LONDON BAILIFF SERVICES

A CASE STUDY FOR LANDLORDS & PROPERTY MANAGERS

HIGH COURT SQUATTER EVICTION WEST LONDON



Possession restored under a High Court writ. Two re-entry attempts prevented.

HIGH COURT
WRIT ENFORCED

2 ATTEMPTS
RE ENTRY PREVENTED

LOWER COST
THAN PRIOR LEGAL QUOTES

ASSESS THE INSTRUCTION

PLAN THE RESPONSE

RECOVER CONTROL

SECURE & HANDOVER

CASE STUDY 06 / WEST LONDON

High Court squatter eviction and security in West London

London Bailiff Services coordinated legal support, High Court enforcement and post-eviction security to recover a West London commercial property and prevent two subsequent attempts to re-enter it.

Writ of possession enforcement and security

The instruction

Within days of a former tenant surrendering its lease, squatters occupied a large vacant commercial property in West London. Doors were barricaded and notices referring to LASPO and claimed residential occupation rights were displayed.

The freeholder had received conflicting advice from two law firms about the route to possession. With delays and uncertainty continuing, the property manager instructed LBS to coordinate a resolution.

The legal coordination

LBS brought in partner legal specialists to resolve the uncertainty and progress possession proceedings. A possession order was obtained, followed by the necessary High Court steps and a sealed writ of possession.

The legal work and operational planning were coordinated so the enforcement team could attend with the appropriate authority and resources.

The recovery

Enforcement personnel attended to execute the High Court writ. Barricaded access points were overcome and possession of the commercial premises was recovered.

Security teams were deployed immediately after enforcement. Their role was to protect the recovered property and reduce the risk of the client losing control again.

The result

Control of the building was returned to the property manager and freeholder. The combined expenditure on legal work, court fees and enforcement was considerably below the legal-fees-only quotations previously received from the other two firms.

Within days of the eviction, the former occupants made two separate attempts to force re-entry. The security presence prevented both attempts, allowing the client to retain possession.

What this case demonstrates

Resolving the legal route, preparing enforcement and arranging security together can reduce uncertainty and protect the result. A successful eviction does not end at the door: security needs to be ready when possession is recovered, particularly where a return attempt is foreseeable.

Squatters in commercial premises? Contact LBS about coordinated legal support, enforcement and post-eviction security.