Traveller / Trespasser Removals & Evictions

Call The Bailiffs: Time To Pay Up Channel 5 AS SEEN ON TV

100% success rate

Dealing with illegal and unauthorised encampments

Absolute Enforcement can help you the landowner remove travellers from private land by either using **Common Law** or by obtaining a High Court Possession Order (**Writ of Possession**). Common Law is set out in Halsbury's Laws of England, the landowner has the legal right to remove trespassers from their private land, using force if required. The Common Law process allows for removal without the need for court proceedings. One of our experienced team will discuss with you to see if the Common Law route is available.

Common Law there are 2 options:

Option 1: Serve & Evict the <u>next</u> day - *(Preferred Method as trespassers are normally more compliant)*

Day One: We email you an instruction document, you fill this in, send it back to us and pay £350 plus vat for the serve. We will send the court certificated enforcement agent(s) to the site with the serve notice. The agent(s) will serve the trespassers and instruct them to leave the site the following morning. The agent will gather more information when on site that will assist us when putting the eviction plan and risk assessment together.

Day Two: The enforcement agents will attend the site in the morning making themselves known to the trespassers and reminding them that they need to leave the site. The agents will keep the pressure on to ensure the trespassers are compliant. We will keep you updated on the progress of the eviction. The cost per agent is at £250 first hour (this accounts for the agents travelling to and from the site), then £120 per hour per agent thereafter, minimum of 3 hours, plus vat, minimum of 2 agents per eviction. We recommend 1 agent for every two caravans after the first three caravans; this is looked at on a case-by-case basis.

Option 2: Serve & Evict the <u>same</u> day

We will email you an instruction document, you fill this in and send it back to us. Agents will attend and serve each caravan and instruct them to leave immediately. The cost per agent is at £250 first hour (this accounts for the agents travelling to and from the site), then £120 per hour per agent thereafter, minimum of 3 hours, plus vat, minimum of 2 agents per eviction. We recommend 1 agent for every two caravans after the first three caravans; this is looked at on a case-by-case basis. No additional charge for the serve document or the serve, as this option is evicting on the same day.

The main advantage of common law eviction is that it can be carried out quickly which can help to reduce the amount of damage to land and buildings and to reduce the amount of waste left behind.

The average traveller eviction can take around 4-6 hours to remove them off the site safely. This time can vary depending on the number of caravans and what activities they are doing on your site. For example, if the trespassers are fly tipping or have obtained access to a building on site, the trespassers may become more stubborn and difficult to remove off the land.

If the trespassers become hostile or stubborn our agents are trained to deal with this, we will try to keep the resources to the minimum to keep your cost as low as possible. However, to ensure a safe and swift eviction, in some cases we will require you to approve the use of tow trucks, dog security or additional agents. We will keep you updated at every stage of the eviction.

Where fly tipping or illegal behaviour may take place we recommend security or security dogs to be placed on site overnight and potentially once the site has been cleared it may be recommended for them to be on site until the site is secured. We can organise this if needed.

High Court Writ of Possession:

If the landowner asks the travellers to leave and they refuse, the landowner can submit a claim for an order of possession in the County Court. A claim form will be issued and a hearing date set.

We would advise you to use a solicitor to obtain the order of possession, ensure the solicitor requests 'permission to transfer' when they apply for the court order and then we can transfer the county court order to the High Court for enforcement. If you need a solicitor, we can recommend one for you.

The landowner must ensure the travellers are served the claim, this must be served by handing it to them directly or posting it in a prominent position on the site. Absolute Enforcement can instruct our court certificated enforcement agents to serve this notice and issue a Certificate of Service, the serve is £350 plus vat.

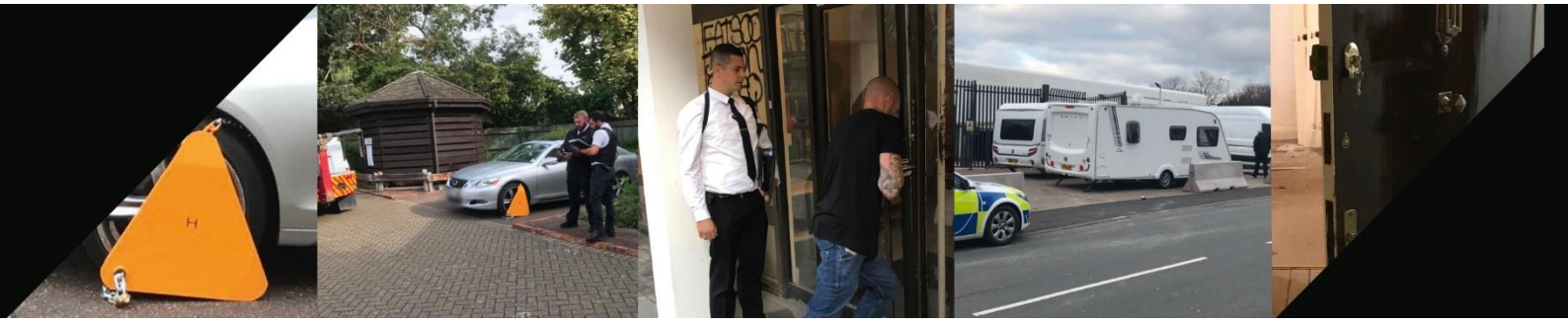
Once the Judge grants the eviction order, we can transfer the case to High Court for the writ of possession for enforcement. The cost for the transfer is £466 (£250+vat, plus £166 court fee)

Agents will then attend with the High Court Writ of Possession and instruct them to leave immediately. The cost per agent is at £250 first hour (this accounts for the agents travelling to and from the site), then £120 per hour per agent thereafter, minimum of 3 hours, minimum of 2 agents per eviction. We recommend 1 agent for every two caravans after the first three caravans; this is looked at on a case-by-case basis.

PROVISION OF ADVICE
Absolute Enforcement Limited is not authorised to provide legal advice in any form. Any advice provided by Absolute Enforcement Limited relates strictly to the provision of services undertaken by Absolute Enforcement Limited and should not be relied upon by the Client as advice in a wider context or advice relating to any litigation or dispute in which the Client is a party. Absolute Enforcement Limited accepts no liability for any actions which the Client may take or loss or damage which the Client incurs as a result of advice given in any communication with Absolute Enforcement Limited. We recommend that you seek independent legal advice in relation to any legal issues at all times

If you have any questions, please feel free to contact us:

info@absoluteenforcement.com **www.AbsoluteEnforcement.com** **0300 302 1010**



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High Court Enforcement
Commercial Rent Arrears Recovery
Forfeiture of Leases
Trespasser Removal (Travellers/Squatters)
Security Services
Tracing Service
Process Serving
Pre-Debt Service
Locksmith service