



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

Corporate Credentials

Commercial enforcement, possession
and land recovery across England & Wales

UK BAILIFF SERVICES LTD

TRUSTED ENFORCEMENT.
LASTING RESOLUTION.

0330 133 1818

| help@ukbailiffs.org

| ukbailiffs.co.uk

ENGLAND & WALES



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

At a glance

A specialist enforcement partner for complex property instructions

UK Bailiff Services Ltd delivers professional, lawful and discreet enforcement solutions for landlords, property professionals and public sector clients across England & Wales. We combine deep expertise with operational discipline to achieve successful outcomes, even in the most challenging cases.

Commercial enforcement

- CRAR
- Section 146 support
- Process serving
- Private investigations / asset intelligence

Possession & land recovery

- Lease forfeiture
- Traveller & trespasser removal
- Temporary housing and excluded occupier cases
- Rough sleepers and unauthorised occupation

Operational discipline

- England & Wales coverage
- Rapid attendance where required
- Live updates and reporting
- Evidence-led, client-facing process

PROVEN RESULTS

£1.2m

CRAR recovered
in 2024

107

lease forfeitures
in 2024

82

traveller / trespasser
clearances in 2024

130

temporary housing
instructions since Dec 2021

UK BAILIFF SERVICES LTD

TRUSTED ENFORCEMENT.
LASTING RESOLUTION.



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

Governance & assurance

A trusted, accountable and professional service, underpinned by robust governance and compliance.



Enforcement Conduct Board accredited

UK Bailiff Services Ltd is accredited by the Enforcement Conduct Board and is authorised to display the ECB Accredited mark in connection with enforcement services.



Insured with Aviva

We hold comprehensive insurance cover to protect our clients, our people and the communities we serve.

£10m	Employers' Liability
£2m	Public & Products Liability
£1m	Professional Indemnity
£100k	Commercial Legal Protection



ICO registration ZA379866

We are registered with the Information Commissioner's Office and comply with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018.



Risk assessment

Proportionate, site-specific risk assessments carried out for every instruction.



Body-worn video

Use of body-worn video to promote transparency, accountability and safety.



Fair treatment

People are treated with respect, fairness and professionalism at all times.



Operational reporting

Clear, timely and accurate reporting keeps you informed at every stage.

UK BAILIFF SERVICES LTD

TRUSTED ENFORCEMENT.
LASTING RESOLUTION.



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

04 | OUR SERVICES

Core services

Commercial enforcement. Possession. Land recovery.



Commercial Rent Arrears Recovery

Recovery of qualifying commercial rent arrears.



Lease forfeiture

Peaceable re-entry and secure repossession support.



Section 146 support

Support in cases involving breaches of covenant.



Traveller & trespasser removal

Private-land attendance and site clearance.



Temporary housing / excluded occupier

Peaceable possession support.



Rough sleepers / unauthorised occupation

Sensitive, controlled intervention.



Abandoned vehicles and illegally grazing horses

Specialist land-use recovery matters.



Process serving and investigations

Service of documents and targeted factual enquiries.

Structured for landlords, managing agents, councils, solicitors and commercial property stakeholders.



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

05 | HOW WE OPERATE

Our operating model

A clear, accountable process from instruction to resolution.



TYPICAL CLIENT EXPERIENCE



UK BAILIFF SERVICES LTD

TRUSTED ENFORCEMENT.
LASTING RESOLUTION.

0330 133 1818

help@ukbailiffs.org

ukbailiffs.co.uk

ENGLAND & WALES

05



06 | SECTORS

Who we support

Structured around the needs of commercial property, public-sector and professional-instruction clients.



Commercial landlords

Protecting income, possession and property control.



Managing agents

Responsive support for property managers and asset managers.



Local authorities

Specialist attendance in sensitive occupation and land cases.



Solicitors

Operational support that complements legal strategy and evidence requirements.



Insolvency practitioners

Practical attendance and control measures in business distress situations.



Investors / developers

Regaining control of sites, premises and vacant assets.



Housing and accommodation providers

Support in temporary housing and excluded occupier matters.



Security / FM partners

Operational collaboration on site control and follow-on security.

We do not position ourselves as a general consumer-debt volume operator. Our focus is specialist commercial enforcement, possession and land recovery.



07 | SERVICE STANDARDS

Responsiveness & discipline

Service standards designed for time-sensitive property instructions.

2 hours

Target response time
for traveller & trespasser
instructions

Next working day

CRAR Notice of
Enforcement issued

Next day

Lease forfeiture attendance
where instruction is
received by 3pm

1 hour

Target turnaround
for risk assessment

2 hours

Client report target
after attendance

12

Enforcement-agent
team strength (Jan 2026)



ENGLAND & WALES OPERATIONAL COVERAGE



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

08 | REPRESENTATIVE OUTCOMES

Selected case snapshots

Illustrative examples of the pace, control and professionalism expected by instructing clients.



CASE 01

Traveller encampment response

A late-evening instruction reported two caravans. Attendance the following morning identified a significantly larger encampment. Notices were served, engagement undertaken and the site was cleared by 12:30pm.

REPORTED 21:30 | ATTENDED 07:30 | SITE CLEAR 12:30



CASE 02

Lease forfeiture instruction

Preparation, attendance, peaceable re-entry and secure handover delivered in a controlled and evidence-led manner, with prompt client reporting.



CASE 03

CRAR resolution

Commercial rent arrears addressed through structured engagement, with recovery or formal arrangement achieved through the enforcement process as appropriate.

Further representative matter summaries available on request.



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

09 | WHY UK BAILIFFS

Why organisations instruct us

A specialist, commercially focused service for complex property and enforcement matters.



Specialist property focus

We concentrate on commercial enforcement, possession and land recovery instructions.



Rapid operational mobilisation

Urgent cases can be prepared and attended without unnecessary delay.



Lawful and proportionate approach

Every matter is handled with a clear focus on legality, control and professional conduct.



Client visibility

Live operational updates and concise reporting keep clients informed throughout.



Sensitive-case experience

We are experienced in occupier, encampment and contested-site situations requiring judgement and restraint.



Evidence-led delivery

Instructions are supported by risk assessment, documentation and clear audit trails.

Trusted by landlords, agents and professional stakeholders who need decisive action delivered properly.



UK BAILIFF
SERVICES LTD

PEOPLE
PROCESS
OUTCOMES

10 | CONTACT

Ready to instruct

For commercial enforcement, possession
and land recovery instructions across England & Wales.

UK Bailiff Services Ltd provides experienced, accountable and
client-facing enforcement support for complex property matters.
We welcome enquiries from landlords, managing agents, solicitors,
councils and other professional stakeholders.



0330 133 1818



help@ukbailiffs.org



ukbailiffs.co.uk

CRAR | LEASE FORFEITURE | TRAVELLER & TRESPASSER REMOVAL |
TEMPORARY HOUSING / EXCLUDED OCCUPIER | PROCESS SERVING | LAND RECOVERY

UK BAILIFF SERVICES LTD
TRUSTED ENFORCEMENT.
LASTING RESOLUTION.

ENGLAND & WALES