

About The Sheriffs Office

We are a leading firm of authorised High Court Enforcement Officers (HCEO) and Certificated Enforcement Agents covering all of England and Wales.

It all started in the late 1970s as The Sheriffs Office in Northampton, dealing only with High Court writs within the county of Northamptonshire. With the Courts Act in 2004, Sheriffs Officers were renamed High Court Enforcement Officers and the restrictive geographical boundaries were dropped.

Since then The Sheriffs Office has gone from strength to strength, growing year on year to become one of the top four HCEO firms with significant market share.

Underpinning our success is our focus on client service and a comprehensive "end to end" range of specialist services for the recovery of debt, property and land.

A range of services for everyone

The Sheriffs Office provides the full range of High Court Enforcement and related services for individuals, sole traders, business of all sizes, landlords, commercial agents, local authorities and solicitors acting on behalf of clients.

Money judgments

- High Court enforcement
- Employment tribunal award
- Debtor tracing
- European judgment
- Debt collection

Property and land

- Eviction
- Security
- Repossession
- Rent collection
- Equine impoundment

The Sheriffs Are Coming

The Sheriffs Office is the HCEO firm featured in this hit BBC programme, winner of the Broadcast Awards 2014 Best Daytime Programme.

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!

Landlord/Aug16

If you would like to find out more about our services,
please call us today on

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Recovering rent arrears and property for landlords



The Sheriffs Office[®]
We recover more for you

Getting back the lion's share

Protecting your investment

Property is an investment and, like all investments, needs to generate capital growth and income. When that income stream is put in jeopardy, it's time to call in the sheriffs.

At The Sheriffs Office we support landlords and property owners to recover rent that they are owed and repossess the land and property they own.

We are market leading High Court Enforcement Officers (HCEOs) and Certificated Enforcement Agents. We operate nationwide to enforce:

- CRAR – Commercial Rent Arrears Recovery
- Forfeiture of lease
- Writs of possession
- County Court and High Court judgments



Rent collection

Commercial rent arrears

As certificated enforcement agents, we can recover rent under CRAR – Commercial Rent Arrears Recovery – provided there is a lease in place and the property is solely for commercial use. The rent must be at least 7 days overdue before notice can be served. You do not need a court order, but must use a certificated enforcement agent.

CRAR may only be used to recover rent. If there are significant overdue items such as service charges and insurance, you may prefer to apply for a CCJ and transfer it to the High Court for enforcement under a writ of control. This may also be the preferred option if the tenant has moved out or absconded.

Residential rent arrears

With residential rent arrears, you need to obtain a CCJ which we will transfer to the High Court for enforcement by our experienced Enforcement Agents.

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.



Repossession

Tenants

If you wish to end a commercial tenancy by forfeiting the lease, we will enter your property, change locks and prevent the return of the tenants. You do not need a court order.

If you need to repossess a residential property quickly, instead of waiting for weeks – sometimes months – for County Court Bailiffs, you can request, under Section 42 of the County Courts Act 1984, to transfer up your order to the High Court for enforcement.

Section 42 can also be used to apply to transfer up an order against commercial tenants. If there are rent arrears, you can combine the writ of possession with a writ of control.

Squatters, activists & trespassers

- **Land** – we remove squatters, activists and trespassers from land either under Common Law or a writ of possession, which can be made against “persons unknown”
- **Property** – if they are in commercial property we act under a writ of possession, and if they are in residential premises, you can call the Police, as this was made a criminal offence in 2012

Security services

We provide security to vacant sites, either to prevent squatters or after an eviction, offering secure boarding, doors, screens, concrete barriers, 24 hour physical guarding and electronic security, including CCTV, alarms and remote monitoring. We also protect occupied sites, keeping your buildings, people and assets safe.

We also provide a comprehensive cleaning and waste removal service, if required.

Compulsory purchase orders

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

Why choose us?

- **We recover more** – far more than the national average for judgment enforcement, and a 100% success rate for repossessions
- **We act fast** – attending to enforce promptly and outside normal working hours where necessary
- **We have extensive powers** – we can force entry to commercial premises without prior warning
- **We provide great service** – we manage the entire enforcement process from start to finish, giving you a dedicated account manager