



**PROPERTY
& LAND**



Phoenix High Court Enforcement supports both residential and commercial landlords with a range of services.

RESIDENTIAL PROPERTY

Gaining possession of a property can be a lengthy process and if you are using County Court bailiffs that process could take longer.

Under Section 42 of the County Courts Act 1984 you can request that the possession order be transferred to the High Court for enforcement.

Once this permission has been granted you can instruct us to gain possession of your property, within days rather than weeks.

COMMERCIAL PROPERTY

If you have trespassers in your property you will need to obtain a possession order to remove them.

Writ of possession

You can issue a claim against “Persons Unknown”. Once the order has been granted you can instruct us to enforce it (no permission from the court required).

Common Law

Common law applies to trespassers on land, which means you do not have to start court proceedings. The enforcement is carried out by our certificated Enforcement Agents.

Forfeiture

If you have a commercial tenant on a lease and you require your premises back then our certificated Enforcement Agents can gain entry and return the premises back to the landlord.

RENT RECOVERY

Residential rent arrears

Once you have obtained a County Court Judgment you can instruct Phoenix High Court Enforcement to help recover this debt.

Commercial Rent Arrears Recovery

If your commercial tenant is in arrears by at least 7 days then our certificated Enforcement Agents can attend to recover your money without the need for taking them to court.

HOW TO INSTRUCT US

It's very simple to send us your instruction, all you need to do is go to our website, download the instruction form complete it and pop it in the post.

Send instructions to:

Phoenix High Court Enforcement
AMP House, Dingwall Road,
Croydon, Surrey CR0 2LX

020 8787 5907

instructions@phoenixhce.co.uk
www.phoenixhce.co.uk



OUR SERVICES

- Judgment enforcement
- Recovery of property or land
- Squatter eviction
- Asset recovery
- European judgment enforcement
- Traveller removal
- Commercial Rent Arrears Recovery (CRAR)
- Forfeiture
- Tracing
- Process serving

020 8787 5907

www.phoenixhce.co.uk

