



CIVIL ENFORCEMENT AGENTS LTD

The Agency for Civil Enforcement

Certificated Bailiffs Nationwide

**Honest,
Reliable
Trustworthy**



Certificated Enforcement Agents

We undertake:

- Commercial Rent Recovery
- Forfeiture of Lease
- Eviction of Gypsies/Travellers
- Eviction of Squatters
- Enforcement of Judgements
- Process Serving



**NO FEE to Landlord for Rent
Arrears Recovery**

About CEA Ltd

We have a national force of Certificated Bailiffs. They are authorised by a Circuit Judge at the County Court. This process is long and complex. There are only around 1800 such qualified and Certificated Bailiffs in England & Wales. There are thousands of others who 'pretend' to have such a qualification. Always ask for their Certificate. We are happy to provide a copy for any Bailiff we employ. The process requires evidence of no CCJs or writs, no criminal convictions and evidence that the Bailiff has the requisite knowledge to act as such. The Judge will also question the Bailiff to ensure that the knowledge is there. Having gone through this process the Certificated Bailiff is allowed to act.

We are High Court Enforcement Agents and are authorised to enforce High Court Writs under authority of our AHCEO. We can enforce money judgements and possession orders.

Commercial Services

As a commercial landlord the law allows you to recover your outstanding commercial rents WITHOUT COURT ACTION.

The law says that a landlord can instruct a Certificated Bailiff to attend the demised premises and enforce for rent arrears.

Save yourself the hassle and allow CEA Ltd to take action for you and promptly recover your commercial rent arrears.

You can instruct our bailiff services as soon as the rent is 7 days late.

WE ARE THE PREFERRED BAILIFF COMPANY

Commercial Rent Arrears (CRAR)

Rent arrears will badly affect the smooth running of a landlord's business. If caught early enough, we can ensure that the landlord receives the arrears and the tenant can continue trading. We can negotiate a phased payment plan to bring the tenant up to date with their rent. Without exception, our CRAR service is free of charge to landlords.

Fees for Commercial Rent Arrears (CRAR)

CRAR is 100% FREE to the landlord.

Your tenant is liable for ALL FEES.

Compliance Stage

Our office will send out an Enforcement Notice.

This requires the tenant to pay all the arrears (plus the cost of the notice) and gives them 7 days (plus weekends) to do so.

Should the tenant not contact our office to pay, or cannot pay the arrears in full, then a visit will be made to the demised premises.

Enforcement Stage

We attend WITHOUT NOTICE at the premises. We obtain any funds we can from the tenant on our first visit. We make an inventory, take control of the tenant's goods and allow a controlled goods agreement. We would look to have the arrears discharged within either 5/15 days, however we can also agree to a repayment plan. It allows the tenant to continue trading and the landlord to receive the current rent, in addition to the arrears.

We try where possible to keep the tenants trading and the landlord receiving rent.

Sales Stage – Last Resort

We attend at the premises again where the tenant has refused or failed to pay the arrears. We remove



sufficient goods to pay the arrears and all the fees (including Auction costs). This will put the tenant out of business, which is why it is a last resort.

Forfeiture of Lease

We can complete the entire process to end a commercial lease. For a fixed fee, our Certificated Bailiff will attend the demised premises and enter peaceably, as the law demands. This may be 'out of hours' using the services of a locksmith.

The comprehensive service includes a full inventory (with photographs), locks changed, notices displayed and new keys delivered to your management company.

Our Bailiffs are able to deal with any assets found within the building under the Torts (Interference with Goods) Act 1977 and you can be assured that any liability you may have with regard to those assets will be properly discharged by ourselves.

Debt Recovery / Judgement Enforcement

CEA Ltd can deal in-house with ANY debt. We have Telephone Debt Collectors, Tracing Agents, Litigation Executives, Solicitors, Field Agents and High Court Bailiffs. We can collect any debts and issue judgments on your behalf, as well as enforce these through to a High Court Writ.

Squatter Evictions

No land owner wants commercial squatters, fly pitchers or illegal traders on their land or inside unused buildings, arcades or centres. Whatever the commercial squatters or illegal fly pitchers have done we will remove them. Once removed, we will arrange security around the premises or land to ensure that they do not return.

For further information on any of our services call us today on 0845 643 0635

Traveller Evictions

Our Certificated Bailiffs will attend immediately upon receipt of instruction. They will serve the travellers / gypsies / itinerants with a 24-Hour Notice requiring that they leave the land **AND NOT RETURN**. This is authorised under the Common Law and in accordance with the Home Office Guidance on the removal of illegal encampments. Should the travellers not leave after 24 hours' notice they will be removed by force.

Cost: Fixed fee and/or hourly rate basis, with the number of bailiffs attending dependent on the number of travellers.

We have 3 levels of service:

Same Day: Attend same day with bailiffs, SIA Security officers, dog handler & tow truck. There will be an immediate eviction and the site will be cleared. Should they not leave we will request Police attendance to assist with the removal process.

Standard: Attend same day and serve a 24 hour eviction notice. Should they not leave after 24 hours we will attend and evict.

Site Clean Up: CEA Ltd provide a comprehensive in house clean up service. We will restore your site and removal all unwanted rubbish, debris, etc.

Choose the option the suits your needs best and call us NOW.

There is no need for court action, our Bailiffs are authorised by a Circuit Judge to act without the need for Court Orders. You can instruct us yourself or through your solicitor. We provide the Warrant(s) and do all the work, normally within 24 hours.

We cover the whole of England and Wales.

VAT will be added where applicable.

Contact Us

Head Office
Civil Enforcement Agents Limited
13, Fusion Court
Leeds
LS25 2GH

Tel: 0800 246 1473

Email: **office@cealimited.co.uk**

Website: **www.cealimited.co.uk**

Local Office Numbers:

Manchester: **0161 327 2814**

Leeds: **0113 532 8350**

London: **0203 633 5116**

Nottingham: **0115 772 2817**

Birmingham: **0121 769 0512**

Newcastle: **0191 486 2513**

Office Hours:

Monday to Friday

08:00 to 18:00

Saturday

10:00 to 13:00

Out of hours your call will be answered
by one of our Duty Officers.