



WILSON & ROE
HIGH COURT ENFORCEMENT

PROPERTY & ASSET RECOVERY SERVICES

Towering above the competition

Our aim is to remain at the forefront of the industry, to continue to exceed our clients' expectations and to deliver a high standard of service on each instruction.



At Wilson and Roe, we have recently expanded our Property & Asset Recovery team to deliver a faster and more comprehensive service to clients wishing to regain control of property or collect outstanding debt.

As part of this we have increased the number, footprint and operating hours of our Enforcement Agents who work throughout England and Wales to ensure our clients' needs are met.

Specialising in evictions, repossessions, asset recovery and post enforcement services, our dedicated Property & Asset Recovery team work hard to deliver the results our clients deserve.

We work with:

- ✓ Statutory Authorities & Government Agencies
- ✓ Social Housing Providers
- ✓ Property Agents
- ✓ Legal Firms
- ✓ Landowners
- ✓ Insolvency Practitioners
- ✓ Financial Institutions.

Wilson & Roe prides itself on being one of the only High Court Enforcement Offices in the country that employs the majority of its Enforcement Agents. Having our own employed team, alongside carefully selected subcontractors across England and Wales, means we are in complete control and are able to ensure the effectiveness and professionalism of each attendance.

Our Enforcement Agents are supported by an outstanding team of office-based staff, who work hard behind the scenes to ensure your cases are handled with care and precision.

This brochure details the services provided by our dedicated Property & Asset Recovery department. Please do not hesitate to get in touch if you have any questions, our team will be happy to help.

Putting you back in **control**

Our services at a glance



Residential Property



Land & Estates



Commercial Property



**Security & Property
Clearance**



Asset Recovery



BEST IN THE BUSINESS

We are the leaders in our industry and we employ the leaders.



Residential Property

Tenant Evictions & Mortgage Repossessions

We enforce your Order for possession by way of obtaining a High Court Writ on your instruction. This gives us the authority to enter the property and to take the required steps to secure vacant possession.

If your case is issued in the County Court and involves tenants or mortgagors you will need permission to transfer the matter to the High Court for enforcement pursuant to Section 42 of the County Courts Act 1984.

Claims issued in the High Court (typically Proceeds of Crime and Bankruptcy) and those against trespassers do not require this permission.

We can assist you with obtaining the requisite permission and can obtain the Writ of possession in a matter of days. Where required to do so, we will give notice of the execution date pursuant to CPR 83.8A.

Compulsory Purchase & Development Consent Orders

Our team is increasingly called upon to enforce Compulsory Purchase Orders (CPOs) and Development Consent Orders (DCOs) to make way for regeneration and new infrastructure. After notice has been served, we will evict any occupants who fail to vacate the address by the date the vesting declaration comes into force.

We understand that being forced to sell a beloved home can be very upsetting for those involved.

Our Enforcement Agents are trained to deal with all sorts of situations and carry out their duties with the utmost professionalism and respect.



FASTEST TURNAROUND

Our Enforcement Agents work individually, in pairs and as enforcement teams as the case dictates, to ensure the best enforcement and a speedy service for our clients.



Land & Estates

Removal of Trespassers

We can be instructed under common law, where trespassers, campers or protestors occupy land and circumstances do not afford time to issue possession proceedings. Our Enforcement Agents serve eviction notices requiring the trespassers to vacate the land and remove any tents, vehicles and personal belongings. If they remain, our team, along with any additional support, will return and use reasonable force to secure vacant possession.

Where common law is not possible and you require an Order for possession, we can assist with issuing your claim and serving documents in accordance with CPR Part 55. Once the possession order has been sealed, we can transfer-up to a Writ of possession immediately and our national team will remove all persons and any animals from the address.

Whilst private landowners and some public bodies are limited to common law or possession proceedings, local authorities can instruct us to serve Section 77 Notices and enforce Section 78 Orders from the Magistrates Court.

Abandoned Horse and Livestock Removal

If you are a local authority or private landowner and require removal of abandoned fly-grazers from your land, we can act on your behalf pursuant to the Animals Act (amended by the Control of Horses Act).

We recommend serving an abandonment notice in the first instance to allow the livestock owners every opportunity for a swift, cost-effective conclusion. Upon expiry, our team will be deployed to carry out welfare checks and arrange any

vaccinations, microchip, duplicate passport and veterinary assessment for travel purposes. A detainment notice is served and the livestock re-housed by our charitable partners.

Illegally grazing horses often come with the added problem of stables, corrals, fencing, property and other structures that have been built without consent. We can remove these and clear all waste from the site. If there is a problem with fly-tipping, we can also clear this and restore the land to its former state.



DEDICATED ENFORCEMENT

Having our own employed team, alongside carefully selected subcontractors across England and Wales, means we are in complete control of the enforcement process and are able to ensure the effectiveness of each attendance.

Commercial Property

Recovering Commercial Rent Arrears (CRAR)

Certificated Enforcement Agents (formerly bailiffs) such as Wilson and Roe are permitted to recover rent, interest and VAT payable under the lease of a commercial property, without needing to go to court.

CRAR can commence seven days after a default, with the process and fees governed by the Taking Control of Goods Act. The Enforcement Agent is permitted to seize goods belonging to the tenant or to recover monies

after our Notice of Enforcement has expired. There are no fees for instructing us to exercise CRAR and only when we have been unable to recover monies or seize goods to the value of £75, are you liable for the compliance fee (presently £75+VAT).

Forfeit a Commercial Lease

Where there are no prospects of rent recovery or the tenant has breached the terms of the lease, the tenancy contract will normally give the landlord the right to forfeit the lease.

We act on behalf of landlords in securing peaceable re-entry of the commercial property, affixing notices in compliance with the Landlord and Tenant Act 1954, taking an inventory and changing the locks. We can also provide security recommendations to protect the building from trespassers during any vacant period.

Orders for Possession

Where peaceable re-entry is not permitted or the occupants are residing trespassers, you can apply for an Order for possession. Whilst a County Court

case involving tenants requires the court's permission to enforce using High Court Enforcement Officers, we are permitted to issue a Writ in trespasser proceedings without the court's permission.

The trespassers can be evicted in a matter of hours after obtaining the possession order and subsequent transfer up to a Writ of possession. Our specially trained nationwide team are fully equipped to deal with any incursion with the surety of Police support for any public order offence.



PROFESSIONAL TEAM

We continually invest in our people to ensure they are equipped to deal with every situation and support them through specifically developed training and industry based examinations.



Security & Property Clearance

Security Services

All land or property can be a target for protestors, trespassers or squatters. We therefore recommend and can provide preventative security measures to discourage even the most determined individuals.

We offer a myriad of services to suit your needs, including:

- ✓ Security personnel
- ✓ Steel shuttering, boarding, bollards and fencing

- ✓ CCTV, alarms and mobile patrols
- ✓ Drain down, utilities disconnection and meter readings
- ✓ Locksmith and specialist access teams; and more.

Waste Removal and Cleaning

The waste removal and sanitising of land or property can often be as time consuming as taking possession. Our rapid response agents have the expertise to deal with even the most hazardous of substances.

We work with a wide variety of contractors who specialise in sanitising the most squalid of properties, removing and disposing of waste in an environmentally friendly manner.





24/7 ENFORCEMENT

We make attendances Monday to Sunday and from early morning until late evening.

Asset Recovery

From providing advice in the lead up to insolvency, to managing disputes and securing assets, our RICS supported team provides support to the insolvency and asset based lending market throughout the UK.

Our extensive resources and expertise means securing, storing and ultimately disposing of stock and plant via our own auction business can be undertaken at minimal cost and with maximum efficiency.

Our comprehensive Asset Recovery services include:

- ✓ Asset security, removal and disposal
- ✓ Asset valuation
- ✓ Stock inventory and control
- ✓ Nationwide logistical support
- ✓ Sale on site or at our auction facility
- ✓ 24/7 service
- ✓ Formal reports are provided at each stage of the process.

Contractual Recovery

In some cases there may be a contractual right to recover goods under a hire purchase agreement or terms of business. Our nationwide Enforcement Agents are at hand to make attempts to recover the items to save on court proceedings.

Orders for Delivery

Where litigation is the chosen course of action, Orders for delivery, or recovery awards as they are more commonly known, can be transferred to a Writ of delivery. These Writs typically refer to specific goods and in some cases their assessed value can be recovered in lieu.

Search & Seizure Warrants

We act on behalf of Official Receivers and Trustees in Bankruptcy where a bankrupt is failing to cooperate in the administration of their estate. Such Warrants, pursuant to Section 365 of the Insolvency Act, are being increasingly sought where the possessions are at risk of dissipation. Please contact us to discuss your requirements.

Key Contacts



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EXTENDED OFFICE HOURS

We are open from Monday to Friday, but the reality is that we are a business which operates seven days a week, throughout the year.



Why wait weeks or months for a County Court Bailiff to take action and suffer additional loss, when you can instruct Wilson and Roe to do the same job, faster?

By instructing our team, you are guaranteed to receive a prompt and effective response.

Our promise to you:

- ✓ Fast, professional and reliable service
- ✓ Unrivalled advice on enforcement and obtaining the necessary court permission
- ✓ Competitive fixed rate fees with no hidden costs
- ✓ Eviction appointment to suit you or your client
- ✓ Risk assessment to enable the safe and effective repatriation of property
- ✓ Report and recommend security measures to prevent reincursion.

Our fees

Understandably our fees differ from case to case, property to property.

We do, however, guarantee that fees quoted will be fixed and there will be no hidden costs.

For a tailored quotation or more information about our services, please contact our Property & Asset Recovery team on

0208 161 9670 / 0161 925 1881

or email

property@wilsonandroe.com

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