



PROPERTY INTEL

CLIENT-FACING --
MARKETING

Eviction & Recovery -- Client Brochure

No landlord enters a tenancy expecting it to fail. But the reality of property investment is that circumstances change. Tenants fall into arrears. Tenancy terms are breached. Antisocial behaviour disrupts neighbouring properties. And sometimes, a landlord simply needs their property back.

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When Possession Recovery Becomes Necessary

No landlord enters a tenancy expecting it to fail. But the reality of property investment is that circumstances change. Tenants fall into arrears. Tenancy terms are breached. Antisocial behaviour disrupts neighbouring properties. And sometimes, a landlord simply needs their property back.

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When these situations arise, the legal framework for recovering possession of a residential property in England is precise, procedural, and unforgiving of error. A single misstep – a notice served on the wrong form, a missing certificate, a deadline missed by one day – can invalidate proceedings, waste months, and cost thousands of pounds.

Property Intel's Eviction & Recovery service manages the entire possession process, from the first missed rent payment through to the day the locks are changed by a court-authorized enforcement officer.

The Legal Reality

Residential tenants in England have strong statutory protections. No tenant can be lawfully evicted without a court order, and that court order can only be enforced by a court-authorized bailiff or High Court Enforcement Officer.

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Any attempt to bypass this process – changing locks, removing belongings, disconnecting utilities, or threatening a tenant – constitutes illegal eviction under the Protection from Eviction Act 1977. The consequences include criminal prosecution, unlimited fines, imprisonment, civil damages, and banning orders.

Property Intel operates strictly within the law. Every action we take is procedurally correct, fully documented, and designed to achieve the best possible outcome within the legal framework.

Our Eviction & Recovery Service

Before any legal process begins, Property Intel operates a structured arrears management protocol designed to resolve payment issues where possible and build the evidential foundation required if proceedings become necessary.

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STRUCTURED ARREARS MANAGEMENT

Before any legal process begins, Property Intel operates a structured arrears management protocol designed to resolve payment issues where possible and build the evidential foundation required if proceedings become necessary.

STAGE	ACTION	TIMELINE
Early intervention	Automated reminders, telephone contact, written correspondence	Days 1-14
Formal escalation	Arrears letters with warnings; housing advice signposting	Days 14-28
Decision point	Review meeting; landlord consulted; notice type selected	Day 28-35
Solicitor instruction	Notice prepared and served	Day 35-42

This structured approach demonstrates compliance with the Pre-Action Protocol for Possession Claims, which courts expect landlords to follow. It also provides the documented evidence that strengthens your case if proceedings are issued.

NOTICE SERVICE: SECTION 21 AND SECTION 8

Property Intel manages the selection, preparation, and service of possession notices under the Housing Act 1988.

NOTICE TYPE	WHEN USED	NOTICE PERIOD
Section 21	No-fault possession; landlord requires property for any reason	2 months

Section 8	Fault-based; rent arrears (Ground 8), breach (Ground 12), antisocial behaviour (Ground 14)	2 weeks - 2 months
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Dual track	Both notices served when arrears exceed 2 months and prescribed requirements are met	As above
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Before any Section 21 notice is served, we verify relevant prescribed requirements and licensing status, and obtain legal review where needed. A missing requirement may invalidate the notice depending on the legal and factual context. Our verification process is designed to reduce this risk.

COURT PROCEEDINGS

Once a notice expires and the tenant has not vacated, we instruct specialist housing litigation solicitors to issue court proceedings.

PROCEDURE	APPLICATION	TYPICAL TIMELINE
Accelerated possession (S.21)	Paper-based; no hearing required in most cases	Court-dependent timeline (often several weeks) to order
Standard possession (S.8)	Hearing before a District Judge; evidence presented	Court-dependent timeline (often several weeks) to hearing
Money judgment (arrears)	Included in S.8 claim; enables post-eviction debt recovery	At hearing

Property Intel manages the entire process: evidence compilation, solicitor liaison, court communications, and landlord updates at every stage.

ENFORCEMENT

If the tenant does not vacate following a possession order, enforcement is the final step.

ENFORCEMENT ROUTE	TIMELINE FROM APPLICATION	COST RANGE (GBP)
County Court Bailiff	4-12 weeks	130
High Court Enforcement Officer	Enforcement-dependent timeline (often several weeks)	600 - 1,200+

Property Intel typically recommends the HCEO route for speed. We attend the property on enforcement day to secure the premises, change locks, take meter readings, and commence void management.

POST-EVICTION DEBT RECOVERY

Outstanding rent arrears, damages, and court costs remain recoverable debts after possession is obtained. Where a money judgment has been obtained, we manage the debt recovery process through our instructed solicitors, including enforcement options such as attachment of earnings, third-party debt orders, and charging orders.

What Sets Property Intel Apart

Every eviction case begins with a compliance verification. We will not serve a Section 21 notice unless every prescribed requirement is confirmed. This discipline protects your case from procedural challenges and improves procedural robustness and reduces avoidable failure risk.

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COMPLIANCE-FIRST APPROACH

Every eviction case begins with a compliance verification. We will not serve a Section 21 notice unless every prescribed requirement is confirmed. This discipline protects your case from procedural challenges and improves procedural robustness and reduces avoidable failure risk.

REALISTIC TIMELINES

We provide honest, evidence-based timelines. Recovering possession of a property through the courts typically takes 5-10 months from the first missed rent payment. We do not promise faster outcomes that the legal system cannot deliver.

CLEAR COST REPORTING

Estimated costs are provided before proceedings are authorised. Court fees, solicitor costs, and enforcement fees are transparently reported. There are no hidden charges.

DUAL-TRACK STRATEGY

Where appropriate, we serve both Section 21 and Section 8 notices simultaneously. This provides a primary route (Section 8, Ground 8 for serious arrears) and a fallback (Section 21 accelerated possession), aiming to improve procedural resilience where both routes are lawfully available.

COMPLETE DOCUMENTATION

Every communication, letter, notice, and court document is filed and accessible. Our evidence packs are assembled to the standard expected by the County Court, ensuring that

your case is presented clearly and persuasively.

The Typical Timeline

For a standard arrears case proceeding through Section 21 accelerated possession:

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PHASE	DURATION	CUMULATIVE
Arrears management	5 weeks	Weeks 1-5
Notice preparation + service	1-2 weeks	Weeks 5-7
Notice period (2 months)	8-9 weeks	Weeks 7-15
Court proceedings to order	Court-dependent timeline (often several weeks)	Weeks 15-23
Possession order compliance	2-6 weeks	Weeks 23-29
Enforcement (if needed)	Enforcement-dependent timeline (often several weeks) (HCEO)	Weeks 29-33
Total estimated range	20-33 weeks	5-8 months

Contested cases, adjournments, or appeals may extend this timeline. Property Intel keeps you informed at every stage with realistic, data-driven updates.

Important Considerations

Renters reform legislation and commencement orders may alter the Section 21 and Section 8 framework. We keep processes under active review and adapt possession strategy to the law in force at the time of advice.

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RENTERS REFORM LEGISLATION

Renters reform legislation and commencement orders may alter the Section 21 and Section 8 framework. We keep processes under active review and adapt possession strategy to the law in force at the time of advice.

ILLEGAL EVICTION

Property Intel will not participate in, facilitate, or advise any action that constitutes illegal eviction. If a landlord instructs us to take any unlawful step to remove a tenant, we will refuse that instruction. Our professional obligation and your protection require strict adherence to the legal process.

ETHICAL STANDARDS

Our eviction process is conducted with fairness and professionalism. We engage with tenants transparently, signpost to housing advice services, and consider vulnerability factors. Recovering possession is a legal right, and we exercise it responsibly.

SECTION 07

Who This Service Is For

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CLIENT TYPE	SCENARIO
Private landlords	Tenant in arrears; need to recover possession of a single property
Portfolio landlords	Managing multiple arrears cases or tenancy breaches across a portfolio
Overseas investors	Unable to manage proceedings in person; need full delegation
Commercial landlords	Forfeiture proceedings for commercial lease breach
Ethical investors	Require a fair, transparent, legally compliant process

SECTION 08

Frequently Asked Questions

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QUESTION	ANSWER
How long does an eviction take?	Typically 5-10 months from first missed payment to enforcement. Complex cases may take longer.
Can I change the locks myself?	No. This is illegal eviction and a criminal offence. Only court-authorized enforcement officers can execute possession.
What if my tenant pays some of the arrears?	If arrears fall below 2 months before the hearing, Ground 8 (mandatory) is lost. A dual-route strategy may help manage this risk, subject to current legal availability and case facts.
What are the costs?	Court fees start at GBP 355. Total costs including solicitor and enforcement typically range from GBP 1,200 to GBP 3,800.
Can I recover the arrears after eviction?	Yes, through a money judgment and debt enforcement. Recovery depends on the tenant's means and traceability.
What about the Renters reform legislation?	Section 21 position depends on current legislation and commencement status at the time of advice. We monitor this actively and will advise you of any changes.

Contact

To discuss a possession case or
arrears situation, contact our team.

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CHANNEL	DETAIL
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*Property Intel – Eviction & Recovery Brochure – PI-ER-003
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NEXT ACTION

Discuss this service

For scope, fees, onboarding timelines, or portfolio-fit questions, route the next conversation through Head of Business Development or the relevant Property Intel service lead.

DOCUMENT OWNER

Head of Business
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