

## EVICTIONS & PROPERTY / LAND CLEARANCE



Site Plan For Demise Address Attached:

Demise  
Address:

We hereby authorise and empower you to effect the removal of unlawful occupants in the manner allowed under any relevant statutory provisions and the common law remedies which is set out in the Office of the Deputy Prime Minister – Unauthorised Encampments (Halsbury Law) to the tort of trespass / unauthorised encampments.

And we as (Landlord / Freeholder / Managing agent)\* unconditionally and irrevocably agree to indemnify and keep indemnified you from and against all and any, costs, claims, liabilities and damages suffered or incurred by you and arising from our instructions to you under this warrant (including all those arising from any inaccurate information supplies to you by us) PROVIDED THAT such losses, costs, claims, liabilities and damages suffered or incurred do not arise through any failure on your part to execute the said warrant within the scope of your legal powers.

Dated this (dd/mm/yy)

### CLIENT DETAILS

Your Company Name:

Your Reference:

Your  
Address:

Your Phone:

### Out of Hours Contact

Contact Name:

Telephone No:

Invoices Payable to:

### \*This form must be signed

Signature of Person Authorising Instruction

Surveyor Name

Credit Control Name

Company Name

By authorising this instruction we confirm that we have read and accept the Standard Terms and Conditions of service.

Telephone Number

Print Name:

Date:

**GDPR NOTICE:** By submitting this form you do so as data controller with a lawful purpose(s) in holding the data provided to us.

Greenside House, 5 Portal Business Park, Eaton Lane, Tarporley, Cheshire, CW6 9DL

**Tel: 0800 002 9049 Fax: 0845 241 5006 Web: [www.debtsquared.com](http://www.debtsquared.com) Email: [rams@debtsquared.com](mailto:rams@debtsquared.com)**

# EVICCTIONS & PROPERTY / LAND CLEARANCE: ADDITIONAL SECURITY SERVICES



If you own any property/land, you can face claims for compensation if a member of the public suffers an injury whilst on it, even if the property/land doesn't have public access. That means whatever type of property/land you own - whether it's a small field or large estate, a private car park in town or a sports field - the landlord must ensure a suitable level of liability insurance is in place at all times.

**Remember** - legally the onus is on the landlord to protect the public from injury. That means that even if someone has an accident whilst trespassing, they can make a claim against the landlord.

## WEEKLY VOID PROPERTY INSPECTIONS

Insurance compliant reporting on high-level maintenance issues with bespoke reports

Minimum 4 Weeks, Weekly Inspections Charge: **£35.00**

For: weeks

## STEEL SECURITY

### Temporary Steel Security Screens

Steel screens are each made from a single sheet of high-quality, zinc-coated, perforated steel, and are fitted to the outside of the property causing little or no damage to existing frame.

**Material:** 1.5mm perforated steel, pre-fabricated

**Dimensions:** Various

**Protection:** zinc coated, powder coated

**Features:** Internal fix locking bars, tamper-proof bolts, optional vinyl wrapped pattern (additional cost)

Minimum Hire: 4 Weeks @ **£5.00 per window per week**

Ground Floor  
Openings:

First Floor  
Openings:

For: weeks

### Keyless Door

Minimum Hire: 4 Weeks @ **£5.00 per window per week**

Installation & Removal of Steel Door: **£75.00 per door**

Installation & Removal, including Door & Windows: **£150.00**

Extra over for first floor Installation & Removal: **£75.00**

Quantity: For: weeks

## BARRIERS BOLLARDS

Temporary Vertical Concrete Barriers and fencing are used to provide demarcation and a physical barrier to unauthorised entry and come in multiple shapes and sizes.

**Types:** Concrete barrier, concrete barrier with fencing, concrete jersey barrier, temporary vertical concrete barrier, concrete legato block

Minimum Hire: 4 Weeks @ **Installation & Removal Costs are subject to each instruction & requirement.**

For: weeks

## CCTV MONITORING & ALARMS

### Temporary Alarm System (Battery Powered)

Specifically designed for use on vacant commercial and residential properties, this unique multi-sensor alarm system is fitted and includes four movement sensors (PIRs) and one smoke detector, commissioned, verified and working to protect your property.

Minimum Hire: 4 Weeks @ **£60.00 per week**

Installation & Removal Charge: **£275.00**

For: weeks

### CCTV Tower

Easily transported & can be deployed with fully independent operation capability within 20 minutes once on site and is designed to be left unmanned for long periods of time.

**Powered:** Minimum Hire: 12 Weeks @ **£265.00 per week** Installation & Removal Charge: **£275.00** For: weeks

**Solar Powered:** Minimum Hire: 12 Weeks @ **£340.00 per week** Installation & Removal Charge: **£275.00** For: weeks

All costs are subject to VAT.

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Debt Squared Group Limited. Registered in England and Wales.

Reg. office: 116 Duke St, Liverpool, L1 5JW

Company Reg No. 6729253 - VAT No. 978 3663 59

## EVICTIONS & PROPERTY / LAND CLEARANCE

### 1. GENERAL

**1.1** The Instructing Client and/or Claimant Landlord (Client) agrees to be bound by the terms and conditions in this Schedule upon providing Debt Squared Group Limited with a signed completed instruction form.

**1.2** If any provision of these terms and conditions is held to be invalid or unenforceable in whole or in part, the validity of the remainder of the condition(s) shall not be affected.

### 2. CLIENT PROVISION OF AUTHORITY

**2.1** Unless the Client notifies us in writing, we will assume that we have the authority of the Client to prepare and sign certain documents on your behalf such as, but not limited to, the Notice of action to be served at the demise address.

### 3. PROVISION OF ADVICE

**3.1** Debt Squared Group is not authorised to provide legal advice in any form. Any advice provided by Debt Squared Group Limited relates strictly to the provision of services undertaken by Debt Squared Group Limited and should not be relied upon by the Client as advice in a wider context or advice relating to any litigation or dispute in which the Client is a party.

**3.2** Debt Squared Group Limited accepts no liability for any actions which the Client may take or loss or damage which the Client incurs as a result of advice given in any communication with Debt Squared Group Limited. We recommend that you seek independent legal advice in relation to any legal issues at all times.

### 4. DISBURSEMENTS (General Provisions)

**4.1** Any disbursement costs incurred during the process by Debt Squared Group Limited will be the responsibility of the Client.

### 5. RECOVERABILITY OF FEES AND CHARGES

**5.1** Should the instructing Client cancel or withdraw an instruction, subsequent to Debt Squared Group Limited being instructed, then the Client agrees to fully indemnify Debt Squared Group Limited in consideration of all fees including disbursement costs.

### 6. CARE AND DILIGENCE

**6.1** The Client shall warrant that the information supplied to Debt Squared Group Limited is correct at all times.

**6.2** The Client shall defend, indemnify and hold harmless Debt Squared Group Limited, its directors, shareholders and employees against all loss, damage liability or legal claim (including legal costs) which is brought against Debt Squared Group Limited, its directors, shareholders and employees arising out of or in connection with the provision of services undertaken by Debt Squared Group Limited.

**6.3** The client shall indemnify Debt Squared Group Limited against any additional costs that Debt Squared Group Limited may incur as a result of specific directions provided by the Client in the course of an instruction. This will include, but is not limited to, legal costs on cases that may have been escalated through the process.

**6.4** Debt Squared Group Limited shall bear no liability for loss, damage or delay howsoever arising caused in circumstances outside of its control.

### 7. GDPR

**7.1** By submitting this form you do so as data controller with a lawful purpose(s) in holding the data provided to us.