

BREAKDOWN OF SERVICES AT COUNTY UK

COUNTY ENFORCEMENT

Commercial Rent Arrears Recovery (CRAR) Services UK

Landlords or their agents have the right to instruct County to recover unpaid pure rents once the rent becomes overdue. This is performed in accordance with the Tribunals, Courts, and Enforcement Act 2007 - Commercial Rent Arrears Recovery (CRAR).

Stage 1

Landlord or their agent instruct County.

Stage 2

In accordance with the Taking Control of Goods Regulations 2013, County will serve a Notice of Enforcement giving no less than 9 clear days to resolve the amount outstanding.

Stage 3

Should the outstanding balance not be resolved one of County's experienced enforcement agents will attend the demised premises and legally recover the outstanding balance, seize goods, or remove goods for the purpose of sale.

Forfeiture of Lease (Commercial Repossession)

Forfeiture is a common law means of terminating a lease prior to the contractual termination date because of a breach of the terms by the tenant. This process concludes the contractual agreement, and the landlord's obligations pursuant to the commercial lease. Under the landlord's authority our agent will attend and repossess the property, display a tailored and compliant notice, and ensure this is safely re-secured.

Service Charge Recovery

Changes in legislation in 2014 made it more challenging for landlords and their agents to collect unpaid service charges from their tenants. By utilising our extensive experience of service charge recovery County has developed a recovery procedure to assist in the collection of service charges and insurance arrears.

High Court Enforcement

County offer High Court Enforcement Services under the direct authority of Claire Sandbrook AHCEO (Authorised High Court Enforcement Officer) and can enforce writs as issued within the High Court or where permission is obtained from the County Court.

Evictions

The expressions 'squatter' and 'trespasser' have the same meaning and are interchangeable. A trespasser or squatter is a person who enters onto, or remains on, property without lawful authority or defense, County provides an effective solution to have your property returned to you as quickly and efficiently.

Technical Protester Removal & Management

Post eviction our Eviction Response Team will prevent any attempt to regain the property. Their experience of points of entry and tactics used by squatters, persons unknown and protestors to gain access back provide you with confidence that your property will remain secure.

Vehicle Removals & Repossessions

County has developed a safe vehicle removal and disposal solution to identify nuisance and remove abandoned vehicles from private land. By utilizing the latest in information recovery solutions County can confirm MOT statuses, insurance information and Driver and Vehicle Licensing Agency registration data registered to abandoned vehicles to ensure that the registered keeper is appropriately notified in accordance with applicable legislation.

Removal of Unauthorized Animals

County are instructed by solicitors, local authorities, companies, and private Individuals across the UK to remove illegally grazing animals from land. Animals are often placed on the land without permission from the landowner or break in from neighboring land. Failure to act in the long term could result in further encroachments or costly applications being made against the landowner.

Remove Illegally Moored Vessels

County are instructed by solicitors, local authorities, companies, and private Individuals across the UK to remove illegally Moored Vessels. Vessels are often moored without permission from the owner. Failure to act in the long term could result in further encroachments or costly applications being made against the owner.

Traveller Eviction

Under common law, every landowner has the right to remove travellers that are illegally occupying commercial or residential land in order to regain possession. There are a variety of ways in which to enforce traveller eviction which depend upon the circumstances, whether it is by common law, civil procedures or the criminal justice and public order act.

At ERT (eviction response team), we have highly qualified and certificated enforcement agents who are able to conduct the eviction of travellers. With an in-depth knowledge of laws and procedure, the ERT team are able to gain possession of your land for you, following all health and safety procedures in place. We are an elite team who are market leading within the industry and have an incredibly high success rate with our first-class solutions.

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COUNTY SECURITY

Security Guards for all Industries

Our Security guards are deployable 24 hours a day, 365 days a year, prior to a Security Guard being deployed to your site we ensure a full site survey and Risk Assessment has been completed and a full site induction for all staff.

Security Patrol Dogs & Handlers

We are nationwide specialists in providing trained and accredited Security Dogs and Handlers in the UK to a wide range of environments including Public Events, Void & Vacant Properties, Construction Sites, Education Sector, Residential Street Patrols, Public Sector, Councils, and local authorities.

Our expert security dog units are trained to NASDU standards, highly experienced within the field and hold valid SIA licenses, giving you complete confidence that our security dog teams are fully trained to prevent and respond to criminal activity.

Search & Detection Dogs

Our Search Dog units cover a wide range of search principles including Drugs, Explosives, Cash, Tobacco, Firearms, Pyrotechnics and more and are deployed to a wide range of environments including Public Events, Music Venues, Sporting Events, Education and Public Sector, Councils and Local Authorities.

Our Search & Detection Dogs, also known as Sniffer Dogs, are trained, and licensed in accordance with NASDU Standards and comply with BS8517-2 Standards. Furthermore, our Ex-Police & Military training team ensure our Search Dogs and Handlers are trained to the highest standards, giving you complete confidence.

Mobile Patrols

- Lock & Unlock Services
- External & Internal Out of Hours Site checks
- Routine Site patrols
- Education Campus Patrols
- Void Property Inspections
- Residential Patrols
- Out Of hours site access requirements

Fire Marshal

Our Fire Marshal services are delivered nationwide to a wide range of clients. The purpose of our Fire Marshals is to provide a level of safety designed around your asset to ensure it is protected properly from the risk of a fire. Our Fire Marshal service is also known as “Fire Watch Services”.

A Fire Marshal / Fire Watch service are highly trained operatives whose responsibility is to look out for Fire Risks. We ensure that our Fire Marshal / Fire Watch operatives patrol the buildings regularly electronically tagging at each point to provide evidence that we have visited that area. Our highly trained Fire Marshals are on site to ensure that best fire safety practice is being always adhered to.

Key Holding & Alarm Response

County are a nationwide Key Holding & Alarm Response service provider. By Utilizing our Key Holding & Alarm Response services you are ensuring that you have SIA Licensed Key Holders with expert knowledge and experience within the Key Holding & Alarm Response market. Our Key Holding & Alarm Response services are provided at a fixed Fee competitive rate, so you can be sure whatever your budget, your assets will remain protected with our Key Holding & Alarm Response Service.

Temporary Alarm & CCTV Systems

Do you have a requirement for an internal or external temporary CCTV or Alarm System? County provide a cost-effective solution for this. Using one of our 3G/4G monitored temporary **CCTV & Alarm Systems** can provide you with peace of mind knowing your assets are secure whenever the system is armed.

Our monitored temporary CCTV & Alarm Systems are perfect for a wide range of clients who require quick, easy, and effective security solutions. Some of the clients we provide our temporary CCTV & Alarm Systems to are Construction Sites, Void & Vacant Property, Education Facilities, Transport Yards & Ports.

Some of the features of our systems:

- No Wires, Wireless Systems
- GSM Network, 3G/4G
- Real Time Video Verification
- No Mains Power Required
- Internal, External, Sirens, Fob Readers
- 4 Year battery Life
- 24/7 Alarm Response Services
- Installed within 30 minutes
- Auto Arm/Disarm Functions

Void Property

Our Void Property Division plays a major part of ensuring that your Void/Vacant Property is secured correctly ensuring that you do not become victim of Squatter's or any unwanted criminal activity. County provide a wide range of Services for the Void/Vacant Property market all available on Short or Long term contracts. We have over 30 Years of experience within the Void & Vacant Property market with our client base being, Solicitors, Property Developers, Public Sector & Education Services.

- Security Sheeting
- Security Steel Doors (Key & Electronic)
- Concrete Blocks
- Drop Down Bollards
- Temporary CCTV & Alarm Systems
- Property Inspections
- Mobile Patrols
- Drain down services
- Rubbish Clearance
- Security Guarding
- Security Dogs
- Key Holding & Alarm Response
- CCTV Towers

CCTV Towers

County offer our clients the latest technology when it comes to our CCTV Towers. Our standalone Rapid Deployment CCTV Towers are a cost-effective solution to provide your sites with protection no matter how big or small.

Our CCTV Towers are up to 75% cheaper than the usual Security Guard service, Our Wireless Rapid Deployment CCTV towers do not require power, are fully self-sufficient and automatically detect suspicious activity.

Why use our Rapid Deployment CCTV Towers?

- No Mains Power Required, Solar Powered
- 24/7 365 Days Live monitoring Station
- HD 360-degree PTZ Cameras
- Loud PA Siren with live talk to site
- Installed within 45 Minutes
- Video Analytics software

Event Security

Here at County, we have provided a wide range of Event Security services to clients located across the UK. When holding an event, it is important to instruct an Event Security company to provide you with a Level of Event Security that your customers will appreciate and the main goal is to keep everyone safe, instructing County with your Event Security will ensure those points are covered.

County has a highly trained Event Security management team who are on hand from day one to assist with your Event Security requirements. We provide our Event Security & Crowd Management services for a wide range of clients. Large Outdoor Music Events, Trade Shows, Private Parties & Sporting Events.

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LEGAL SUPPORT

Process Serving

Working to support Solicitors, Local Authorities, Companies and Private Individuals, County has established a reputable and reliable document service solution throughout the UK. Utilising the latest in tracking and recording technology, County provides a comprehensive service in accordance with relevant regulations supported with statements of service or affidavits which are admissible in court.

Our field agents will ensure that the documents are promptly served in line with your instructions upon the specified location or individual identified. Where the documents cannot be served on the first attendance, then two further appointments will be made to the address as required at varying times and days as necessary, for time critical cases we can offer same day service for vital paperwork.

Debtor Tracing & Investigation Services

County pride ourselves on being transparent – making clear to our clients what we do, who does it and the means used to obtain the information we present. Our clients can have complete confidence in the integrity, accuracy, and legality of the information we obtain.

Emphasis on the provenance of information ensures that it is always evidentially sound and admissible in court and with several prominent cases reported in recent years it is more important than ever that trace investigations are lawful and proportionate.

County have the ability to handle complex investigations and deliver clear answers and evidence. Our tailored process combines a pragmatic, innovative approach to the investigation and recovery of trace information with the highest standards of corporate integrity in accordance with UK law.

Data Reporting

By utilising industry leading credit scoring system analytics and key statistical metrics County are able to assess the financial stability of individuals and corporate enterprises. By identifying data discrepancies and deteriorating credit trends County are able to predict and highlight where potential rent defaults may be encountered.

With comprehensive credit reports County assists in protecting your business and investment interests to allow data-driven decisions. This foresight allows strategic and pre-emptive planning to mitigate and reduce associated financial losses associated with troubled tenants.

County are able to produce pre-enforcement credit risk reports on individuals and companies to assist in weighing up and objectively justifying legal and enforcement action.