

CERTIFICATED BAILIFFS

Gilbert Baitsons have operated a team of Certificated Bailiffs since 1935. We offer a range of Bailiff Services within the commercial sector.

What work can a certificated bailiff do?

- Commercial Rent

Collect via distress arrears of rent on commercial property for landlords.

- Council Tax & Non Domestic Rates

Collect via distress the above local taxes for local authorities.

- Magistrate Court Fines

Collect via distress unpaid court fines and road traffic penalties.

- Arrest Warrants

Make arrests with and without bail for magistrates courts for non payment of fines and breaches of probation orders, and for Local Authorities usually for non payment of local taxes.

- Inland Revenue & VAT work

Collect via distress unpaid VAT, PAYE, income tax and corporation tax, etc., for HM Revenue and Customs.

- Child Support Agency work

Collect via distress unpaid child support liabilities for the Child Support Agency.

- Traveller Evictions

Evict Gypsy or New Age type travellers from land under common law, when authorised by a landlord or local authority.

- Forfeiture of Lease

To take peaceable possession of commercial property for landlords where a tenant has breached the terms of their lease.

- Other Work

A Certificated Bailiff will generally do other work such as process serving, vehicle repossession and debt collection.

Our internal staff and Certificated Bailiffs know and understand that the Landlord/Tenant relationship has to continue which is why each case is treated sensitively and discreetly, allowing for future rapprochement.

Sub page 1

DISTRESS (click to download form)

Landlords have a common law right to employ the use of a certificated bailiff to levy distress for rent in relation to commercial premises (with no living accommodation) without acquiring a court order. This remedy arises under common law and is, of course, a well established principle of property law.

Our bailiffs are fully qualified and certificated by the county courts. We understand the importance of retaining the unique mutual relationship that exists between the landlord and tenant. Discretion is used at all times by our highly experienced and professional staff.

We recognize the importance of prompt payment and acknowledge the fact that all tenancies are individual and so are treated on a personal one to one basis.

The process of collection will be determined by your instructions and influenced by what we discover on site. Our bailiffs will keep you fully informed of developments throughout the process and advise you of the best way forward.

Our vast experience allows us to adapt to the particular situation when required.

Our staff will attend the demised premises anywhere in England and Wales.

Sub page 2

FORFEITURE (click to download form)

Landlords have a right to employ the use of a certificated bailiff to peaceably re-enter commercial premises and take possession thereof, without acquiring a court order, if the action is permitted within the terms of the lease for:

a breach of a condition
a breach of a covenant.

Sub Page 3

TRESPASSERS (click to download form)

The problem, of course, is that the trespassers enter the units without the landlord's consent and often leave them in a sorry state.

We include under this heading: Gypsy and New Age Squatters, Commercial Squatters including Caravans, Burger Vans and unauthorized Shop Merchants and Fly Tippers.

Illegal encampments are seldom dealt with by the police and do not fall within the governments remit. Protection of your land and premises is down to you! Carrying out the task of commercial evictions through the courts is a long and costly business. During which time much damage and inconvenience will have been caused.

Landlords have a common law right to use reasonable force to remove trespassers from open land or commercial premises. The Common Law action is quicker and less expensive than Court proceedings. It often takes "professional" squatters by surprise and sends a very clear signal about the landlord's intentions to protect his property.

Gilbert Baitsons can provide Private Landowners and their agents with Civil Enforcement remedies in relation to their Common Law rights over trespassers on land.

The process of eviction is however difficult and dangerous. We specialise in the eviction of Gypsies and travelers and can provide cleaning teams to carry out a comprehensive clean up of the site, once vacated.

Prevention is of course the best solution in dealing with this problem. To this end our professional and experienced team can provide you with advice on how to protect your premises from future incursions. Such solutions will include: security staff, concrete barriers, height and width restrictions, fencing and bollards.

Gilbert Baitsons can provide this remedy to landlords of commercial premises. We are specialists and second to none in this field and provide a full service from eviction to ongoing static security requirements as necessary.