managing agents, with the objective established before action begins.

Commercial rent recovery

Commercial Rent Arrears Recovery (CRAR) provides an enforcement route for qualifying unpaid commercial rent. We assess the instruction, arrange the required notice and manage enforcement attendance through certificated agents.

Provide the lease, rent statement and authority to act so the matter can be reviewed.

Lease forfeiture

Where peaceable re-entry is appropriate, we coordinate the agent, locksmith, notices and handover. The lease, breach, occupation and any restrictions must be considered before attendance.

Section 146 notice support can also be arranged for relevant non-rent breaches, with solicitor input where needed.

Tell us whether the priority is payment or possession. We will identify the information needed to assess the appropriate service.

[Explore commercial property services](#)



02 / LAND & ENCAMPMENTS

Your land. Back under control.

A coordinated response to unauthorised occupation on development land, commercial sites, car parks and other land.

Traveller & trespasser eviction

From the initial site assessment and notices to attendance and the recorded outcome, we manage the practical steps around an accepted instruction.

Site access, numbers, vehicles, welfare concerns and known risks shape the operational plan.

Van dwellers & rough sleepers

Occupied vans, stealth campers and tents need a considered approach. We assess the location, occupation and available route, then coordinate proportionate attendance.

Where appropriate, support can extend to clearance, securing the site and reducing the risk of reoccupation.

2-HOUR OPERATIONAL RESPONSE TARGET

For accepted traveller and trespasser instructions ready to mobilise. Subject to location, availability and circumstances. This is not a guaranteed eviction time or a legal notice period.

[Explore land and encampment services](#)



03 / HOUSING & OCCUPATION

Sensitive situations. Professional attendance.

Specialist support for housing providers, accommodation operators and those managing complex occupation issues.

Excluded occupiers

We assess proposed instructions involving qualifying excluded occupiers, with attention to the agreement, notice, circumstances and apparent authority.

The aim is a calm, controlled attendance with a clear record of what happened and the outcome.

Temporary accommodation

Emergency, temporary and serviced accommodation can involve different rights and routes. The type of placement and actual occupation matter.

We review the information before accepting an attendance and identify where clarification or independent legal advice is needed.

WELFARE-AWARE DELIVERY

Share known vulnerabilities, safeguarding concerns and practical risks at instruction. We use this information to plan personnel, communication and attendance.

Discuss an accommodation instruction



04 / CLEARANCE & PROTECTION

From recovered site to protected asset.

Continue the instruction beyond possession, with coordinated services to clear, secure and protect the site.

Clear & make ready

- Site clearance and clean-up
- Needle sweeps and specialist cleaning
- Abandoned-vehicle support
- Removal of agreed waste and debris

The scope is agreed before work begins, including access, hazards and the handling of goods left behind.

Secure & prevent

- Locksmiths and lock changes
- Boarding up and access protection
- Security guarding and K9 support
- Drone surveillance where suitable
- Preventative site-protection measures

Specialist resources are coordinated to match the site, risk and required duration.

ATTEND / EVICT / CLEAR / SECURE / PREVENT

One coordinated instruction, with the services your site needs.

More capability. The same clear contact.

Legal & investigative support

Process serving • Asset searches
Private investigations • B2B letters before action

Support for solicitors and businesses needing documents served, information established or a commercial debt progressed.

Specialist property support

Vehicle repossessions • Illegally grazing horses
Abandoned vehicles • Local-authority support

Tell us the circumstances and the required outcome. We will assess the service and supporting resources needed.

HOW WE TAKE YOUR INSTRUCTION FORWARD

01

Understand

You explain the problem, location, authority and desired outcome.

02

Assess & agree

We review the information, identify gaps and agree the scope and arrangements.

03

Attend & manage

The appropriate team is briefed and the accepted operation is coordinated.

04

Report & follow through

You receive the outcome and can arrange any agreed clearance or protection.

UK Bailiffs



Tell us what needs resolving.

A single instruction. A coordinated response.

0330 133 1818

help@ukbailiffs.org

www.ukbailiffs.co.uk

UK Bailiff Services Ltd trading as UK Bailiffs.

Enforcement and possession services are assessed individually. Legal routes and availability depend on the location and circumstances. This brochure is a service overview, not legal advice.