

Unauthorised Occupants Policy

Policy Statement

We will investigate reports of suspected cases of unauthorised occupancy. The course of action taken by us will depend on the circumstances of each individual case, but unauthorised occupation of our properties will not be allowed. Where, following completion of the investigation, the illegal occupation of a Bron Afon property is confirmed we will take the appropriate steps to resolve the problem, which include the issuing of legal proceedings.

Mesne profits and payment for use and occupation

During our investigation we are entitled to claim compensation from the occupier for their use and occupation of the property. This is called Mesne Profits

The amount of mesne profits payable by a trespasser will normally be equivalent to the proper letting value of the property,