



Judgment Enforcement



Debt Collection



Rent Collection



Repossession & Eviction



Tracing Agents



Money Claim Online



Other Services

Rent Collection. Eviction. Repossession.

Landlords – be king of your jungle!



The Sheriffs Office[®]
We recover more for you

Protecting your investment



Property is an investment and, like all investments, needs to generate capital growth and income. Sometimes that income stream can be put in jeopardy – by tenants not paying, by trespassers or by squatters.

The Sheriff's Office is here to support landlords and property owners to recover money that they are owed and repossess the land and property they own.

We have two powerful legal weapons at our disposal: High Court enforcement and Common Law. We are nationwide authorised High Court Enforcement Officers (HCEOs) and all our officers are also certificated bailiffs, approved by a judge to act under Common Law on behalf of landlords and their agents.

Taking the stress away

Once you instruct us, we manage the whole process for you. This may include application for writs, liaising with third party providers such as locksmiths, and transferring judgments to the High Court for enforcement. We often work with the Police around the country and have excellent relationships with them.

Success rates

As HCEOs, we have a very strong track record in recovering unpaid debt, including rent arrears: the amount of money we recover for our clients is consistently, year on year, far above the industry average.

We have a 100% success rate for repossession and evictions, using High Court writs and Common Law.



Rent collection



Rent arrears are, sadly, not uncommon occurrences. The Sheriffs Office offers landlords a number of remedies to recover rent arrears.

Commercial rent arrears

As certificated bailiffs, our officers are permitted, on your instruction, to enter the rented premises and seize goods that are found there (distrain) to sell them to recover the rent using the ancient Common Law remedy of distress for rent.

You also have the option of applying for a CCJ, transferring it to the High Court for enforcement, and our officers will seize goods for sale under a writ of fi fa. While this route may take a little longer, it does permit our officers to seize goods at other addresses where the defendant, your tenant, might reasonably be.

If you are also looking to repossess the property, you can apply for a combined writ of fi fa and possession, saving you a great deal of time and effort.

Residential rent arrears

For residential rent arrears, you will need to apply for a CCJ and have it transferred to the High Court for enforcement by our experienced Enforcement Officers.

However, if you also need to repossess the property, you can apply for an order for possession and add a claim for money (i.e. rent arrears) to the order. This means you don't need to get a separate CCJ, and the money part of the order is valid for six years, even after the property has been repossessed. We will enforce either part of the order or both.

We have an excellent record of recovering rent arrears using High Court enforcement – consistently far above the industry average!

Eviction



Squatting is not, as yet, an illegal act.
Forcing entry to a property is illegal, but very hard to prove.

So, if you do get squatters, you will need to go through the civil courts to apply for a possession order. Unfortunately for property owners, the possession order is often ignored by the squatters.

But all is not lost - there is a powerful next step available to you - the writ of possession.

The Sheriffs Office will transfer the possession order to the High Court on your behalf to get the writ, which our Enforcement Officers will then enforce as soon as possible. We carry out a risk assessment and meticulously plan each case to ensure efficient and fast eviction.

We are often supported by the Police on evictions.

Our job is not done until all the squatters have been removed and the property returned to its rightful owner – **we have a 100% success rate of evicting squatters.**



Where possible, prevention is better than cure and The Sheriffs Office can advise on security measures for empty properties. Property Guardians may also be worth considering, to ensure that the property is occupied by a trusted person you can give as little as one week's notice to.



Specialist services

Some evictions cannot be undertaken by simply entering through the front door, particularly where activists are involved. We have a support network of experts providing access to the site, in order that our officers can gain entry and secure the property. Our team comprises:

- Aerial rescue
- Abseilers
- Climbers
- Divers
- Boat crews
- Tunnellers
- Specialist cutting equipment

Security

Having evicted the squatters or trespassers, it is vital to make the property secure, to prevent them from returning. There are teams of squatters, working together, to identify the next vulnerable property they can move on to after an eviction; you need to avoid becoming their next target!

We can advise on and provide security services through our partners:

- CCTV surveillance
- Security guards
- Dog teams
- Locksmiths
- Fencing and boarding services
- Concrete barriers and telescopic bollards

Repossession



If, for whatever reason, you need to get your property or land back, The Sheriffs Office is here to help.

Commercial property

If you wish to end a tenancy by forfeiting the lease, we will enter your property, change locks and prevent the return of the tenants.

The alternative option is that, under our authority as HCEOs, we will transfer your order for possession to the High Court to obtain a writ of possession and remove the tenants using this option. If the tenant also has rent arrears, you can combine the writ of possession with a writ of fi fa so our officers can seize goods (at this property and also at other properties where the tenant might reasonably be found) to sell at auction to recover the arrears at the same time as repossessing the property.

Land

You have two options again here – Common Law, whereby our Enforcement Officers may use reasonable force to remove trespassers who have refused to leave.

The second option is to obtain a County Court or High Court order for possession, which we enforce as soon as is practicable. The order can be made against “persons unknown”.

Residential property

Rather than waiting, sometimes several months, for County Court Bailiffs, you can apply to the County Court that issued your possession order to transfer it to the High Court for enforcement.

If you are about to apply for the order, you can apply for the transfer at the same time under Section 42 of the County Courts Act 1984. Once the transfer application is granted, our officers will evict your tenants, usually within 7 days, but we have done it in 24 hours in some cases!

Compulsory Purchase Orders

We are also authorised to enforce Compulsory Purchase Orders, supported by the Police where necessary.



Choosing the best option

As you can see, there are several options available to you to protect your property investment. The Sheriffs Office can assist you with whichever remedy best suits your circumstances.

Here is a summary of the options open to you:

	High Court Enforcement		Common Law	
	Writ of Possession	Writ of Fieri Facias	Repossession	Distress for rent
Residential rent arrears	✗	✓	✗	✗
Residential repossession	✓	✗	✗	✗
Commercial rent arrears	✗	✓	✗	✓
Repossess commercial property	✓	✗	✓	✗
Repossess land	✓	✗	✓	✗
Eviction of persons from land	✓	✗	✓	✗
Eviction of persons from property	✓	✗	✗	✗



The Sheriffs Office has a track record stretching back over 30 years.

We incorporated in 2007 as Sheriffs High Court Enforcement Limited, trading as The Sheriffs Office. All our Enforcement Officers are also Certificated Bailiffs, ensuring all our officers are qualified and experienced.

Since 2007 we have grown to become one of the largest HCEO firms in the UK. Underpinning our success is our focus on client service and a comprehensive "end to end" range of specialist services for business.

Supporting the Environment

We participate in a Carbon Offsetting project run by Carbon Footprint Ltd which is planting trees in Kenya to support local communities in the Great Rift Valley, so as to reduce poverty and provide habitats for wildlife, including lions!

Want to find out more?

If you would like to meet with us or instruct us, please contact us on

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