

**PROPERTY RECOVERY
SOLUTIONS FROM THE EXPERTS**



**HIGH COURT
ENFORCEMENT
GROUP®**

The largest independent High Court enforcement company in England and Wales

With a combined experience of over 250 years in enforcement, High Court Enforcement Group delivers professional integrity, an ethical approach and effective, proactive enforcement and eviction solutions for solicitors, landowners, organisations and individuals throughout England and Wales.

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The property recovery experts with national coverage

Our comprehensive property recovery services include evictions under a High Court writ of possession and Common Law, the enforcement of compulsory purchase orders (CPOs), commercial rent arrears recovery (CRAR), commercial forfeiture and site security.

We also enforce judgments for money under a writ of control and assets under a writ of delivery.

HCE Group currently has over 250 employees, strategically located in five operational offices covering the length and breadth of England and Wales and we have 16 Authorised High Court Enforcement Officers (HCEO) within the Group.

Our enforcement agents are all trained, qualified and highly experienced PAYE employees. We also have specialist teams for more complex evictions, including at height, tunnelling and lock-on removal.

This expertise – teamed with the benefits, resources and support of our nationwide company infrastructure – is what gives HCE Group's service an invaluable edge and allows us to deliver effective and innovative property solutions across England and Wales, all the while protecting our clients' reputation.

Removal of demonstrators, protesters and squatters

HCE Group and its specialist eviction arm, The National Eviction Team, is one of the leading demonstrator removal experts in the UK. Our primary concern is to remove illegal occupiers whilst protecting your reputation.

The National Eviction Team has successfully managed some of the highest profile and most sensitive evictions in England, Wales and Scotland, including evictions on behalf of the UK's leading institutions. These include major national infrastructure projects, bypass protests and fracking sites, as well as traveller sites such as Dale Farm.

As with all our team, the specialist enforcement teams operate nationally, with rapid deployment.



The Group's highly trained enforcement agents, supported by specialist teams and equipment, will quickly and safely clear protesters or squatters from site. Our HCEOs' thorough preparation and planning enable us to deal with any situation, including barricades, missiles, lock-ons, tunnelling and protesters at height, all drawing on our wealth of expertise and experience.

HCE Group and the National Eviction Team also provide a post-eviction security service, which prevents re-entry by the protesters or squatters.

With demonstrations, we normally act under a High Court writ of possession and will arrange the transfer up to the High Court. We offer a free initial consultation, which can include a site visit and report.

Removing travellers and trespassers

We can act on behalf of you and your clients to remove travellers and trespassers from open land, commercial sites and illegal encampments.

Because of HCE Group's resources, we can provide service of notice and complete risk assessments for traveller removal at very short notice. From these visits, our agents complete a report, detailing what is required to safely and quickly complete the eviction.

We offer a free initial consultation for traveller removal, which can include a site visit and report on what is required to complete the eviction.

Based on these assessments, our Commercial Services department develops a detailed risk assessment and bespoke plan for the eviction, covering all aspects, including health and safety planning for your staff, our enforcement agents, the travellers and members of the public.

HCE Group offers a national traveller Welfare Assessment service and currently undertakes assessments for local authorities and organisations throughout the country.

Because of the Group's high level of resources, we can work to short deadlines where needed; we have undertaken evictions within two hours of instruction.

If the eviction is to be conducted under a writ of possession, we can arrange for the order to be transferred up to the High Court through the Group's dedicated Transfer department.

HCE Group can quickly remove persons from land under Common Law (Halsbury's), a process where the landowner has the right to remove trespassers without a court order. Our Commercial Services department will advise whether the Common Law approach is appropriate for your situation.

We often find that detritus, vehicles and sometimes animals are left behind. We can undertake the clean-up and animal removal on your behalf, and provide security to prevent re-entry.



Enforcement of compulsory purchase orders


We support local authorities, government bodies and solicitors with the enforcement of CPOs – the order itself provides the authority for us to enforce, without the need for a writ of possession.

This often leads to HCE Group being instructed to provide its specialist services when occupiers refuse to leave or where there are demonstrators. Demonstrators will often join occupiers to hamper the enforcement of the CPO.

Our experienced HCEOs will coordinate with the Police on planning and execution.

HCE Group and the National Eviction Team work on numerous infrastructure projects and are an approved supplier to the Ministry of Defence.

Post-eviction security is normally an essential component of the enforcement of a CPO, a service which we provide, using our SIA licensed agents.



Forfeiture and commercial rent arrears recovery

When tenants fail to pay, recovering what you're owed isn't always easy, but CRAR – commercial rent arrears recovery – is designed to support commercial landlords to recover rent arrears without the need for a court order or judgment.

Our CRAR service is fast and responsive, ensuring you receive the money you're owed quickly and efficiently. The service is completely free (unless you instruct us to withdraw), as the tenant pays the costs of enforcement. Our enforcement agents are fully trained in the complexities of CRAR and always act in the landlord's interests, whilst striving to maintain the landlord-tenant relationship.

If you need to remove the tenants and repossess your commercial property, HCE Group can act for you by forfeiting the lease. Our enforcement agents will enter the premises peaceably, change the locks and return possession to you. If the property is to remain unoccupied, we can provide site security.

Expedited forfeiture service - our enforcement agents can act to forfeit the lease at short notice, often within 24 hours of instruction and sometimes, depending on the timing of instruction, on the same day.

Residential tenant eviction

HCE Group provides a range of services to help landlords protect their investment when faced with tenants they need to remove from their property.

The traditional eviction route has been via county court bailiffs, but they are slow. Data released by the Ministry of Justice shows that it takes, on average, 44.4 weeks* from starting a claim to having the possession order enforced.

HCE Group believes that speed of action is vital to re-establish your income stream and to reduce any risk of damage to your property by disgruntled tenants.

As HCEOs, we can act much more quickly and effectively than county court bailiffs. We have rigorous health and safety procedures, highly trained and skilled enforcement agents and offer nationwide coverage; our agents are also available to deliver any relevant notices on tenants prior to court hearings.

You can include rent arrears on your possession order if using the standard procedure. When we carry out the eviction, we can also take control of goods belonging to the tenant, which may be sold at auction to satisfy the debt.

* Source: Ministry of Justice, May 2019

Specialist teams and equipment

Method of entry team

We are accustomed to barricades and other obstructions to prevent entry. We have a trusted network of skilled locksmiths around the country, who are almost always successful. Where necessary, our enforcement agents will use specialist methods to gain entry.

Ground enforcement team

This team comprises highly trained enforcement agents who hold certificates issued by a District Judge and security personnel who hold licences from the Security Industry Authority. Many of our team hold both EA Certificates and SIA licences.

Lock-on removal team

Our dedicated lock-on removal team has a wealth of experience - and equipment - in dealing with protesters who are locked-on (to delay removal from site).

Evidence gathering team

This team, clearly wearing EGT tabards, captures the action on site on video for evidential purposes (GDPR compliant). The videos are made available in the case of arrest and prosecution.



Climbing team

These accredited IRATA 3 climbing technicians are highly skilled and experienced, safely removing protesters from height, whether buildings, trees, cargo nets, platforms, rope walkways, tripods or rooftops.

Site security team

We can provide ongoing security to protect the site. Please see the site security section for more details.



Tunnelling team

All the team members have completed a confined space course to Water UK level NC1/NC2, which covers the Confined space Regulations 1997, ventilation and communications in confined space, atmospheric monitoring, biohazards, decontamination and managing protesters in confined spaces. We offer a 24-hour operation to speed up the eviction.

Due diligence and legal requirements

Health and safety

In the early years we worked closely with the Health and Safety Executive (HSE) to agree our methodology statements and risk assessments. We have the confidence of the HSE to undertake this high-risk work safely for all concerned and have a 100% safety record.

Risk assessment

We undertake a risk assessment for each eviction, including site visits, as well as dynamic risk assessment during the removal.

The extensive training and experience of our teams and authorised HCEOs enables them to act from a position of strength. There is very little they have not already encountered.

Insurance

It is vital to have the correct and appropriate insurance cover for an eviction. Our purpose-specific insurance cover is for the removal of protesters who, by definition, are unwilling to leave and will have put themselves at risk of injury.

Cover for rescue operations, even at height or in confined spaces below ground, is not adequate when evicting an unwilling occupant. Inadequate insurance can put all, including the client, at considerable risk of prosecution.

Security solutions

When you need help protecting your property or land, we can provide bespoke security solutions to meet every requirement.



Site security is particularly important after occupiers have been removed from the site, to prevent access and reoccupation, whether by the same people or others.

If you need security, but you're not sure what the best solution might be, our Commercial Services department can provide advice and discuss the options that will best suit your needs. This can include a site visit to look at the potential risks and come up with a bespoke plan to cover the security options that will suit your requirements including a risk assessment.

We offer the following security and land protection options:

- ▶ Security personnel and dog teams
- ▶ Caretakers and property guardians
- ▶ Alarm systems and monitoring
- ▶ Site clean-up and sanitisation
- ▶ Mounds, ditches and berms
- ▶ Gates, barriers and fencing
- ▶ Vacant property inspections
- ▶ CCTV equipment
- ▶ Concrete barriers
- ▶ Anti-climb paint

To find out more contact our Commercial Services department on **01792 450031**.

Site security services

Security personnel

We offer 24/7 fully vetted security personnel with agile teams nationwide available to attend your property or land. All our teams are DBS checked and SIA (Security Industry Authority) licensed.

We provide both short-term solutions and more long-term arrangements, all fully managed and supported by our back-office team with locations across the UK.

Land solutions

For open land we can undertake a site visit to discuss the best options, based on the landscape and physical attributes of the site.

Alarms and CCTV

We install high quality alarm systems with CCTV, as well as provide CCTV hire for a short-term need, and arrange security personnel visits to check the site if the alarm is triggered.

Drain down service

Our property team can drain down the central heating system and turn off the electricity to an empty property, making it far less appealing for squatters to occupy.

Fences, gates and barriers

The products we supply are LPS1175 standard insurance company approved solutions, as required for commercial and Government buildings and those holding high value assets, as well as sensitive information and data.

Vacant property inspections and services

We offer vacant property inspections that can be flexible to suit your requirements, including full reporting and monitoring of any suspicious activities. Our agents all wear body-worn cameras and vehicles are all fitted with tracking devices.

How we work

We are protester, squatter, traveller and tenant removal experts. Our people are fully trained and have specialist equipment, meaning that we go into any situation to get the job done. With our years of experience, we have encountered just about every possible scenario and are highly skilled at making problems go away.

We are discreet, working to ensure that the eviction is undertaken with due care and consideration, avoiding conflict and reducing tension wherever possible, for those present and for your reputation management.

We have a 100% safety record. Control is an essential part of the way we work – on site,

with an impartial, measured and disciplined approach, and in our operational planning and risk management preparation. We are the definitive provider of eviction services, large or small.

Free initial consultation

We offer a free initial consultation, which can include a site visit to the protest area to undertake an initial risk assessment and a report of what is required to remove the protesters, travellers or squatters considering ingress and egress, specialist requirements, if any, and detailed costings for the eviction, so you can decide how to proceed.

Other High Court enforcement services

In addition to our commercial and residential property services for landowners and landlords, we also provide the following recovery services under a High Court writ of control:

- ▶ Judgment enforcement
- ▶ Enforcement of employment tribunal awards and ACAS settlements
- ▶ Foreign judgment enforcement
- ▶ Rent arrears recovery
(where CRAR is not applicable)

HCE Group also provides tracing, vehicle possession and process serving.

Please contact our Client Services team on **08450 999 666** to find out more.



To find out more or instruct us

If you have any questions or wish to instruct High Court Enforcement Group then please contact our Commercial Services Department on **01792 450031** or visit our website at **hcegroup.co.uk**, go to the instruct us page and select the service you require from the menu.

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High Court Enforcement Group maintains the very highest standards and has implemented integrated management systems that are rigorously audited by NQA.



- ▶ Quality Management – ISO 9001: 2015
- ▶ Information Security Management – ISO 27001: 2013
- ▶ Health & Safety Management ISO 45001: 2018 including SSIPs
- ▶ Environmental Management – ISO 14001: 2015
- ▶ Cyber Essentials Plus

