

IN THE HIGH COURT OF JUSTICE
KINGS BENCH DIVISION

Claim No: KB-2025 -002314

Second Statement

3 July 2025

BETWEEN:

- (1) QWR Properties NW07 Limited,
- (2) Wembley NW07 Investments Limited,
- (3) QWR Properties NW09 Limited,
- (4) QWR Properties E01 Limited,
- (5) QWR Properties E03 Limited,
- (6) QWR Properties E05 Limited,
- (7) QWR Properties SW03A Limited,
- (8) QWR Properties NE02 Limited
- (9) QWR Properties NE03 Limited

Claimants

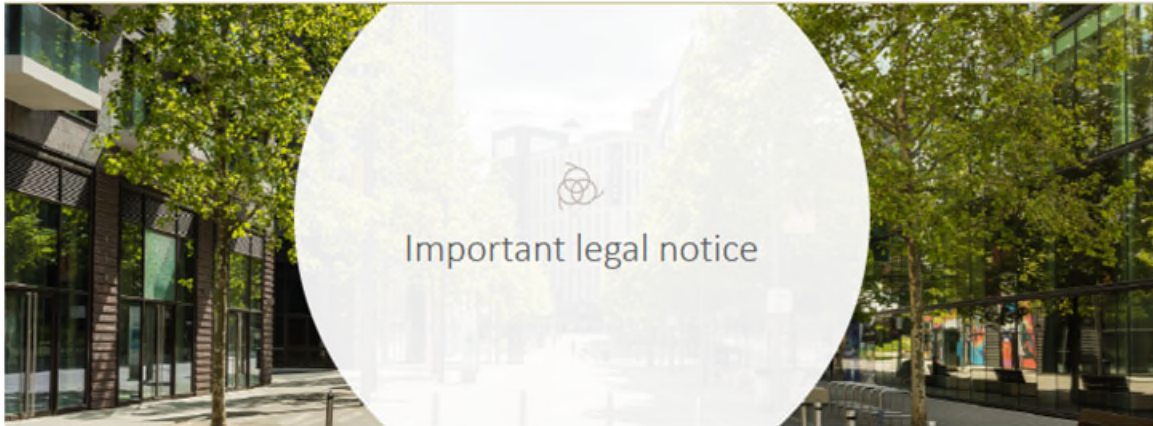
-and-

PERSONS UNKNOWN ENTERING OR REMAINING ON ANY PART OF THE QUINTAIN BTR
ESTATE, WEMBLEY PARK WITHOUT THE CONSENT OF THE CLAIMANTS THEIR AGENTS OR
ANY LAWFUL OCCUPIER OF THE QUINTAIN BTR ESTATE

Defendants

EXHIBITS GB02 – SECOND WITNESS STATEMENT OF GARETH BONE

TAB	DOCUMENT	DATE	PAGES
1	Screenshot from Quintain website	11.07.2025	2-3
2	Plan showing notice		4
3	Notice of proceedings	01.07.2025	5
4	Report showing notice affixed	01.07.2025	6-24
5	Notice of anticipated hearing	09.07.2025	25



On 1 July 2025 Quintain, as the owners ("the Building Owners") of the residential buildings listed below ("the Buildings") within the Wembley Park Estate are commencing legal proceedings for an injunction to prevent people from entering the Buildings without the permission or consent of the relevant Building Owner, any agent or employee of the relevant Building Owner or any lawful tenant of the relevant Building. This action is being taken to prevent the persistent and growing incidence of trespass to the Buildings.

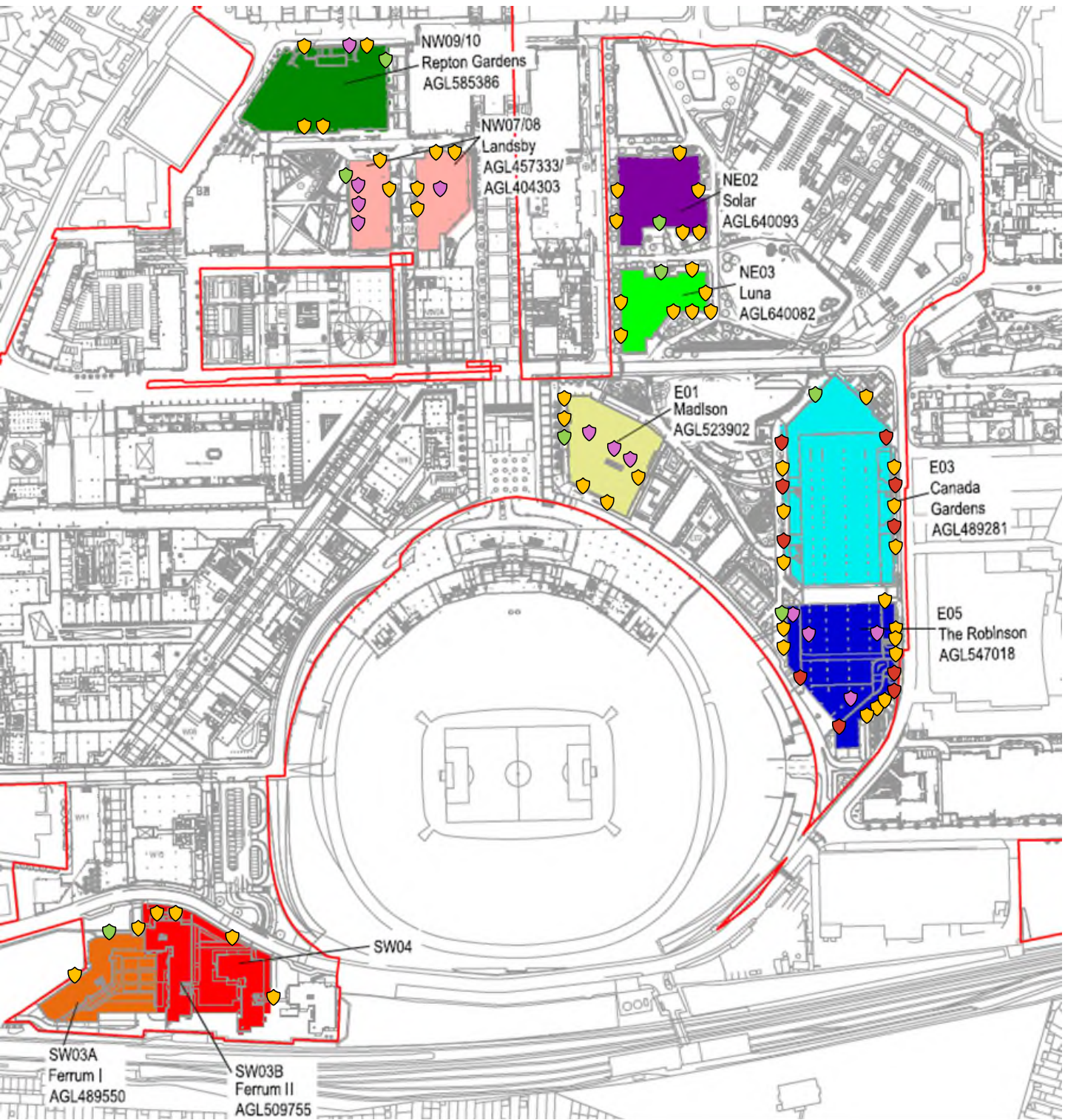
Full copies of the court papers relating to these proceedings including notice of any hearing dates can be found below or by emailing jeremy.stephen@clydeco.com or claudia.fletcher@clydeco.com

And paper copies are available for inspection at, Market Square, 11 Exhibition Way, Wembley Park, Wembley HA9 0RA.

Building owner	Building
QWR Properties NW07 Limited and Wembley NW07 Investments Limited	Landsby
QWR Properties NW09 Limited	Repton Gardens
QWR Properties E01 Limited	Madison
QWR Properties E05 Limited	Canada Gardens
QWR Properties E05 Limited	The Robinson
QWR Properties SW05A Limited	Ferrum (Fe1)
QWR Properties SW05A Limited	Ferrum (Fe2 and Fe3)
QWR Properties NE02 Limited	Solar
QWR Properties NE05 Limited	Luna



Trespassing Access Points: Notice locations



-  Access points (Front desk)
-  Access points (External)
-  Access points (Internal – via shared common space, such as Car Parks)
-  Access points The internal Coach park/ Public Parking (CANADA GARDENS & ROBINSON ONLY)

IMPORTANT: NOTICE OF INTENTION TO APPLY FOR A LEGAL INJUNCTION

The owners ("the Building Owners") of the residential buildings listed below ("the Buildings") within the Wembley Park Estate are commencing legal proceedings for an injunction to prevent people from entering the Buildings without the permission or consent of the relevant Building Owner, any agent or employee of the relevant Building Owner or any lawful tenant of the relevant Building. This action is being taken to prevent the persistent and growing incidence of trespass to the Buildings.

Full copies of the court papers relating to these proceedings including notice of any hearing dates can be found online at: www.quintain.co.uk/site-services/trespass-injunction or by scanning the QR code

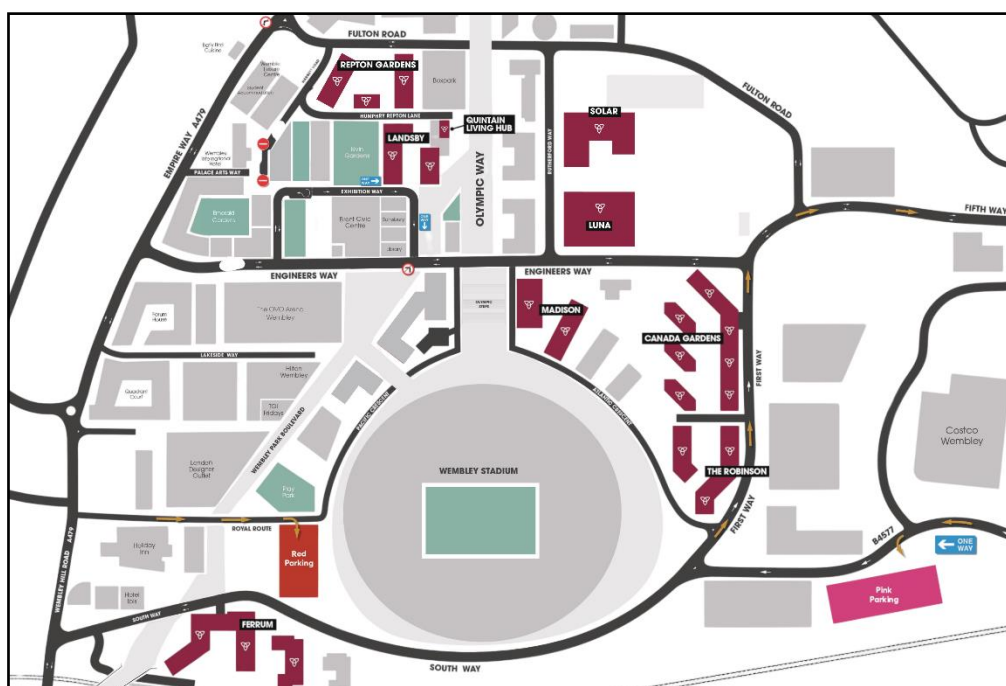


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QWR Properties NE03 Limited	Luna



INJUNCTION NOTICES

Access Doors – Wembley Park

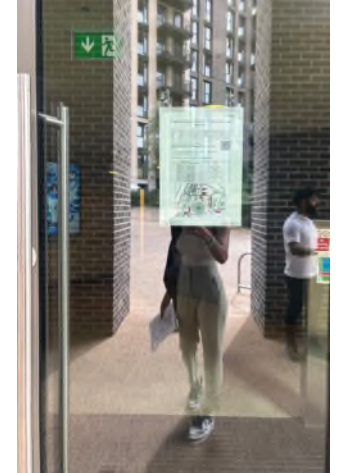
01/07/2025

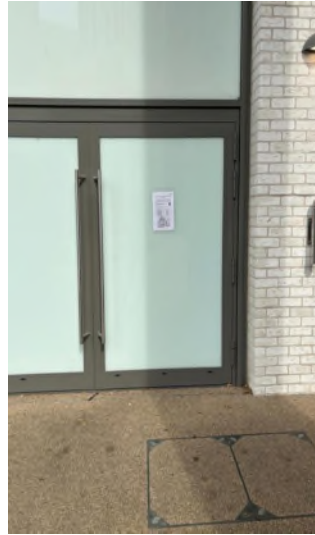
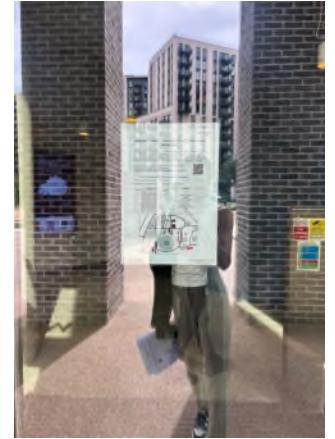


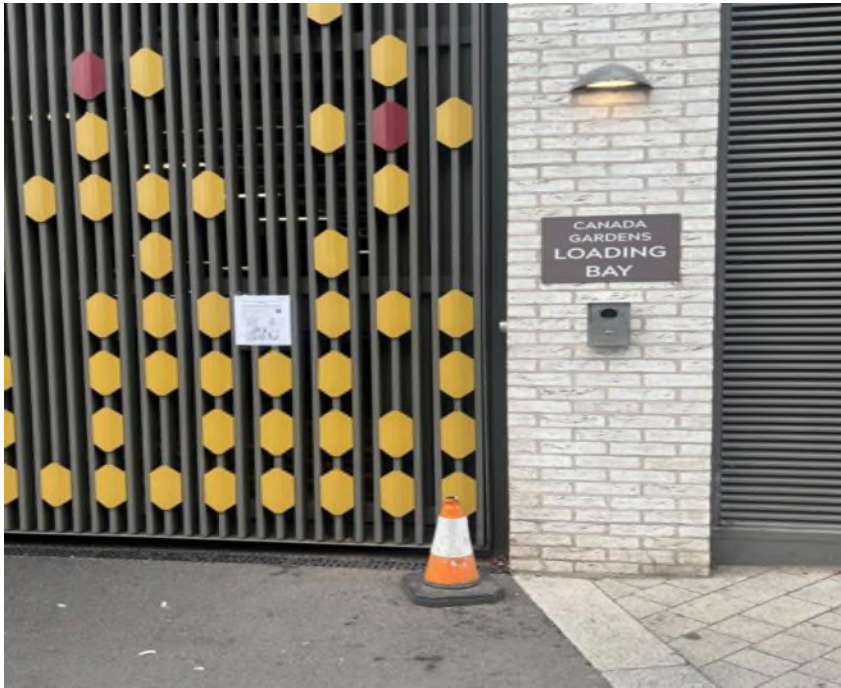
CANADA GARDENS

QUINTAIN 
LIVING









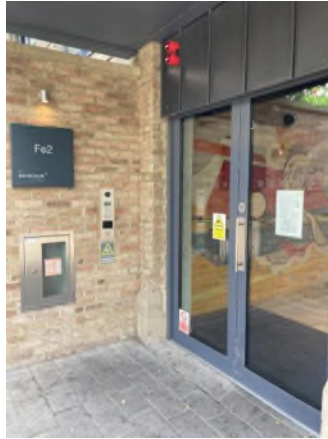
FERRUM

QUINTAIN
LIVING



GB02/11

DOOR NOTICES



LANDSBY

QUINTAIN 
LIVING



GB02/13



REPTON GARDENS

QUINTAIN 
LIVING





MADISON

QUINTAIN 
LIVING



GB02/17

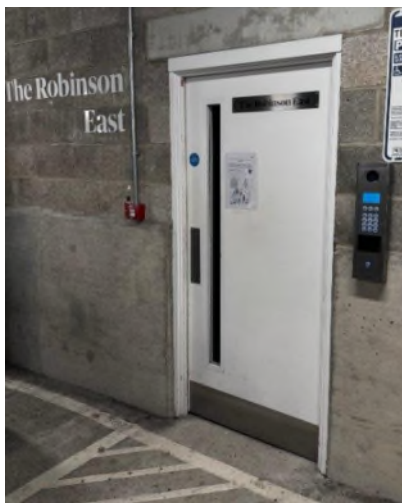
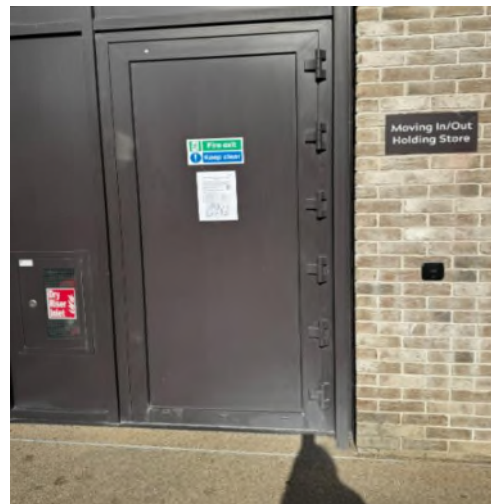


ROBINSON

QUINTAIN 
LIVING



GB02/19





LUNA

QUINTAIN
LIVING



GB02/22





IN THE HIGH COURT OF JUSTICE

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CONSENT OF THE CLAIMANTS THEIR AGENTS OR ANY LAWFUL OCCUPIER OF THE QUINTAIN BTR ESTATE

Defendant

IMPORTANT

NOTICE OF HEARING FOR A LEGAL INJUNCTION

The Claimants have been notified that the application injunction hearing Claim No: KB-2025-002314 has been listed for Monday 14th July 2025 in the High Court of Justice Kings Bench Division and whilst we do not have confirmed details yet, our expectation is that the hearing will be in front of Judge D Dias in court room 37 of the High Court at the Royal Courts Of Justice, Strand WC2A 2LL.

This action is being taken to prevent the persistent and growing incidence of trespass to the Buildings.

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