

IN THE HIGH COURT OF JUSTICE  
KINGS BENCH DIVISION

Claim No: KB-2025-002314

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

Defendant

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GB03 EXHIBITS - THIRD WITNESS STATEMENT OF GARETH BONE

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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



KB-2025-002314

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

Defendant

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ORDER FOR AN INJUNCTION

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**PENAL NOTICE**

**IF YOU, THE DEFENDANTS DISOBEY THIS ORDER YOU MAY BE HELD TO BE IN  
CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE YOUR ASSETS  
SEIZED.**

**ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH  
HELPS OR PERMITS THE DEFENDANTS OR ANY OF THEM TO BREACH THE TERMS**

**OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED.**

**IMPORTANT NOTICE TO THE DEFENDANTS**

**This Order prohibits you from doing the acts set out in this Order. You should read this Order very carefully. You are advised to consult a solicitor as soon as possible.**

**If you disobey this Order you may be found guilty of contempt of court and you may be sent to prison or your assets seized.**

**You have the right to apply to the court to vary or discharge this order (which is explained below)**

**RECITALS**

**UPON** the Claimants' claim by Claim, dated 1 July 2025, and its application for an injunction, by application notice dated 1 July 2025;

**AND UPON HEARING** Counsel for the Claimants and no representation for the Defendant;

**AND UPON READING** the witness statements of Sarah Birchley and Gareth Bone dated 1 July 2025;

**AND UPON** the Claimants providing for and the Court accepting the undertakings set out in Schedule 3 to this Order;

**AND UPON** paragraphs 7-10 of this Order being pursuant to the guidance in Wolverhampton CC v London Gypsies & Travellers [2023] UKSC 47;

**AND UPON** the following term having the following meaning in this Order: the "Quintain BTR Estate" the land and buildings referred to in the Claim Form being land in respect of which the respective Claimants have leasehold title and seek precautionary injunctive relief as shown for identification purposes coloured on the Plans annexed at Schedule 1 of this order and comprising the following buildings which are let out for residential purposes and known as and situate at the following addresses:

<b>Building Name</b>	<b>Postal Addresses</b>
Landsby	10 Elvin Gardens, Wembley, HA9 0GW 2 Weaver Walk, Wembley, HA9 0GY 6 Weaver Walk, Wembley, HA9 0LE
Repton Gardens	1 Wellers Way, Wembley, HA9 0UJ
Madison	49 Olympic Way, Wembley, HA9 0NT
Canada Gardens	2 Engineers Way, Wembley, HA9 0JS
The Robinson	1 Atlantic Crescent, Wembley, HA9 0TQ

Ferrum	40 South Way, Wembley, HA9 0HZ
Solar	3 Marley Street, Wembley, HA9 0EN
Luna	4 Marley Street, Wembley, HA9 0EN

**IT IS ORDERED THAT:**

1. Subject to paragraph 6 below, until 14 January 2026, or until further order in the meantime, whichever shall be the earlier, the Defendants must not:
  - a. without the consent of the Claimants, their authorised agents or the lawful residents of the Quintain BTR Estate, or any other lawful right to be there, enter or remain upon any part of the Quintain BTR Estate.
  - b. interfere with or cause damage to any part of the buildings within the Quintain BTR Estate including by breaking open or damaging any of the doors or disabling security mechanisms which regulate access and egress to the Quintain BTR Estate.
2. In respect of paragraphs 1(a)-(b), the Defendants must not:
  - a. do it himself/herself/themselves or in any other way;
  - b. do it by means of another person acting on his/her/their behalf, or acting on his/her/their instructions.

**SERVICE OF DOCUMENTS IN THE PROCEEDINGS**

3. Service of the Claim Form, Application Notice and supporting documentation is dispensed with, pursuant to CPR 6.16, 6.28 and 81.4(2)(c).
4. Pursuant to the guidance in *Wolverhampton CC v London Gypsies & Travellers* [2024] 2 WLR 45, the Claim Form, Application Notice and evidence in support shall be notified to Persons Unknown by the Claimants carrying out each of the following steps:
  - a. Uploading a copy onto the following website: [www.quintain.co.uk/site-services/trespass-injunction](http://www.quintain.co.uk/site-services/trespass-injunction).



- b. Affixing a notice of A4 size in a prominent position on the entrances to each of the residential buildings within the Quintain BTR Estate which are covered by the Order, the locations of which are shown marked with a shield on the plan at Schedule 2 of this Order stating where hard copy of these documents can be found in hard copy and online or including this information in the warning notices referred to at paragraph 5(c) below.
5. Pursuant to the guidance in *Wolverhampton CC v London Gypsies and Travellers* [2024] 2 WLR 45, this Order shall be notified to Persons Unknown by the Claimants carrying out each of the following steps:
- a. Uploading a copy onto the following website: [www.quintain.co.uk/site-services/trespass-injunction](http://www.quintain.co.uk/site-services/trespass-injunction).
  - b. Affixing at least one copy of the Order in A4 size in a prominent position on the entrances to each of the residential buildings within the Quintain BTR Estate which are covered by the Order, the locations of which are shown marked with a shield on the plan at Schedule 2 of this Order.
  - c. Affixing a warning notice of A4 size at those locations marked with a shield on the plan at Schedule 2 of this Order advising of the injunction, the consequences of breaching the same and displaying a QR code linking to the website location of the documents.
6. Pursuant to the guidance in *Wolverhampton CC v London Gypsies and Travellers* [2024] 2 WLR 45, notification to Persons Unknown of any applications shall be effected by the Claimants carrying out each of the following steps:
- a. Uploading a copy of the application onto the following website: [www.quintain.co.uk/site-services/trespass-injunction](http://www.quintain.co.uk/site-services/trespass-injunction).
  - b. Affixing a notice at those locations marked with a shield on the plan at Schedule 2 of this Order stating that the application has been made and where it can be accessed in hard copy and online.

7. Pursuant to the guidance in *Wolverhampton CC v London Gypsies and Travellers* [2024] 2 WLR 45, notification of any further documents to Persons Unknown may be effected by carrying out the steps set out in paragraph 6(a)-(b) only.
8. In respect of paragraphs 4-7 above, effective notification will be deemed to have taken place on the date on which all of the relevant steps have been carried out.
9. For the avoidance of doubt, in respect of the steps referred to at paragraphs 4(b) and 5(b) – (c) and 6(b), effective notification will be deemed to have taken place when those documents are first affixed regardless of whether they are subsequently removed.

#### **DIRECTIONS FOR FURTHER HEARING**

10. The further continuation of this order will be reconsidered at a further hearing which shall be listed on the first open date after 1 December 2025 with a time estimate of 1 day. The Claimants shall provide the Court with dates of availability within the listing window by 4pm on 5 September 2025.
11. The Claimants have permission pursuant to CPR 24.4(1)(a) to issue an application for Summary Judgment in the Claim to be heard at the same time as the hearing listed pursuant to paragraph 10 above. Such application to be made not less than 14 days before the hearing and notice of the application shall be given in accordance with paragraph 6 above.
12. The Claimants shall file and serve any evidence which they wish to rely upon at the review hearing, such evidence to be filed and notified to the Defendants no later than 14 days before the review hearing.
13. Anyone who claims to be affected by this Order and wishes to apply to vary or discharge this Order or be heard at the review hearing, shall apply for permission to be heard by no later than 7 days before the hearing and must provide the Claimants' solicitors with a copy of such application by email to the address specified below at the same time that it is made. Any such person must also provide their full name and address, and address for service of the Claimants and to the Court, and must, if appropriate, also apply to be joined as a Defendant to these proceedings at the same time. Any person who fails to comply with this paragraph shall not be permitted to be heard at the review hearing or take any further role in the proceedings without further order of the Court.

14. The requirement of any person to file any acknowledgment of service or defence in respect of this claim is dispensed with unless further directed by the Court.

### **FURTHER DIRECTIONS**

15. Any contempt application against any Defendant may only be brought with the permission of the Court.
16. Liberty to apply.
17. Costs are reserved.

### **COMMUNICATIONS WITH THE CLAIMANTS**

18. The Claimants' solicitors and their contact details are:

Jeremy Stephen or Claudia Fletcher

Clyde & Co LLP of 3 London Square, Guildford, GU1 1UJ

OR by email to [Jeremy.stephen@clydeco.com](mailto:Jeremy.stephen@clydeco.com) and [Claudia.fletcher@clydeco.com](mailto:Claudia.fletcher@clydeco.com) citing reference JSP/10735461.

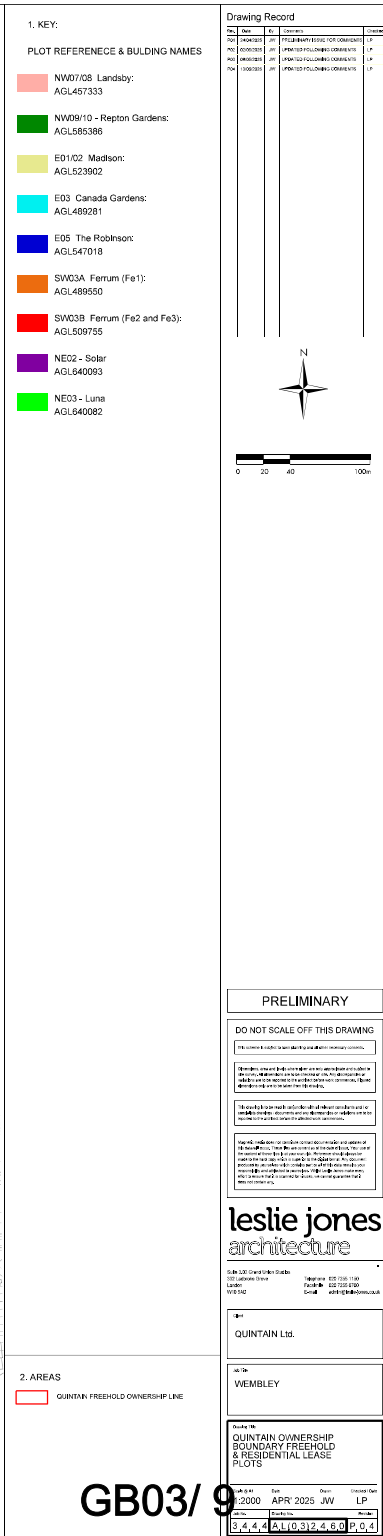
### **COMMUNICATIONS WITH THE COURT**

8. All communications to the Court about this Order should be sent to:

King's Bench Division, Royal Courts of Justice, Strand WC2A 2LL.

The offices are open between 10.00 a.m. and 4.30 p.m. Monday to Friday (except Bank Holidays). The telephone number is 020 7947 6000

## Schedule 1 – Plans showing Injunction Property



## LANDSBY





## REPTON GARDENS



## MADISON





## CANADA GARDENS



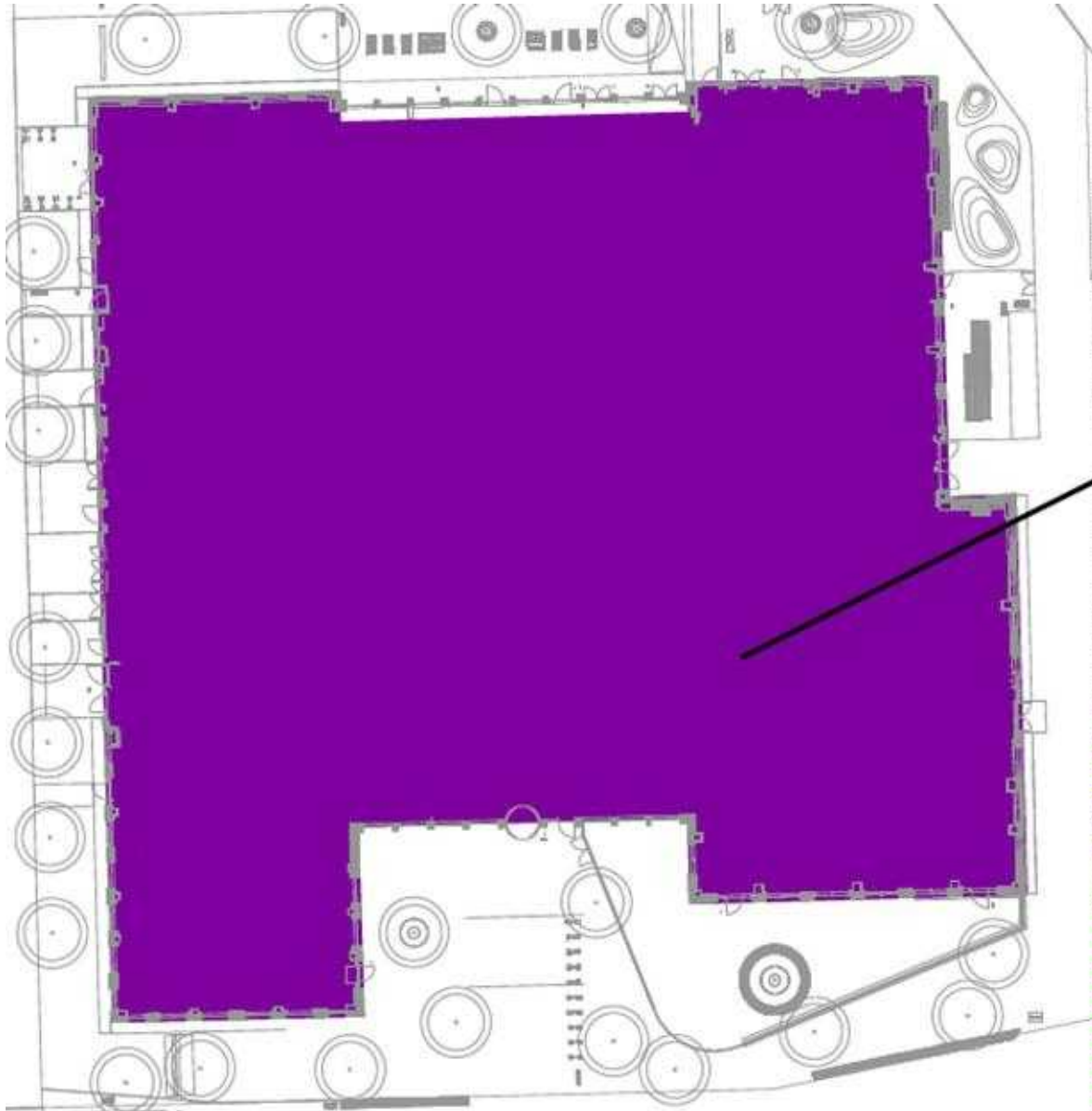
## THE ROBINSON



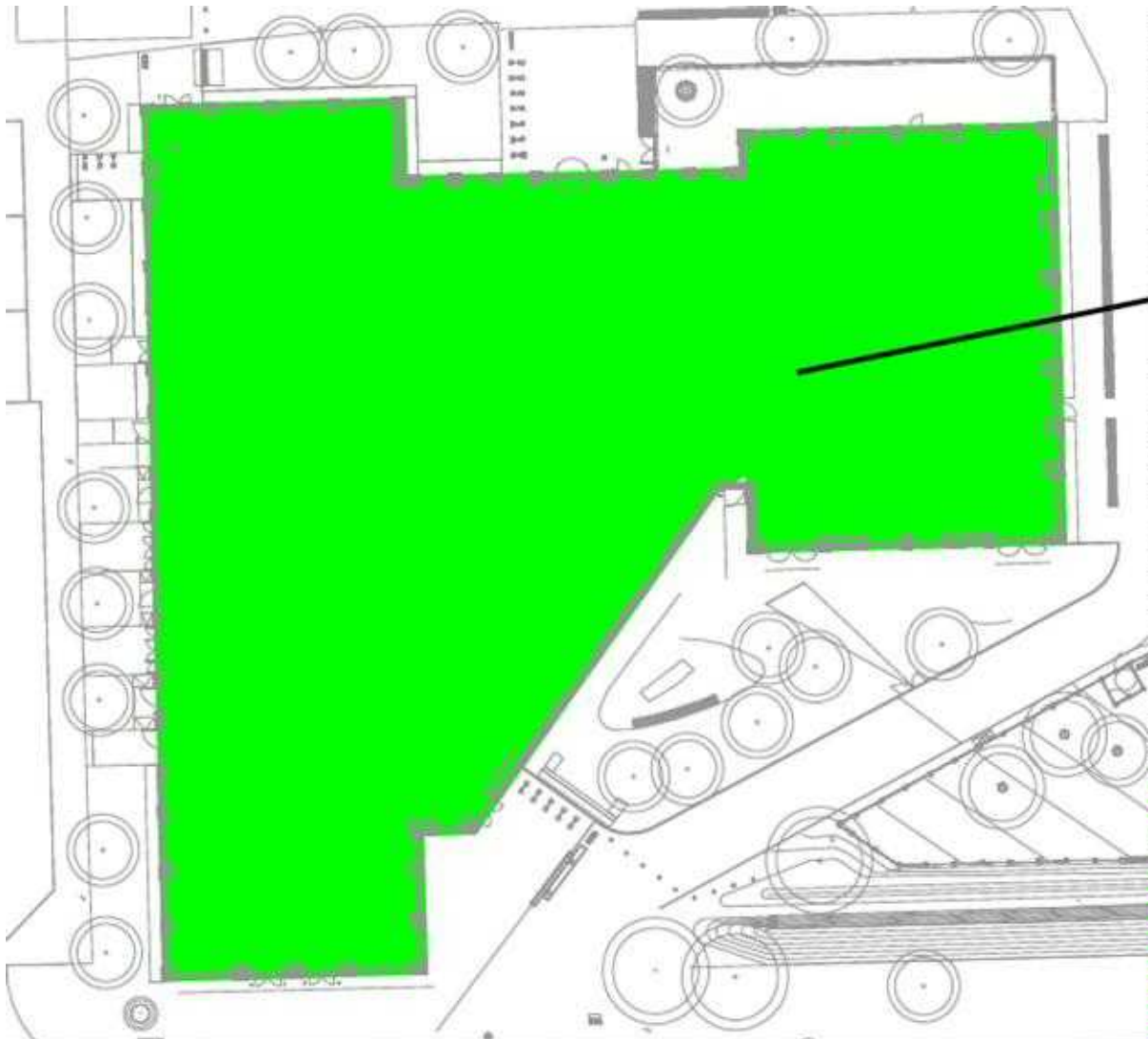
## FERRUM I AND FERRUM II & III



## SOLAR



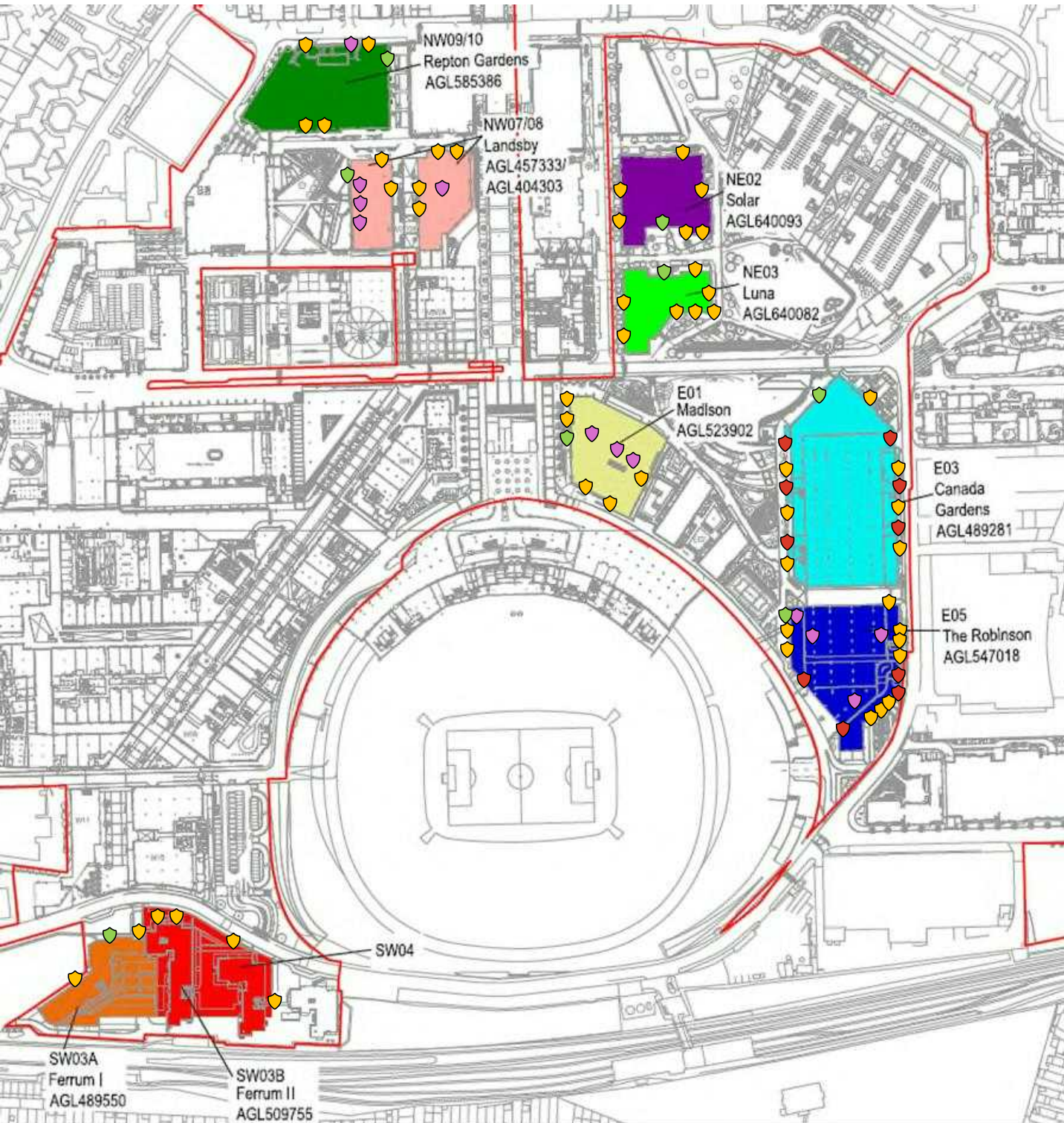
LUNA







Schedule 2 – Plan showing entrances where documents will be affixed



# 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)

Schedule 3 - Undertaking given by Quintain Limited:

The Claimants and or Quintain Limited will comply with any order for compensation which the Court might make in the event that the Court later finds that the injunctions in paragraph 1 of this Order have caused loss to a future Defendant and the Court finds that the future Defendant ought to be compensated for that loss.



**IN THE HIGH COURT OF JUSTICE**  
**KING'S BENCH DIVISION**

Royal Courts of Justice  
Strand  
London, WC2A 2LL

Monday, 14 July 2025

BEFORE:

**HER HONOUR JUDGE HOWELLS**

BETWEEN:

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**QWR PROPERTIES NW07 LTD & ORS**

Claimant

- and -

**PERSONS UNKNOWN**

Defendant

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**UNKNOWN COUNSEL** (instructed by Clyde & Co LLP) appeared on behalf of the  
Claimants

**THE DEFENDANTS** were not present and not represented.

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**JUDGMENT**  
(Approved)

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Lower Ground, 46 Chancery Lane, London WC2A 1JE  
Web: [www.epiqglobal.com/en-gb/](http://www.epiqglobal.com/en-gb/) Email: [civil@epiqglobal.co.uk](mailto:civil@epiqglobal.co.uk)  
(Official Shorthand Writers to the Court)

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1. JUDGE HOWELLS: This is the **ex tempore** judgment in the application before me for injunctive relief. This is an application for precautionary injunction to restrain trespass against Persons Unknown. The claimants seek injunctive relief to prevent further apprehended acts of trespass at the client's residential development, known as Quintain BTR Estate.
2. The claim is directed to Persons Unknown in respect of whom there is evidence of persistent and, it is said, escalating incidents of unwilful trespass into the estate, which it is said pose health and safety risks, adversely affect the security and enjoyment of the Quintain BTR Estate by the claimants' and the claimants' business.
3. In respect of this application I have had an opportunity to read and to consider the application notice, the details of the claim, the draft order, the witness statements of Garreth Bone, one contained in the bundle and a second statement dated last week, which dealt with notification of this hearing and ongoing incidents since the application was made. I have also considered the witness statement of Sarah Birchall(?). I have seen video clips of footage of incidents, and considered in full the Skeleton Arguments and the bundle of authorities, insofar as they are relevant, and I am greatly assisted by the representations before me from leading counsel for the claimants.
4. The claimants in this case are the leasehold owners of an estate, which is a development of nine separate residential apartment blocks, which I am told contained three thousand residential units. In addition, there is landscaping on common parts of the residents. These are let out to tenants, predominantly under shorthold tenancies.
5. These residential blocks were constructed around Wembley Station between 2018 and last year, and between them the claimants hold the leasehold title to the estate. I take this from the witness statement of Ms Birchall.
6. I am satisfied on the evidence I have read and considered, that the claimants do have good title in relation to this estate based on the leasehold titles. The injunction sought relates only to the privately owned land, which is part of the estate and not any wider part of the estate. No injunction is sought in relation to any of the public realm.

7. The public realm does run to the entrances of the residential blocks. There are no gateways. Who are the defendants? They are defined within the claim form as "Persons Unknown" who have been or would be committing a trespass on entering into the claimants' residential blocks, i.e. the private realm, without the consent or permission of the claimant or their tenants.
8. I have read the witness statements in this matter, which describe trespass within the estate as to cover a regular source of recreation for the other people presumed to be from the surrounding area, who it is said seem to now consider it almost a sport to gain access to the buildings within the estate, and to cause nuisance.
9. Mr Bone, in particular, in his witness statement refers to his view that many of these trespassers consider it to be a sport to break into the estate. None of these residential blocks are open to the general public, they all have entry control, both internally and externally by security. These are operated by key pads and fobs. There is therefore, despite the absence of an external gate to the area as a whole, a clear distinction between public and private estates, which should be apparent.
10. I am satisfied that sufficient steps have been taken to bring notification of these proceedings to the attention of potential Persons Unknown. I accept the evidence that signage has been placed at many entry points. That tells of these proceedings and of this hearing. I further accept the evidence of Mr Bone that this has been uploaded to the company website. There is a link to these proceedings on the company website, and there is a QR code which could be accessed by anybody holding a Smart Phone and seeing the signage which has been placed at appropriate entry points.
11. I therefore conclude that in relation to these proceedings, the claimants have taken appropriate steps to bring the application to the notice of potentially affected persons.
12. In terms of the evidence, I am satisfied on the evidence of Mr Bone and the other witness, that the claimants have satisfied me there is a clear pattern of unlawful trespass into the estate, which has developed into a chronic problem. The defendants have used considerable efforts to manage this. Nevertheless, this did not seem to be effective to stop such unlawful trespass.

13. In the first six months of 2025, there had been 513 trespass incidents which were recorded across the estate in the security log, and it is said that represents a significant increase over previous years. I am satisfied on the evidence that this is persisting. I note from the witness statement of Mr Bone in his second statement dated last week, that over the past two weeks there have been 20 further incidents. There is no sign that these trespasses are abating in any way.
14. The claimants have engaged security. This has been at cost and inconvenience. They have engaged with police. This has not deterred trespassers. It is, as Mr Bone says, becoming unmanageable. I do not need to go into detail as to the issues that have occurred. I take from the witness statement and the Skeleton Arguments a summary of the issues, but I have cross referenced the witness statements and the evidence attached, to confirm that they support a conclusion as to the incident.
15. These include gaining access to the roof and sitting on the edge of the roof tops outside of safety railings. There is plain photographic evidence of this. Smoking, drug use and alcohol consumption in common parts of the buildings. Engaging in threatening or intimidating behaviour towards Quintain staff, residents or other lawful visitors, such as delivery personnel. Littering, urination and criminal damage to property within the common or other restricted areas of the property. Again, I have seen CCTV evidence and photographic evidence in support of this. Damage to fixtures, doors and CCTV equipment within the common or other restricted areas of the building, and engaging in sexual conduct within the building.
16. As I have said, I have considered not only the witness statements, but the evidence in support, the logs, the CCTV and the stills, the list of complaints. I have considered the photograph of a person sitting on the edge of the building, I have considered the video of vandalism to the property and breaking doors, where it is clear that those gaining entry know they have no right of entry, because they are either tailgating or barging the door to ensure that they can get entry. This, I am told, has an impact on residents who are tenants and the claimants themselves as landlords.
17. In my judgment, this has a clear risk of harm which has been evidenced by the information referred to above. There has been thefts, there has been clear loss of

enjoyment by those who reside at the premises. The claimants as landlords, have an obligation to maintain a quiet enjoyment for their tenants. The risk of ongoing break-ins and continued threats from unknown trespassers does, I conclude, cause disruption and, I accept, a sense of insecurity which adversely affects the ability of residents and their visitors to use the common areas, which is specifically designated for their private use, and to enjoy the occupation of the estate as their home. I note that some of the common areas have, in fact, had to be closed off to residents, because of the effect of trespassers there.

18. I accept the unlawful acts create health and safety concerns for both residents and staff, giving rise to the possibility of a further significant disruption and disturbance, further damage to property and it is likely to result in further costs to the claimants and, I accept, further reputational damage and adverse effect on their business. I note that many tenants have cited security as a concern, particularly when they were leaving or vacating their property.
19. I turn to the legal test which I have considered in relation to injunctions against Persons Unknown. I remind myself pursuant to the Senior Courts Act, 1981, section 37, that injunctive relief may be granted wherever the court considers it is just and convenient to do so. Here, we are talking about the sort of trespass which has, I am satisfied, been evidenced as already having been committed. There must be imminent and real risk of harm, as set out in *Ineos Upstream Ltd & Ors v Persons Unknown* [2017] EWHC 2945 (Ch). I particularly take into account the Supreme Court authority of *Wolverhampton City Council and others v London Gypsies and Travellers and Others* [2024], which has been considered in detail in a number of cases since, in terms of restraining trespass onto private land.
20. Many cases that have come post *Wolverhampton*, are in relation to protestors, where there may be human rights issues to be considered. I note that this is not such a case. This is purely a case of trespass onto private land for, it would seem, sport. It is important however to consider the question of a newcomer, i.e. one who has not trespassed, but comes into the land at an injunction. I therefore consider carefully the test as set out in the *Wolverhampton* case, and as has been considered in other authorities.

21. I recognise that injunctions against a newcomer are, in reality, a new form of injunction for the enforcement of rights which are not seriously in dispute, as distinct from perhaps more familiar interim injunctions which I find is holding the ring. I recognise again pursuant to *Wolverhampton*, that there is no meaningful difference here between interim and final orders although, in fact, in this case what is sought is an order of limited duration and not a final order.
22. I remind myself, again following *Wolverhampton*, that equity looks to the substance not the form. That is that it enables the court to assess the most suitable means of ensuring that a newcomer has a proper opportunity to be heard without being shackled to any particular proceeding or means of doing so, such as service of the proceedings. It is clear from the *Wolverhampton* case that it is critical that injunctions contain adequate protection, including machinery, to ensure that Unknown Persons have been notified, and that they can apply to the court to consider or reconsider an injunction. Duration of the injunction has to be carefully considered and should not outlast the compelling circumstances to grant an injunction. The court also has a continuous need to supervise.
23. Richie J in the case of *Valero Energy Limited v Persons Unknown* [2024] EWHC 134 (KB), enumerating what he said were 13 factors, which he considered arose for consideration when the court was asked to grant a different injunction against Persons Unknown, which he derived from what were then a relatively new position of the Supreme Court in the *Wolverhampton* case.
24. I intend to summarise those considerations, and how they apply to the facts of this application. I note the emphasis that is important with the safeguards in place and which should be applied before granting such an injunction against Persons Unknown. As set out above, I am satisfied on the evidence that there has been adequate notification of these proceedings and this hearing.
25. In terms of the matters to be considered, as set out by Richie J, first of all, the cause of action. The cause of action here is trespass, and that is a strict liability tort. It is actionable per se. It is clearly identified. There have been, in my judgment on the evidence, I can say, trespassers which appear to be thrill-seeking and recreational.

Those who entered have no license to be there. In my judgment, there is a real and imminent risk that such trespassers will continue if not restricted by an order. I say that on the basis of what I have said above, that trespasses appear to be continuing and, in fact, becoming worse as time progresses.

26. I have taken into consideration full and frank disclosure. I am satisfied here that the claimant has done so. At the conclusion of her submissions, Ms Stacey addressed all possible issues. I do not consider that I need to go into them in detail, but I have considered various factors, including the definition of Persons Unknown, and where they should be described as is proposed by the claimant. In my judgment, that is appropriate, despite the fact that there has been other approaches by High Court judges in this regard. I am satisfied that to identify the realm and how persons could fall within that definition, provides specific protection for Persons Unknown which is appropriate. It is clear therefore if a person would be in breach of trespassing, that they would, of course, be entering onto private land through secure doors.
27. There are also safeguards in the draft order, which I consider to be appropriate in relation to requiring permission for a committal. There is a right to apply to set aside and, of course, liberty to apply. I have considered, as I have said before, that there has been sufficient notice in relation to this hearing. I have also considered in terms of disclosure generally, the geographical extent of the injunction. I will confirm that later in this judgment, but consider that it is appropriate, as set out in the draft order, to identify by way of specific plans, each of the residential buildings.
28. I have considered whether Solar, which has not yet been occupied, and in respect of which there has been no trespasses, should be included within this order. However, I note its location is in very close proximity to other residential units, where there has been a significant and substantial trespass. If one to leave that uncovered by an injunction, I consider it to be almost inevitable that that would then become the target, and the inevitable result would be that there would need to be a further application to the cr. I therefore consider it to be necessary to include all of the premises within the terms of the injunction.

29. I have looked at whether other measures would be appropriate. I am satisfied on the evidence of the claimants that the claimants have taken all other reasonable steps to prevent ongoing trespass, short of seeking an injunction. Those steps have not been effective. Police have been involved, security has been increased. That specifically had, what has been described as, a "Whac-a-Mole" effect of someone moving on to different premises and then returning back to the buildings as a whole. It clearly has not proved to be an effective deterrent.
30. In my judgment, the claimants have been relatively patient, but I have reached a conclusion that they need additional measures, i.e. injunctive relief.
31. I have considered next whether there is sufficient and detailed evidence to justify the court making a finding that there is a compelling need for the protection of civil rights, as set out in *Wolverhampton*. There must, of course, be a strong probability that a tort is to be committed, and that this will cause real harm. The threats, I remind myself, must be real and imminent, as set out in *Canada Goose v Wolverhampton*.
32. I bear in mind when determining of whether there is a real and imminent risk, the court must regard to multifactorial tests set out by Marcus Smith J in *Vastint Leeds BV v Persons Unknown* [2018] EWHC 2456 (Ch), which requires two questions to be answered in the affirmative for injunctive relief to be granted. First, is there a strong possibility that unless restraint by the injunction, the defendant will act in breach of a claimants' rights and secondly, if the defendant did act in contravention of the claimants' right, would the resulting harm be so grave and irreparable, that notwithstanding the grant of immediate interlocutory injunction to the actual infringement of the claimants' rights, to restrain further appearance of the acts complained of, a remedy of damages would be inadequate.
33. I am satisfied on the evidence that I have set out above, that there is compelling evidence in this case that the defendants will continue to trespass until and unless restraint. There has been an ongoing and increasing nature of trespass which has been serious, it has been dangerous and it has been over a considerable period of time. The defendants and those who trespass, have been resistant to steps to prevent it. As set out above, I am so satisfied on the evidence.



34. In terms of the next matter to consider, I am satisfied there is no realistic defence to the question of trespass. There is in this case no human rights issues which would need to be considered.
35. I next look at the balance of convenience as a compelling justification. As I have said, the trespass is ongoing. It appears to be for sport. It is not temporary or trivial. I accept that the claimants wish to and are required to control the use of their land. As I have indicated, their tenants are entitled to quiet enjoyment, and I conclude on the basis of the evidence that there is no other practical means of preventing ongoing breaches.
36. Against this, I look at the balance if there is anything that could be argued by the defendant, but I struggle to find anything for which they could argue justification for ongoing trespass onto private land. The claimants are only seeking to restrain unauthorised conduct.
37. I next consider whether damages would be adequate, and I conclude irrespective of the ability of Persons Unknown to pay, that damages would not be an adequate remedy. This behaviour has and will continue to have an adverse impact on the amenity of residents. There are, I find, significant health and safety concerns, including fire lighting, physical precipice of the building, fighting in corridors, drug use, damages would not compensate for those issues.
38. There are other procedural requirements which was set out by Richie J which I have considered, to ensure fairness and that the jurisdiction of this court is not overstepping itself. First of all, in terms of identifying the defendants. I conclude that the identification by torts, as in the claim form, is adequate and necessary. It matches the tort, it provides an inherent protection to potential newcomers.
39. In terms of next of the terms of injunction, I am satisfied that the draft and the plan attached to it is clear. The plan itself identifies the residential premises, removes the red line around it, identifies the premises clearly and make clear the scope of the injunction, only to private land not any land in the public realm. The terms of the injunction in its draft form are clearly expressed in everyday terms and are, therefore, easily comprehensible.

40. In terms of the scope of the injunction, I have considered similar matters again, and note the geographical limitation of it. In terms of geographic boundaries, the proposed order does not contain territorial limits, and identifies the land by reference to the plan. Once the plans are made clear by colouring in a common form and removing the red lines, I am satisfied that any procedural requirement is appropriately met.
41. Next, I look at the timescale of this injunction, and whether it can be kept to as short a time as is reasonable. The Skeleton Argument in this case indicated that the injunctive relief should last until the conclusion of the summer holidays, or at least until that date. Counsel is now seeking that the order should last for six months. I note that this has been a long-standing problem, the trespass that is. There is no direct evidence that it has increased during college or school holidays. I note that the claimants intend to seek summary judgment. They wish to make an application in relation to that.
42. I have weighed up and balanced the length of time of any injunction. It needs to work effectively. In my judgment, it is appropriate to see if it does work effectively. Six months is a reasonable timeframe to allow that to happen. If it were any longer, in my judgment, on the basis of this being an interim hearing, in effect, that would be too long. I am not tying the hands of the court in the future, but six months appears to strike the appropriate balance. Of course, those who feel the need can apply to the court to vary it, if there is legitimate reason.
43. I next consider the question of service or notification. I am told that this order will be notified to any persons by placing it at a number of entry points which, I think, came to a significant number, 20 or 30, as identified on the maps within the boundary. They are the main entry points, both internal and external to each property. Further, notice of this order will be placed on the claimants' website.
44. The claimants recognise that they must take all reasonable steps to draw the application and any order made to the attention of all those likely to be affected by it. I conclude that by placing it at all main points of access, as identified on the plan and placing it on the website, and maintaining any notification, plus placing the plan and the notice of the effective order in all of those places, appropriate notification will be maintained and met.

45. I next consider that procedurally, there is protection to any defendants, because contained within the order is the right to apply to set aside this injunction or vary it. There is also, of course, a generous liberty to apply.
46. Finally, there is a review. I am going to list this injunction for review some six months hence. I do consider that a cross undertaking from the claimants is appropriate to be provided, both by the claimants and the overall umbrella company, which is the keeper of the (inaudible). In my judgment, that is appropriate and provides protection to any defendant who could legitimately argue that they are adversely affected by this injunction which is made against Persons Unknown.
47. In all the circumstances, for the reasons that I have given, I grant the injunction sought, in terms of the draft with the clarification we have discussed in terms of the plans, for a period of six months, i.e. until 4.00 pm on 14 January 2026, or further order of the court.

**Epiq Europe Ltd** hereby certify that the above is an accurate and complete record of the proceedings or part thereof.

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**This transcript has been approved by the Judge**

IN THE HIGH COURT OF JUSTICE  
KING'S BENCH DIVISION

Case No: KB-2025-002314

Courtroom No. 11

Royal Courts of Justice  
Strand  
London  
WC2A 2LL

Monday, 14 July 2025

Before:  
HER HONOUR JUDGE HOWELLS

QWR PROPERTIES NW07 LTD, WEMBLEY NW07 INVESTMENTS LTD, QWR  
PROPERTIES NW09, E01, E03, E05, SW03A, NE

-v-

PERSONS UNKNOWN

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MS M STACEY KC appeared on behalf of the CLAIMANTS

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WHOLE HEARING

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A **Case called.**

JUDGE HOWELLS: We are starting a couple of minutes early, but I do not know whether we technically need to wait until 12 o'clock.

MS STACEY: I don't think so, My Lady. If you're ready, I'm ready.

B JUDGE HOWELLS: I am ready, thank you.

MS STACEY: So, may it please My Lady, I am here on behalf of the claimants in this matter. This is the first hearing of an application for injunctive relief. We seek an interim order today, holding the ring if you like, order, against newcomers, or persons unknown, newcomers being persons who haven't yet committed the trespass on foot who may well do so, who we apprehend will do so in the future, and it is to prevent trespassers onto apartment blocks, My Lady, within the claimant's private residential estate. If I could start with some housekeeping matters. I hope you will have received electronically a hearing bundle. I have a hard copy here if that would help.

C JUDGE HOWELLS: I am fine with the electronic copy, thank you -

MS STACEY: I am grateful -

JUDGE HOWELLS: - but just to let people know, embedded within that, there were various links -

MS STACEY: Yes.

JUDGE HOWELLS: - those links take you to where it is secure [inaudible], which I did not seek to

E access.

MS STACEY: I am going to come onto that, but I am grateful. That aligns with what we had apprehended would be the position. The authorities' bundle will also, hopefully have reached you -

F JUDGE HOWELLS: Yes.

MS STACEY: - and a skeleton argument from me. In that skeleton argument I suggested a reading list and I hope that Your Ladyship has had a chance to read what I have suggested.

JUDGE HOWELLS: I have. Thank you.

G MS STACEY: Thank you. So, just one point of caution. In Mr Boe's[?] first witness statement, we unfortunately went a bit awry in terms of the paragraph numbers. Your Ladyship may have picked that up, so from paragraphs 139 to 144 on page 677, that's the duplication of paras, so I think from there it's better to refer to the page numbers. We were thinking about giving Your Ladyship a different version, but it just seems a bit complicated. There is an additional

H second witness statement of Mr Boe, which I hope you also have.

JUDGE HOWELLS: I do not think so.

A MS STACEY: It was sent to the court by CE file. I actually don't, unfortunately, have a hard copy of that.

JUDGE HOWELLS: When was that sent? Do you know?

MS STACEY: Yes, I think Friday of last week.

B JUDGE HOWELLS: Right, well, I am sorry I did not receive an alert about it, which is what usually happens.

MS STACEY: What we can do, My Lady, I can email my clerks to print off some copies and walk them across the court. I think they're on their way anyway with the title plans, so we can add that to their list. What that witness statement does is to update the court as to two things.

C Firstly, the steps that have been taken to notify, which I'll come on to, and secondly, the incidents there have been between the end of June and today's date, or 7 July. It's a short statement running to only four pages, and as Your Ladyship indicated, you have the video links, but that's not very helpful in circumstances where you can't access them. What we do

D have here in court is an iPad onto which those videos have been downloaded. It may be helpful, actually, given that we're waiting for documents, for Your Ladyship to rise and perhaps look at those, but I'm entirely in your hands in relation to that.

JUDGE HOWELLS: Do those videos show anything very much further than the stills from them, because I have seen the stills which are annexed to Mr Boe's first statement, which give me

E an overall impression.

MS STACEY: Yes, yes, I would say so. I mean, is it necessary for you to look at them now? Not necessarily, but what they do show, My Lady, is a representative example of various incidents. So, there's a TikTok video of a youth saying, "I've broken into the estate" and starts to

F mention how high in terms of value the flats are, so how expensive they are, "and I've broken in." So, there's that video. That's interesting. You've got one, I'm taking this off the top of my head, but an example of six or seven youths standing outside breaking in. You can see the lengths to which they're prepared to go to ensure that someone can let them in or that they try

G and break in or bypass the locking mechanisms. You have a theft of a bike in the basement and you have, an incident of a group of youths kicking a residential flat door, running away, playing, if you like, "cherry knocking", I think you used to call it in my day. Those are just some examples. So, they give you some, a flavour, a greater flavour, if I may say so, than the stills.

H JUDGE HOWELLS: Well, I am happy to see them, if you think it is appropriate. As I said, I tried to access the links, but I do not know why, they were internal links, but they did not work.

A MS STACEY: What I would say is you don't necessarily need to watch them all from start to finish. You can scroll along the bottom to see what happens. The bike incident, for example, there's about four or five minutes where nothing really happens until you get to the end and he comes and takes the bike. So, you can, I think it's important that Your Ladyship sees them because

B they form part of the evidence and they do expand on what Your Ladyship will already have seen, but you can perhaps, you know, accelerate the process by skipping through.

JUDGE HOWELLS: Yes, I am happy to do that. When do you want me to do that, because it seems to me that I can probably hear your submissions generally and then see the videos after I have heard from you, rather than seeing them in advance.

C MS STACEY: That's entirely appropriate. I was in Your Ladyship's hands. It's simply that we're waiting for documents to be walked across the court, so if Your Ladyship wanted to wait for that before starting, then that might be a good use of your time, but it's not necessary.

JUDGE HOWELLS: In terms of the documents, how many pages did you say there are? Not the

D videos, the documents that are in Mr Boe's statement.

MS STACEY: Four pages.

JUDGE HOWELLS: Four pages. If I give somebody my email, can they email it directly to me?

MS STACEY: Yes.

**Pause.**

E MS STACEY: Finally, My Lady, on housekeeping. I don't think it made its way into the hearing bundle, but we have a form of the proposed warning notice that would need to be attached to any order that is to, I don't want to get ahead of myself, but it might be appropriate for me to hand that up now so it completes the picture. What that does is, it makes it clear what the

F order is, what it does, what the effects and consequences would be of breaching it.

JUDGE HOWELLS: The other item that I picked up on is on the draft order in the bundle and on your final CE file, there was no plan attached.

MS STACEY: Yes. So, there is a plan that I'm going to take Your Ladyship to at page 38 of the

G bundle, which is the one with the coloured blocks. On its way, are the title plans in a PDF, so running to nine pages for nine blocks, so that Your Ladyship can see it's the same area, but it's slightly clearer and that's the plan that we propose to attach, if we may, but that's on its way, My Lady.

JUDGE HOWELLS: Okay.

H MS STACEY: So, it might be helpful for me to let you know my proposed structure, the structure of my submissions. I'm going to start with the land, that is point one, then hopefully we'll have



A Mr Boe's second statement and I can deal with notification. Thirdly, I'll turn to the trespass  
and the nature of the activities that have been experienced to date. Fourthly, My Lady, I'll  
deal with the risk of harm. Fifthly, the decision to bring the claim. Sixth, I'll then look with  
B you at the draft order and walk through its provisions. Seventh, I'll take Your Ladyship to the  
legal test and the case law. Eighth, I will make submissions on why those tests are satisfied,  
by which time, My Lady, I hope I will have done a lot of the heavy lifting, and ninthly, I will  
deal with full and frank disclosure insofar as I need to expand on what's already in the skeleton  
argument.

C So, if I could turn then to the land. My Lady, I address this from paragraph five of my skeleton  
argument. The Quintain BTR Estate, as it's called, is a development of nine separate  
residential apartment blocks, over 3,000 residential units and landscaping within, and common  
parts, for the private use of the residents alone. They are let out to tenants predominantly, My  
D Lady, under assured shorthold tenancies, and they were constructed around the Wembley  
Stadium between 2018 and 2024. The last two blocks were Luna and Solar, and Your Lady  
may have picked up that those are the blocks in respect to which there hasn't yet been any  
activity. They were only occupied, one of them was occupied at the end of last year. The  
E other, as I understand it, is not yet occupied, and between them, the claimants hold the  
leasehold title to the estate as a whole. That's Sarah Birchley[?] at paragraph 30. So, if I can  
just start with the nine blocks, My Lady. The plan is at page 38 of the hearing bundle, and  
you can see a bird's eye view, My Lady, at page 60 of the Wembley Park Estate. Page 60 is  
the Wembley Park Estate in 2007, and if you scroll forward to page 72, you can see how it's  
F changed over the years as a result of the development, and there's another plan that  
Your Ladyship might find helpful at page 466 of the hearing bundle, which shows the various  
zones of the Wembley Park Estate, in colour.

JUDGE HOWELLS: 468?

MS STACEY: 466.

G JUDGE HOWELLS: My computer has now decided to whirl around.

MS STACEY: Well, the plans are quite large. It takes a while to download them.

JUDGE HOWELLS: Yes, I think that is probably what is happening. What I can see on my screen  
so far, it is not in colour -

H MS STACEY: All that does just for Your Ladyship's note, it really doesn't show you anything other  
than what you've already seen, but it's another plan that shows the area and what it does there  
is identify it by reference to zones, so West zone, Northwest zone and so forth, and then there

A are some photos that Your Ladyship will – may have seen from page 77, for example, 82 and  
B 83, which show the development of the area over the years. At paragraph 26 of her witness  
statement, Ms Birchley describes the Quintain BTR estate, and that can be seen by reference  
to the coloured blocks on the plan at page 38. So, page 38 shows the Wembley Park Estate  
edged red and the coloured blocks, My Lady, are the Quintain BTR Estate, and you will see  
from the plan that the public realm areas and the public pathways of the Wembley Park Estate  
run right up to the entrances of the residential blocks. There are no gates around them. There's  
a real sense of integration which is part of the design aesthetic and feel.

C JUDGE HOWELLS: So, sorry, just to clarify, on page 38 I have got a very detailed plan. I can see  
Wembley Stadium right in the centre. I can see the different blocks which are coloured in, in  
different colours and I can see a red line all around. Sorry, what were you asking me to -

D MS STACEY: The red line, My Lady, is the Wembley Park Estate. Within the Wembley Park Estate  
you have the coloured blocks, and those coloured blocks, in combination together, constitute  
the Quintain BTR Estate.

JUDGE HOWELLS: Okay, so it is the coloured blocks that are [around the plan?] [inaudible].

E MS STACEY: And the coloured blocks, the injunction is sought over the building shown coloured,  
that's nine blocks, nine buildings which are described, as set out in the table to Ms Birchley's  
witness statement at paragraph 29. So, if you keep the plan open, My Lady, we have  
Repton Gardens top left in green, you've got Landsby, in fact two blocks, but I think there's  
a bridge, two buildings in light pink, and actually while I'm going through them, there are  
some photos, My Lady, that show you the interior. So, Repton Gardens, you'll note there are  
photos at page 466 to 475. If we just perhaps look at those quickly, with the marketing  
F materials, 466, 468 actually yeah, I'm so sorry. 467 is the introductory page -

JUDGE HOWELLS: Which page is the introductory page?

G MS STACEY: 467, refers to Landsby, pale pink on the plan and if you scroll down there are a number  
of photos that show the gym and then the outside areas with the slide, a roof garden and then  
if you carry on going down, 475, there's a similar set of photographs for Repton Gardens.  
There's a barbecue area, play area, an internal lounge and bar and at page 489, similarly for  
Madison, which I'm told should only have one "d", not two. That's the pale lime green on  
the plan, you see at page 490 a gym, the different aesthetic and some external areas, internal  
clubhouses and rooms. 500, Canada Gardens, again a gym. At 502, you see a barbecue area.  
H 504, a somewhat bird's eye view of the communal area. It just gives you a flavour of what  
these buildings are like inside, and then finally, Ferrum, the royal blue on the plan at 511. If

A I can ask Your Ladyship to go back to the plan at page 38. In fact, I have a hard copy of it, so it might be easier -

JUDGE HOWELLS: Thank you very much.

MS STACEY: As I say, the injunction is sought in respect of each of the buildings shown coloured

B and we have title plans coming, but effectively what the title plans will do, will be to blow up the block, if you like, that you can see in colour, showing the boundary line. The public realm areas go right up to the front door. There are no gates around any of them. It's important, My Lady, to note that these are all private. It's entirely private land. We're not seeking an

C injunction in relation to any public areas. These are enclosed sites in the sense that there are security doors. There are no gates, but they're enclosed, if you like, standalone self-contained blocks. As I've mentioned to Your Ladyship before, they are occupied by tenants and their families and they contain, as we've seen, common parts for the use of the tenants to which, and this is the important point, there's no general right of access for the public.

D JUDGE HOWELLS: Can you just start with this. In relation to some of the photographs, there is outdoor space, for example, in relation to Canada Gardens, I can see a pirate ship -

MS STACEY: Yes.

JUDGE HOWELLS: - where is that on your map, on the plan, because if you say obviously the

E external space, the public space goes up to the [inaudible] -

MS STACEY: It's in the central podium of Canada Gardens, so within the blue -

JUDGE HOWELLS: - within the blue.

MS STACEY: Yes.

JUDGE HOWELLS: So is it the position that in relation to all of the external space that is shown,

F which is landscape and barbecues, play areas, etc., that it falls in a path which is already coloured on the map, so not in anything that would normally be accessed by members of the public.

MS STACEY: That's exactly right, My Lady.

G JUDGE HOWELLS: Okay, so, for example, on page 494, which is -

MS STACEY: Yes, 494 is Canada Gardens -

JUDGE HOWELLS: No, it is Madison.

MS STACEY: 494, yes, you're quite right, it's Madison.

JUDGE HOWELLS: So, Madison is -

H MS STACEY: Is the yellow, or the lime green.

A JUDGE HOWELLS: - yes, so the area that I can see with the archways, 494, the central round grass area and the bay area, etc., are they on a [inaudible] actually looking at them, but you are saying they are all within the coloured area and therefore all within [inaudible].

B MS STACEY: Precisely. They're all within, I have been to site, you go into the front door, the access, the lobby and the security areas. You walk up, you go up in the lift and inside the building, within the coloured area, if you like, there are a number of spaces that are integrated within the building, but are external. So, we're not seeking, this is the important point, an injunction in relation to any public areas that fall outside the coloured blocks on the plan at

C 38, and what that means, it follows from that, that the injunction is sought in respect only of those private areas that are accessible by tenants, their lawful visitors, and by no member of the public, and the curiosity, My Lady, of this case is that in fact the public can't get in. The singularity is that these trespassers have been shown to be particularly motivated to break in -

D JUDGE HOWELLS: They can get in, but they cannot get in without gaining a means of access which you say they should not.

E MS STACEY: Exactly. So, those are the buildings, My Lady, and they run to nine blocks. In due course, once the documents come, I will hand up the title plans and in Mr Boe's statement and Ms Birchley's statement, both of those describe the configuration of the blocks in that there's a concierge desk, there are internal and external security doors to which fobs are required, and when you watch the videos, My Lady, you will see, for example, video number four, and there are others, you will see the trespassers entering by bypassing those security measures, and you will also see them hanging out in the common areas within the blocks themselves. So far as

F title is concerned, the blocks are owned by the claimants between them. There's a table at paragraph 30 of Ms Birchley's witness statement setting out the title information and the names of each of the claimants that holds the relevant leasehold title and the exhibit contains the title document. My Lady, when I was preparing for this case, I noted actually rather unhelpfully, that Ms Birchley's statement references to page numbers doesn't correspond with

G the hearing bundle pages. So, I have those pages for Your Ladyship's note to each of the titled documents. So, if I take it by reference to the table at page 30, paragraph 30 rather on page 32 of the hearing bundle, so the first line, Landsby, the reason there are two entries for Landsby is that one leasehold title is held in respect to the residential flats for Landsby, and you see the second line, another Landsby, that's the common parts. That's why there are two entries for

H Landsby, but if I can give you the page numbers for each of those titles.

A JUDGE HOWELLS: So sorry, just to clarify, [inaudible] is, the proprietor is Wembley Investments Limited.

MS STACEY: Yes, so the title page numbers, My Lady, taking it from line one for Landsby, is page 87 to 90. Line two, another Landsby, 92 to 97, Repton Gardens, 99 to 102, Madison, 104 to 109, Canada Gardens, 111 to 116, The Robinson, 117 to 221, Ferrum, 223 to 230. There are two Ferrum's, there's Ferrum One and Ferrum Two, so Ferrum Two, 232 to 241, Solar 242 to 357, and Luna 358 to 466. So, those are the references relating to the title documents, but obviously all the claimants have to do is show a better right to occupy than the defence, which is obviously the case here. I was going to go next to notification. I was going to start with the second witness statement of Mr Boe, so if I can take you to that -

C JUDGE HOWELLS: Well, that has just been received by me, so give me one moment to read that, please.

MS STACEY: Okay.

D **Pause.**

JUDGE HOWELLS: Okay, I have read the document, I have not read the lease. You can go through the witness statement.

MS STACEY: So, you will have seen from that, that on 1 July, we have fixed the claim form, the details of claim, draft order of notice, the intention to bring the claim on the buildings and we posted on the website. There's actually an additional plan, My Lady, that you may wish to see which shows the access points or the notification areas. I'll just find the reference for that. Do you have that?

E JUDGE HOWELLS: Is that in this [inaudible] -

F MS STACEY: It's in the exhibit, it's at 558, 557 of the bundle. That's the plan I have, 557. So, on 1 July, details of, the claim documents if I can call them that, were fixed and also posted on the website. On 2 July, My Lady, a sealed claim form, signed statements and the application notice were posted on the website, and on 9 July, the anticipated hearing date was posted on the main doors of the buildings and on the website.

G JUDGE HOWELLS: The anticipated hearing date being today.

MS STACEY: Being today, yes, today's date, and you will have seen from Ms Birchley's witness statement at paragraph 43, that's at page 35, she deals there with proposed further notification of the claim should an order be made today. That's at page 35, and she sets out the methods of notification at paragraph 44. There's no website for the claimant, affixation seems the most obvious method, and then there's reference to the warning notice. My Lady, we don't have

H

A any email addresses for anyone and we can't think really of any other methods of notification  
that would reasonably be considered to draw the document to the defendant's attention, but  
we do include, and you'll see reference at paragraph 45 of Ms Birchley's statement, to an  
undertaking to replace notices as and when they may become displaced, and the purpose of  
B that should be fairly obvious, it's to ensure that you can't comply simply by putting it up once.  
In my submission, all of that, My Lady, is sufficient for two purposes. One, to allow you to  
proceed today on the basis that there's been sufficient notification of today's hearing date, but  
also it is adequate and reasonable notification for the purposes of the procedural requirements  
should an order be made.

C So, dealing then with point three on my roadmap, the past trespasses, they are summarised,  
My Lady, at paragraph 11 to 17 of my skeleton argument, which you will have read. In terms  
of who the defendants are, they are described at paragraph seven of my skeleton, as people to  
whom, if you like, the buildings in the estate have become a regular source of recreation. We  
D don't know where they come from, we don't know who they are, but it seems to be a  
reasonable inference from the activities that they consider it to be a sport to gain access to the  
buildings within the estate and to cause a nuisance, and at paragraph 15 of the skeleton, we  
make the point that the trespass does appear to be predominately by groups of youths who  
evade the security measures in a number of different ways. In the full and frank disclosure  
E section, My Lady, you will have picked up the point that I do make, I bring the court's  
attention to the fact that some of these people may be underage. If an order is made in due  
course, then we would have to consider whether or not a power of attorney is required, but  
that's a matter for later, not today -

F JUDGE HOWELLS: Sorry, to consider -

MS STACEY: - to consider whether there's any specific procedural requirements that need to be  
complied with in view of anyone's age, if they are in due course identified as being underage,  
but in my submission that doesn't present a problem for today's purposes.

G JUDGE HOWELLS: Yes, it may be a different issue in terms of enforcement, but in terms of getting  
the order, it is sufficient -

MS STACEY: Exactly, in terms of the protection that we're seeking, no. What Mr Boe says at  
paragraph 46 of his witness statement, is that these are clearly not residents or lawful visitors  
based on their behaviour. Again, that's where the videos come in, My Lady, and they have  
H no permission or lawful authority to enter or remain. So, 46 of Mr Boe's statement contains  
a quite helpful, if I may say so, description of the defence. That's at page 464 of the hearing

A bundle. He says, “Whilst the age varies, they tend to be youths of school or college age as  
apparent in photographs. They are able to be recognised by sight, but we don’t know their  
names.” In terms of previous trespasses, My Lady, Mr Boe at paragraphs nine to 14 refers to  
trespass having occurred a while ago, even before these blocks were first constructed. Now,  
B this is different from the trespass experienced now, but the common denominator is the draw  
of the buildings, and you will have seen from the authorities’ bundle that there is a decision,  
a 2023 decision of *Quintain (Wembley Retail Park) Ltd v Persons Unknown* [2023] EWHC  
1509, to prohibit, if you like, urban exploring, if I can call it that.

JUDGE HOWELLS: A slightly different context to this though.

C MS STACEY: Yes, a slightly different context, but as I say, the common denominator is the draw,  
and it’s continued thereafter. So, post construction completion and post occupation by tenants,  
there are still trespasses, but of a different nature and Mr Boe’s statement at paragraph 37 to  
D 48, that’s page 641 of bundle, gives a summary of the nature of the trespass activities. So,  
paragraph 37 is where it starts and he gives an overview, he refers at paragraph 37 to the  
TikTok video, which Your Ladyship will look at, and the various still images, and as you will  
have seen, his statement does two things. There is a summary and then he unpacks, if you  
like, the activity by reference to representative examples in relation to each of the buildings.  
E As to the method of entry, you’ll see at paragraph 40 that there are, there’s reference to deliver  
acts of entry by a variety of means. There are in the region of 80 access points, My Lady,  
across the estate as a whole -

JUDGE HOWELLS: 8-0?

MS STACEY: 8-0, and therefore, it’s easy enough to find a door that’s not manned, and I’ve taken  
F you to the plan with the access points further on in the bundle, and then at paragraph 44,  
there’s a summary of the activities, or the nature of the activities, once the trespassers are  
inside. Back to Your Ladyship’s point, all of these areas are within the coloured buildings  
and there’s a list there of different types of activities, but as I say, it suggests an element of  
G thrill seeking, recreation, sport, and Mr Boe clearly describes the challenges that the security  
team, the estate, face in terms of the cat and mouse, as he calls it, “whack-a-mole” type  
situation that they’re finding difficulties in managing and controlling, and the specific  
representative examples, if I can call them that, are set out, My Lady, in Mr Boe’s statement  
at paragraph 88 through to 185. Now I’m in Your Ladyship’s hands. You’ve read the  
H statements, it’s fairly lengthy and detailed.

JUDGE HOWELLS: You do not need to go through them anymore -

A MS STACEY: - I don't need to walk you through it. No.

JUDGE HOWELLS: - I have read through them, I have cross-referenced the evidence, and yes.

MS STACEY: So, the video footage which does form part of the evidential package, we've touched on. It's not accessible, but we'll hand up the iPad and Your Ladyship can have a look at that

B at an appropriate juncture.

JUDGE HOWELLS: Can you just help me with this, the video, sorry, but on the website of the claimants, where they have given notification of this theory, they have uploaded relevant documents for the hearing which include, I think, witness statements.

MS STACEY: Yes, they do, the links will have the same challenges in terms of accessing the links.

C Yes, that's right, My Lady, I can turn my back and see whether anything can be done about that. It may, one view may be that it may be unnecessary for purposes of notification for them to access the secure CCTV footage and we were mindful, this is not the reason, but whilst preparing for this case, we considered whether there were any particular data protection issues

D associated with the fact that these are potentially underage individuals. In my submission, it's not necessary for them to have the videos in order for the requirement of notification to be satisfied, but if Your Ladyship thinks it's necessary for them to be able to see them, we can see what we can do about that.

E JUDGE HOWELLS: The only concerns I have is that the evidence that I see, should be the same evidence that is identified to the defendants and therefore either I can, not see the videos, or I think there is an argument to say that they should be available to everyone to see, so there should be some sort of parity -

MS STACEY: Parity of, yes, exactly, I can see that. For example, if you were to refer to in the

F videos, and I refer to that evidence, then, but can I turn my face back for a moment?

**Pause.**

MS STACEY: We're told that the videos can be put on the Quintain site without any firewall, relatively easily and that can form part of the package of future further notification.

G JUDGE HOWELLS: Right. I raise this as entirely a matter for you. It may be that individuals who are choosing to behave in this way, would therefore use the videos themselves in some sort of glory hunting, and that might, therefore, be potentially counterproductive.

MS STACEY: Yes, well, it is, having seen them, I don't think the videos are colourful enough for them to be regarded by the individuals as capable of being the subject matter of any TikTok

H social media posts.

JUDGE HOWELLS: Yes, well the TikTok ones are already on TikTok.



A MS STACEY: The TikTok ones, the others not so much. They're evidentially relevant, but they  
don't cast any particular light, but we'll bear that in mind. For present purposes, unless I'm  
told otherwise, yes, well, in fact, yes, it's a good point, you can see them video themselves  
anyway, so insofar as it's not as though they're going to be relying on the CCTV in order to  
do, to upload content -

B JUDGE HOWELLS: Sorry?

C MS STACEY: They're not going to be relying on the CCTV to upload content because you can see  
them videoing themselves on their own phones and devices. So, My Lady, where we've got  
to, is, we'd like you to watch the videos and we will ensure that they are accessible by  
everyone. So, as to the current trajectory of the incidents, they're increasing. Mr Boe,  
paragraph 49, that's page 645, refers to the fact that in the first six months of this year his team  
have recorded 513 trespass incidents across the estate, and that represents a significant  
increase from previous years, where there was a record of 114 for 2023 and 770 for 2024 for  
the 12-month periods, and as to the attempts to prevent the activity, My Lady, Mr Boe gives  
detailed evidence of what I can describe as a chronic problem across the estate, despite the  
considerable efforts that he describes and have been unable to be effectively managed.

D So, paragraph 33, which is at page 640, he says, in fact, I don't know if it's the right paragraph  
number, sorry, oh, it's Birchley, Birchley 33, essentially, she says it's effectively become "a  
regular source of recreation for young people who consider it almost to be a sport to gain  
access." That's not a new point. I've already referred to that. She says at paragraph 36,  
My Lady, "that the problem continues to grow and now commands a dedicated slot at the  
Quintain weekly board meeting." So, My Lady, in terms of the risk, you've seen the evidence  
of the trespass activity that's been suffered in the past, you've read the evidence in terms of  
the attempts to stop it, the form it takes in terms of deliberate evasion of the security  
mechanisms, and My Lady, you've noted, I'm sure, the period of time over which it's taken  
place. Given its persistent nature, further trespasses are obviously anticipated to take place  
imminently, and that's borne out by what Mr Boe says in his second witness statement and  
we've seen the table there of the incidents and experiences since the application was issued,  
and that's between -

E JUDGE HOWELLS: How many events have there been over the past couple of weeks?

F MS STACEY: I don't have a figure. It's a period of a week, I think, he recorded the incidents over,  
G 30 July[sic] to 6 July.

H JUDGE HOWELLS: It is about 23, from the end of June, for the month of July -

A MS STACEY: Yes, about 23, and that's across the various buildings on the estate, albeit the two, there are two buildings, I'll come on to this when I'm talking about geographical area, haven't been the subject of any trespass incidents to date.

JUDGE HOWELLS: And presumably people loitering in cars -

B MS STACEY: Sorry, I didn't catch that, My Lady.

JUDGE HOWELLS: Item number three, 1 July 2025, at 18.55 in Repton Gardens -

MS STACEY: Yes, loitering in a car.

JUDGE HOWELLS: Yes.

MS STACEY: Yes, that would be outside.

C JUDGE HOWELLS: Yes, so not within the [inaudible] of the injunction, I assume, unless it is within-

MS STACEY: Can I just find out what that is, no, that's within the building, inside the building. It's a car park within the building itself, so trespass activity and then blocking access to the park building from within. So, it's not in the public realm.

D JUDGE HOWELLS: Okay.

MS STACEY: Dealing then with the fourth item on my list, "Harm." My Lady, I summarised that at paragraph 19 of my skeleton argument and include there references to, essentially this is in no particular order, but harm to the resident's immunity, and again, pausing there, when you see the video, you'll see a resident's door being kicked, you've seen the narrative in Mr Boe's statement about residents having been targeted. There's reference in the skeleton to evidence of knives having been found within the estate, to drug consumption, to acts of intimidation of staff, to fire safety risks and incidents, My Lady, of damage to property and to, as I say, residential doors being kicked, health and safety issues and consequential financial losses to the claimants. So that's the summary in the skeleton. The evidence itself is contained in Mr Boe's first statement in paragraph 61 to 88, starts at page 650 of the hearing bundle and My Lady, at paragraph 77 of his witness statement, there's a reference to the security team having logged 267 cases of doors requiring attention or repairs following incidents of trespass in the maintenance schedule for this year alone. That's only five months in, which is obviously greater than the total number for 2024. Ms Birchley, at paragraphs 39 to 41 of her witness statement, touches on harm briefly. So, paragraph 39, which is at page 642 of the hearing bundle, she makes the point that her primary concern or the claimant's primary concern, is the interference of the resident's right to enjoy their homes and she refers to the claimant's obligations as landlords to ensure that they have the ability to quietly enjoy their homes, the right of quiet enjoyment, the implied covenant not to derogate from the grant, but

A she also refers at paragraph 41, the effect on the business model of the claimant and the  
financial loss. Difficult to quantify, but obviously potentially very significant if this continues.  
Pausing there, My Lady, it's obviously taken the claimants a little while to come to court, but  
B that reflects well on them, not badly, on the basis that they are conscious that the court would  
not want to necessarily interfere, and all this jurisdiction, rather, can I put it this way, should  
not be lent on lightly and you have to take measures and reasonable steps or show the court  
you've taken reasonable steps to deal with the situation yourself before asking for the court's  
C assistance. In my submission, my clients have done that, and effectively they're in a position  
where they have no other option but to try something new and hope that the injunction, which  
one assumes would be complied with because one grants orders on the assumption they are to  
be complied with, would be effective as a deterrent. My Lady, that's harm unless I can assist  
you with that in any greater detail.

JUDGE HOWELLS: Thank you.

D MS STACEY: Fifthly, the decision to bring proceedings. Hearing bundle page 33 is the witness  
statement of Ms Birchley where she addresses the decision to bring the proceedings, which  
really follows on from the point I've just made, and she refers from paragraph 33 under the  
heading "The need for an injunction" to the significant and growing rise in trespass related  
E antisocial behaviour and the fact that the claimant feel they have no choice but to seek the  
court's intervention, and you'll see My Lady, there, paragraph 33 to 36, where we've got to  
in terms of the position, and the decision to bring proceedings as the problem continues. She  
says in the last sentence, paragraph 36, "to grow", and I will be relying on that when I come  
to compelling need for an injunction. Point six, My Lady, the draft order. So, it's at tab five  
F of the electronic bundle at page 19, so if I could just walk you through the provisions before I  
take you to the legal principles. So, the persons unknown are described, as you see there in  
the heading, we'll come back to that. The penal notice, My Lady, is standard. Then at page  
20, looking at the recitals, they're pretty generic on reading the witness statement and so forth,  
G the reference to *Wolverhampton* is a reference to the substantive and procedural requirements  
of *Wolverhampton City Council & Ors v London Gypsies and Travellers & Ors* [2023] UKSC  
47 (29 November 2023), which I'll take Your Ladyship to in a moment, and there's a reference  
to the plans which I believe I've been handed. Can I just take one moment just to have a look  
at these?

H JUDGE HOWELLS: Yes, of course.

A MS STACEY: So, My Lady, the situation is, the reason why the plan for 38 of the plan is predominantly relied on is because the title plans contain a number of different plans and it's not so easy to extract, there are a lot of different parts. So, the plan at 38 is probably the clearest way of depicting or identifying the area over which we seek the injunction. It can be

B made bigger, we can break it down into nine different buildings, but having looked at this, which is the product of me putting my team to work, it's clear to me that the plan at 38 is the best way of identifying the area in question.

JUDGE HOWELLS: So, in terms of the plan or plans which I intended to be annexed to the order, this is the one, at 38 -

C MS STACEY: Yes, it's the one at 38 -

JUDGE HOWELLS: - with each building blown up, so it's pretty clear what the outline of each building is?

D MS STACEY: So, what we can do is produce a plan of the nine plans with each of the identified buildings blown up and include some of the public realm around it so it's clear what it excludes, rather than just focusing in on the colour block. We can, well obviously, again, I'm jumping ahead of myself, but we can provide that to the court and obviously it's a matter for Your Ladyship to be satisfied at the appropriate time.

E JUDGE HOWELLS: There would have to be [inaudible].

MS STACEY: I fully accept that. This plan, Plan 38, is the one that's on the Quintain site, is the plan that identifies the area over which injunctive relief is sought.

JUDGE HOWELLS: That's why I was raising about the red line around it because someone who is simply glancing at it, they -

F MS STACEY: - might think it's the whole area. Yes, indeed, I can see that, and that needs to be sorted.

JUDGE HOWELLS: I mean, the red lines do not add anything, so actually, in fact, they rather detract from the clarity.

G MS STACEY: Yes, the purpose of the red line was because in the evidence, it referred to the broader estate from within which the smaller estate was situated, but Your Ladyship is quite right. I think if the red line were deleted, it would be much clearer.

JUDGE HOWELLS: All of the red lines can be deleted, can they not, to the right of the plan -

H MS STACEY: Yes, well if Your Ladyship was prepared, and again, it's a matter for later, to make an order in relation to all of the land over which we seek injunctive relief, the issue could be addressed by removing all the red lines and blowing up the plan slightly. So that draft order

A needs a plan inserted, and then paragraph, so paragraph one, one and two, are essentially, the  
injunction, and you'll see what we say must not, without consent of the claimants, their agents  
or the lawful residents, or without any lawful rights, be there, enter or remain. So that's  
trespass, and then b) interfere with or cause damage to any part, including by breaking open  
B or damaging doors, disabling security mechanisms which regulate access, and that's to catch  
the conduct which we've experienced to date, as part of the trespass mechanism. They're both  
founded in trespass and in terms of the time, so you'll see at paragraph one, where there's  
square brackets, we're seeking, My Lady, an interim order until a return date at some point in  
C the future to allow my clients to bring a summary judgment application, or such order as the  
court thinks appropriate, and now the intention, My Lady, is to limit at this stage, not to ask  
for longer. I could have come to court today saying we've notified sufficiently. This can be,  
potentially, the final hearing, because injunctions now in this space are neither, final interim  
injunctions are meaningless, essentially, but My Lady, we thought it was appropriate for us to  
D follow the more conventional path of having an early hearing date, then to bring an application  
for summary judgment, bring a degree of finality, and at that stage, I'll have to persuade the  
court as to how long I should be granted, if anything.

JUDGE HOWELLS: So, in relation to the interim period, effectively, what period are you looking  
for, because there is reference I think in your skeleton, to the school holidays. I do not know  
E how long it would take to issue and list an application of summary judgment. There will be  
the summer vacation -

MS STACEY: Yes, well, the reference to the school holidays is to cover the fact, it's an imprint -

JUDGE HOWELLS: I understand the logic behind it, but that might be a period when young people  
F might have more time on their hands.

MS STACEY: Yes, which is why we need the protection in place to hold the ring. Now, how long  
it's lasting for, my clients probably don't much matter, as long as possible, but we're  
conscious of the need to get on with bringing the claim and progressing the claim, so I say  
G until at least the summer holidays. It would be impractical in my submission to expect us to  
be ready to go on 1 September with an application for summary judgment. I'd ask for about  
six months on the basis that that covers the period over which we need immediate protection,  
and we can come to directions in a moment, My Lady, but we'd be suggesting some directions  
that would enable the matter to be progressed thereafter.

H JUDGE HOWELLS: Okay, well, that is quite a lot longer than the summer holiday referred to, and  
I understand what you are saying, which is you could have simply asked for this to be a final

A order, etc., and I have got to do, if I am going down the path of making an injunction, I have got to look at both geographical and time limitations to keep it as narrow as possible.

MS STACEY: Yeah, as long as the time limitations are clear and they're justified on the evidence, which My Lady, I suggest they would be, we did seek six months and in fact, arguably, even  
B if I was to seek 12 months, Your Ladyship needs to be satisfied that it's an appropriate time period borne out by the evidence. In a way, the summer holidays, it might be said against me, well there's no obvious indication that the summer holiday presents necessarily a heightened risk because the activities have been happening throughout the year. The point really is, My Lady, I'm not asking for a long period. There will be a return date at which I will need  
C to, the court will revisit the situation and will explain why we're seeking longer, if that's indeed the case. So, I do ask for six months. In my skeleton, I think I said at least the summer holidays.

JUDGE HOWELLS: Six months will take us until January, or February?

D MS STACEY: It would take us to January. Before then we bring an application for summary judgment. That gives us the ability to, we don't anticipate there would be any defences or that we'd be able to identify people, but insofar as those are procedural steps that we do need to take before the matter comes back to court, we have the opportunity to make sure it's all in order by then, and the advantage, My Lady, I suggest, in addition to what I've just said, is that  
E if we have a six month period, we'll be able to test whether or not there has been an effective deterrent, whereas a shorter period might not give us as clear an indication.

So, turning then, My Lady, back to the order, paragraph three is paragraph three to nine, that section of the order deals with "Notification and service." So, service essentially doesn't  
F apply in this case, that's what paragraph three does. There's an order that dispensing with service for the avoidance of doubt pursuant to CPR, part 6 and the committal provision, which you have to personally serve, paragraph four then sets out the various steps that we are proposing by way of further notification. Five, sets out steps for the order to be notified if  
G granted, six deals with any further applications which may be made. That would include the summary judgment application, and seven to nine, My Lady, deals with deemed notification. So, it's clear that those steps would be effective notification for the purposes of *Wolverhampton*.

H JUDGE HOWELLS: Yes. I am still going back to the plan, which is going to have X's on showing where the notice should be affixed.

MS STACEY: Yes, so we propose that the plans be affixed to a number of locations, not simply one.

A JUDGE HOWELLS: It should be at every entry point.

MS STACEY: 557. Well, there are 80, so the objective here is to take steps, reasonable steps, to bring the proceedings to the notification of the defendants, and a balance obviously needs to be struck. We could put plans on every entrance point, but that would make things look

B somewhat unsightly for the benefit of the residents. It might arguably go beyond what's needed reasonably to be done in order to bring the proceedings to the notice of the defendants in a case such as this, and we sought to strike a balance.

JUDGE HOWELLS: So, 557, does that indicate where the current notices are?

MS STACEY: Yes. Yeah.

C JUDGE HOWELLS: And how many places are there?

MS STACEY: Yes, there's a key at the bottom which says, "Access points", and I'm told that every single one of those shields is the location where documents have been affixed. So, there are multiple points, it's not simply on the main door, but I can't tell Your Ladyship that it's

D necessary. In fact, it's not on every single door, not on all 80, but in my submission it's sufficient, and it includes internal access points. I am just going to check. So, it's every single external access point, the yellow, it's just the yellow, I think, My Lady.

JUDGE HOWELLS: So, sorry, what is just the yellow?

MS STACEY: So, back to my original submission, yes, every single shield is a location where

E documents are going to be fixed. Where it says, internal, I'm told that there is a bridge within the demise, so it's internal in that sense, but there are documents there too.

JUDGE HOWELLS: Okay, so the intention is in terms of notification of any order that is made, that the notice locations are going to be placed in each of the places that are on the plan, with it

F marked on the sheet and [inaudible].

MS STACEY: Yes, and the warning notices, well we suggest it should be affixed in a prominent position on each of the same entrances so that can be added to the documents to the same notices.

G JUDGE HOWELLS: So, the terms of the injunction will be placed there, the map or the plan, and the notices themselves will be placed in each of those places.

MS STACEY: Yes.

JUDGE HOWELLS: Okay.

MS STACEY: And then at paragraph 10, My Lady, if I can pick it up, is there anything else on

H notification?

JUDGE HOWELLS: No, thank you very much.

A MS STACEY: So, under the heading “Directions for further hearing”, we suggest that paragraph 10,  
“Directions for future progression claims”, I’ve said and that any further order be reconsidered  
at a further hearing which will be listed, and we can come back to that. We ask for permission,  
My Lady to bring an application for summary judgment in this case because there has been  
B no acknowledgement of service or defence filed and that we bring the application for summary  
judgment no less than 14 days, we suggest in paragraph 11, before the next hearing and we  
need to give notice of that application in accordance with the provision above. We then set  
out a timetable so paragraph 12 we can serve updating evidence and notify that by no later  
again than 14 days before the hearing, and then paragraph 13 is the permission to be heard.  
C So, we’ll see in a moment that you need to include provision to vary or discharge, that’s in  
there, but also we’re asking them to provide copies of the application to be heard, and full  
name and addresses, and address of service. The purpose of that, My Lady, is to ensure that  
we can comply with our obligation to identify persons and only include persons unknown if  
D they are unidentifiable and unidentified. This order has been included in, it’s pretty standard  
in injunctions such as this, and then less conventional, but we are happy for it to be included,  
is paragraph 15. This follows on from the recent *MBR Acres Ltd & Ors v Curtin* [2025]  
EWHC 331 (KB) (19 February 2025) judgment of Nicklin, J where he suggested on the  
particular facts of that case because there was a lack of trust as to the conduct of the claimant  
E in terms of its decision to bring committal proceedings. So, there was evidence they had done  
so in respect to very trivial breaches. Nicklin J thought that as a quid pro quo, if you like, to  
granting a contra mundum injunction, there should be a specific provision requiring the  
permission of the court for committal. Now, we’re happy for that to be included. There’s an  
F argument that it’s not necessary because there are safeguards inherent, but we’re happy for  
that to be included -

JUDGE HOWELLS: Okay.

MS STACEY: And then you’ve got schedule one, which is the plan again we’ve touched on, that  
needs to be added, and then Schedule 2, My Lady, is the undertaking. Now, it’s an undertaking  
G given by Quintain Limited, My Lady, that isn’t a party and it’s the top co, so it’s the company  
that has the money. So, what we’ve done here is said the claimants or Quintain Limited will  
comply with any order for compensation which the court might make, and essentially,  
practical effect of that, My Lady, is if the claimants are on the hook, they’ll look up to the top  
H co. So that’s the order, My Lady. If I can turn then to the legal tests.

JUDGE HOWELLS: I am noting the time.



A MS STACEY: Yes.

JUDGE HOWELLS: How long do you anticipate you have got remaining for submissions?

MS STACEY: I can do it quite quickly and I just don't want, I'm happy to take you to each of the authorities, I have done a detailed skeleton argument.

B JUDGE HOWELLS: No, yes, I am not trying to rush you through it, but I was just wondering if you wanted to rise for lunch or sit for another 15 minutes or so and then I can rise and give an *ex tempore* temporary judgment.

MS STACEY: Yes, well, I can try. I'll gallop through and try, and I won't necessarily take you to the authority, but I'll give you the reference number for your note. Yes, I'll do the best I can to get done in 15 minutes.

C JUDGE HOWELLS: I do not mean to rush you. I am happy to come back at two o'clock.

MS STACEY: I think we can make, we can cover some ground in 15 minutes. That's the purpose of a detailed skeleton, but, yes, the legal tests. So, paragraphs 21 to 29 of my skeleton argument, My Lady, is where the legal tests are set out. I have followed the approach, you will have seen of Ritchie, J in the *Valero Energy Ltd v Persons Unknown* [2022] EWHC 911 (QB) (13 April 2022) case, where he essentially dispels the Supreme Court's decision in *Wolverhampton*, but as you will have picked up, I've omitted the particular component dealing with trespass, because we are not dealing here with articles 10 and 11 having been engaged,

D so it's more straightforward in this case, I suggest.

E So, in terms of principles, if we can start at paragraph 21 of my skeleton, you see, injunctive relief, the court has a discretion, just and convenient. That's the statutory jurisdiction. The precautionary injunction test, you don't have to show that it's already happened, you just need to fear it, and 23, the test there is whether there's an imminent and real risk of harm. That comes from *Ineos Upstream Ltd & Ors v Persons Unknown & Ors* [2017] EWHC 2945 (Ch) (23 November 2017). Imminent means "simply not premature", and that's from *Hooper v Rogers* [1975] Ch 43 (Court of Appeal), characterisation formulation, which was repeated more recently in *Heathrow Airport Ltd v Persons Unknown* [2024] EWHC 2599 (KB) (14 October 2024). There was a question mark as to whether or not you could obtain a final injunction against persons unknown prior to the Supreme Court's decision in *Wolverhampton*. That has now been resolved and considered in detail in a number of cases since then. My Lady, pausing here, a lot of the cases have involved protest injunctions, but that's not the extent of the jurisdiction. Persons unknown injunctions, post-*Wolverhampton*, have been granted in other contexts to restrain other types of behaviour for different motivations -

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A JUDGE HOWELLS: *Wolverhampton* was not a protest -

MS STACEY: It was a traveller's case, yes, but also urban explorers more recently, you've got a footnote there in my skeleton. They are some recent examples. At paragraph 26, I emphasise a number of points, the first being that these types of injunctions are a new form of the enforcement of rights which aren't seriously in dispute, hence some judgment is the proposal in due course. There's no real distinction between interim and final, equity looks at the substance, not the form. The fourth point there on the top of page eight, is that really critically is the fact that the injunction has to contain adequate safeguards, notification duration and court supervision, and finally, that no order against newcomers is ever truly final. So, My Lady, again pausing there, when we come back to court, I won't be asking for a final injunction for X period of time, full stop. I'll be asking for such an injunction with provision to review. So, in *Valero*, Ritchie J enumerated 13 factors. I think actually there might be 15, but let's just say 13 from now.

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D JUDGE HOWELLS: There were some sub-divisions.

MS STACEY: Yes, indeed, which he considered a rise for consideration, and at paragraph 28, I just made the point that there's a distinction between service and notification. I'll come back to the *Valero* requirements in a moment. 29, really concludes the submission that there's no such thing as a litigation conclusion. So, I, My Lady, at paragraph 33 of my skeleton, have taken a checklist from *Valero*. I can take you to *Valero* and show you where that all comes from.

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JUDGE HOWELLS: It is all right, I will [inaudible].

MS STACEY: I'm grateful, so which takes me on then to point eight of my, I think, nine-point roadmap, which is "Submissions." So, firstly taking the skeleton as the basis of my submissions, we have a cause of action. The cause of action here, My Lady, are twofold, I suppose but the main one is trespass, the other is private nuisance, in view of the activities that have been experienced. The defendants are trespassers, that is the simple fact of the matter. They have no licence to be on the land and the evidence bears that out, and that is the activity, that is the unlawful conduct that is feared and in respect of which we consider there is a real and imminent risk, but I'll come on to the test in a moment, but we have a cause of action and we have sufficient title. Secondly, full and frank disclosure, paragraph 40 of my submissions, we've complied with that obligation. I'll come back to that at the end if I may because there's a section at the bottom of the skeleton where I address a number of points that might be made against me. Thirdly, sufficient evidence to prove the claim, and that's really

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A sufficient evidence to justify the court, satisfy the court that there's a compelling need,  
protection of my client's rights, a strong probability that a tort is going to be committed and  
it will cause real harm, the real and imminent threat. My Lady, I refer to the judgment of  
B Marcus Smith, J and *Vastint Leeds BV v Persons Unknown* [2018] EWHC 2456 (Ch) (24  
September 2018). That is the classic test. It is used as a double check, or it's really been  
subsumed, if you like, into the *Wolverhampton* requirements, but it nevertheless has been  
regarded as providing a useful double check, and I set out that test in paragraph 44, which  
C Your Ladyship might find helpful to bear in mind, and I say at paragraph 45 that having  
regards to that test, the requirement of there being a strong possibility of breach of my client's  
rights is satisfied, and that the second requirement, harm, grave and irreparable harm, is also  
satisfied, in view of the harm that I've taken Your Ladyship through earlier, and having regard  
to the evidence of Mr Boe virtually[?], there's clearly a realistic prospect of success at trial,  
because we're only here today with an interim order. Fourthly, then, no realistic defence.  
D Well, there is no realistic defence, My Lady. As I said, the defendants would be trespassers  
on the land owned by the claimants, and there are no human rights issues that arise here. I'll  
come back as I say to the full and frank disclosure points, but there may be points of procedural  
note as opposed to providing substantive answers to the claim. Fifthly, the balance of  
convenience and compelling, or compelling justification, I adopt the submissions set out in  
E the skeleton.

My Lady, I rely really on four points. I want to extrapolate four points. Firstly, the trespass  
is ongoing, having been monitored over some time, so I suppose I can characterise that as its  
persistence, the persistence of the trespass. We've seen the evidence in Gareth Boe. You will  
F see the evidence in the videos, it shows that clear pattern of behaviour, youths entering for the  
sport, regardless of the impact on residents. So, we're not, My Lady, dealing here with a  
fleeting, temporary or trivial issue. This has a real impact on the private estate and on its  
occupants. That's the first point. Secondly, the claimants wish to control the use of their land  
as they're entitled to do. Indeed, as they're obliged to do under the terms of the tenancy  
G agreements, and the defendants who are trespassing on the land are interfering with that use  
without any lawful right to do so. That in itself is a compelling justification. Thirdly,  
following on from that, you've seen the evidence that the claimants have no other practical  
means of restraining the defendants from trespassing. They've tried as best they can, but their  
H efforts and their attempts have been found to be ineffective, and then fourthly, My Lady, the

A trespass is being carried out at great cost and disruption to the claimants, to its staff and to its residents.

Against that, on the balancing scale it is, My Lady, I submit nothing. The defendants have no realistic defence and there's no obvious way in which they might suffer actionable loss. We're only seeking to restrain plainly unlawful conduct. The sixth requirement of *Valero* is engaged. That is the balancing exercise required by *Director of Public Prosecutions v Ziegler & Ors* [2021] UKSC 23. So, the seventh, then, is because otherwise the numbers get out of whack, but the seventh, I've said sixth, the seventh is that damage is not an adequate remedy and that's in my submission, plainly the case. You've got the intangible harm, My Lady. In other words, the adverse impact on the residents and their amenity, the damage to my client's reputation, the business model, the health and safety concerns, none of which are realistically capable of being financially compensated for, and insofar as any loss is capable of being quantified, then it's not realistic but they accept that's a loss which would be capable of being recovered from the defendants who are persons unknown, and that's a point that was accepted by Ritchie, J in *Valero* at paragraph 70, and that's at tab five of the hearing bundle, which, again, My Lady, is a point that reinforces the compelling need, any harm suffered would be grave and irreparable in circumstances where it can't be compensated.

So, My Lady, pausing there, if the court's with me up to this point I submit, we've got an entitlement to an injunction subject to satisfying the procedural requirements which come next in the checklist and which I'll go on to address now, adopting the numbers in my skeleton. So, number seven, identifying the defendants, they are persons, as I've said, who have not been identified as at today's date. My Lady, you see in my skeleton, I've made the point that Nicklin, J, *MBR Acres* said that actually you don't really need to categorise persons unknown, you can simply refer to them as persons unknown rather than by reference to a specific category. We haven't gone that far. We have included the reference to them entering without consent, which aligns with the tort which underlines this claim, but we have defined them, My Lady, precisely in a way that's clear that matches the tort relied on, and My Lady will have picked up on the fact that there are protections inherent in the order in that we can't commit until you name them, and there are safeguards against committals, triple breaches and the express provision we've included requiring the permission of the court. So, I suggest that the description, My Lady, in the heading of our order is satisfactory. If My Lady wasn't with me on that, then I have some ideas as to how that might be perfected. but my very much primary submission is that you know, it's adequate and appropriate.

A JUDGE HOWELLS: On the face of things so far, I am satisfied that it does appear to be adequate.  
It identifies [inaudible] in breach of it.

B MS STACEY: I'm grateful. Moving then on to the terms of the injunction, they need to be clearly  
expressed in everyday terms. Well, in my submission, that we've done, we set out the  
prohibition in paragraphs one and two in clear words. We don't prohibit any conduct which  
would be lawful on its own and it matches the evidence and, My Lady, that's been complied  
with. in my submission. Number nine, the scope of the injunction, there's overlap there, the  
same submission really applies. Ten, the geographical boundaries, and we've touched on this,  
My Lady. We're dealing with the coloured blocks and we can provide a plan without the red  
C edging. If we do that, My Lady, I submit that that's sufficiently clear. Paragraph 73 of my  
skeleton argument deals with the position in relation to Luna and Solar, two of the blocks  
where there haven't yet been any, there hasn't yet been any trespass activity. That's at  
paragraph 73, 74, and you see what I say there. It's part of the same estate. We can't be  
D confident, we certainly don't see any logical basis on which those blocks would be excluded,  
they're in the same category, if you like, as all the others.

JUDGE HOWELLS: One of them, though, isn't open at all, is it?

E MS STACEY: So, Solar opens in a couple of weeks and there have been three instances at Luna, so  
My Lady, and in terms of where they are located geographically, you'll see they're really in  
the middle of the estate, opposite Landsby where I think there's been a lot of activity, and  
Repton Gardens. If the court were to limit the scope of the injunction simply to those,  
Repton Gardens, Landsby, Canada Gardens and Madison, it seems in my submission fairly  
obvious that the perpetrators would just simply go to the other buildings which are not subject  
F to an injunction, and we'd be back at court asking for another order to expand the geographical  
scope. Temporal limits is the next requirement, and I think I've covered that. 13<sup>th</sup>, service,  
you've seen what we propose in relation to that. We've taken reasonable steps to draw the  
application to the attendance of the defendants and propose to continue that going forward.  
G 14<sup>th</sup>, the right to set aside or vary. Well, we've included provision for that in the draft order,  
and 15<sup>th</sup>, review, well we've included provision for a return date at which the injunction will  
be reviewed, and My Lady, with about two minutes I think to spare, I move then on to full  
and frank disclosure, which I essentially asked My Lady to read the section after my skeleton  
argument.

H There are, I think, four arguments. I have to say I was scraping the barrel somewhat, but I  
thought it's important, obviously in line with the duty to the court and the obligation to identify

A anything that could be raised against the claim. 71 is the description, My Lady, which I've  
touched on, and you can see what I say there. 73 is the notification point. That falls away  
because this was prepared in anticipation of an earlier hearing date. Thirdly is geographical  
scope, which we've just covered, and then finally, My Lady, the less restrictive means point,  
B but in my submission, the evidence more than covers this point and justifies the grant of an  
injunction in these particular circumstances.

JUDGE HOWELLS: Thank you.

MS STACEY: Thank you.

C JUDGE HOWELLS: It's 20 past one. I need to formulate a temporary judgment which I hope will  
be relatively brief, but I also need to view the videos, do I not, so I [inaudible] -

MS STACEY: Yes, shall I hand that up now, and I'll give you the password in case you go off and  
have to get back in.

JUDGE HOWELLS: Well, I am assuming I am going to do it back in my room rather than in here.

D MS STACEY: Yes, just in case you took a break and the screen went blank and you couldn't get  
back in.

**Pause.**

MS STACEY: We can also, My Lady, try and email the links to your email address that we have.

E JUDGE HOWELLS: Yes, whichever is easier. Sometimes the judicial email blocks [the use?]  
anyway.

MS STACEY: Yes.

F JUDGE HOWELLS: Well, that should be there, should be fine. I will not close down the page, but  
if there is any problem, I have your email address, I will email. Anyway, shall we say so I  
can have some lunch and look at everything, shall we say 2.45 for a temporary judgment? It  
will be relatively brief, given [inaudible] submissions, but if there's any points that will require  
further clarification, then please ask.

MS STACEY: Yes.

G **Court rises.**

**Court resumes.**

**Judgment transcribed separately by another transcription company.**

H MS STACEY: My Lady, on the desk in front of you is a set of plans which we have kind of cobbled  
together. We will perfect them to make them look a little less homemade, but that's essentially  
what we've been able to do. There was one plan where we were unable to remove the red line  
within the time constraints, but we'll try and get that resolved.

A JUDGE HOWELLS: Okay. Some are coloured in, and some are black and white, are they not, I think it would probably be helpful if they were all in the same format, if they have all been coloured in, in a block colour -

MS STACEY: As uniform as possible. Yes.

B JUDGE HOWELLS: - thank you very much.

**Court rises.**

**Court resumes.**

JUDGE HOWELLS: I do consider that a cross undertaking from the claimant is appropriate to be provided both by the claimant and the overall umbrella company is [the keeper of the plans?].

C In my judgment that is appropriate and provides protection to any defendants who can legitimately argue that they are adversely affected by this judgment which is made against persons unknown. In all the circumstances for the reasons that I have given, I grant the injunction sought, in terms of the draft with the clarification that we have discussed in terms

D of the plans, for a period of six months, i.e., until 4.00pm on 14 January 2026 for further order of the court. I turn now to any other directions which are sought by the claimant in the [inaudible].

MS STACEY: My Lady, I am grateful for that. I don't believe there are any further directions. I need to tidy up the plans and I can confirm with the court that the video links will be accessible

E as of tomorrow evening, at the very latest -

JUDGE HOWELLS: Thank you.

MS STACEY: - but other than that, I have nothing else to ask the court for.

JUDGE HOWELLS: I am grateful, thank you, Well, in which case, if you could have [inaudible]

F and attach to it, the final version of the plan so that they can be sealed and then of course you can, or those who instruct you, can accept notification whilst we are talking rather than serve [inaudible].

MS STACEY: I am grateful. Thank you.

G JUDGE HOWELLS: Subject to that, are there any further clarifications or orders that you seek from the court today?

MS STACEY: Not today, no, it's a point of housekeeping, is the email address that has been passed to us, is that the email we should be using or should we use your clerk's email address.

H JUDGE HOWELLS: You can copy me in, I think it has to go through them as well, sometimes it is better to send it to me as well, which I do not object to [inaudible].

A MS STACEY: Thank you, and sorry, having said I wouldn't seek anything else, in terms of the listing, I note the date of the review, and that will be done automatically, we don't need to apply to the court for that to happen?

JUDGE HOWELLS: I do not know the answer to that, I am afraid to say.

B MS STACEY: No, but we [inaudible] to be a certain date and we'll take it from there.

JUDGE HOWELLS: Yes, I do not know for example if there is a court session on that day. I presume the [inaudible] vacation will be over by that point, but I am afraid I do not know.

MS STACEY: We can make enquiries of the court. Thank you, My Lady.

JUDGE HOWELLS: Thank you very much.

C **Court rises.**

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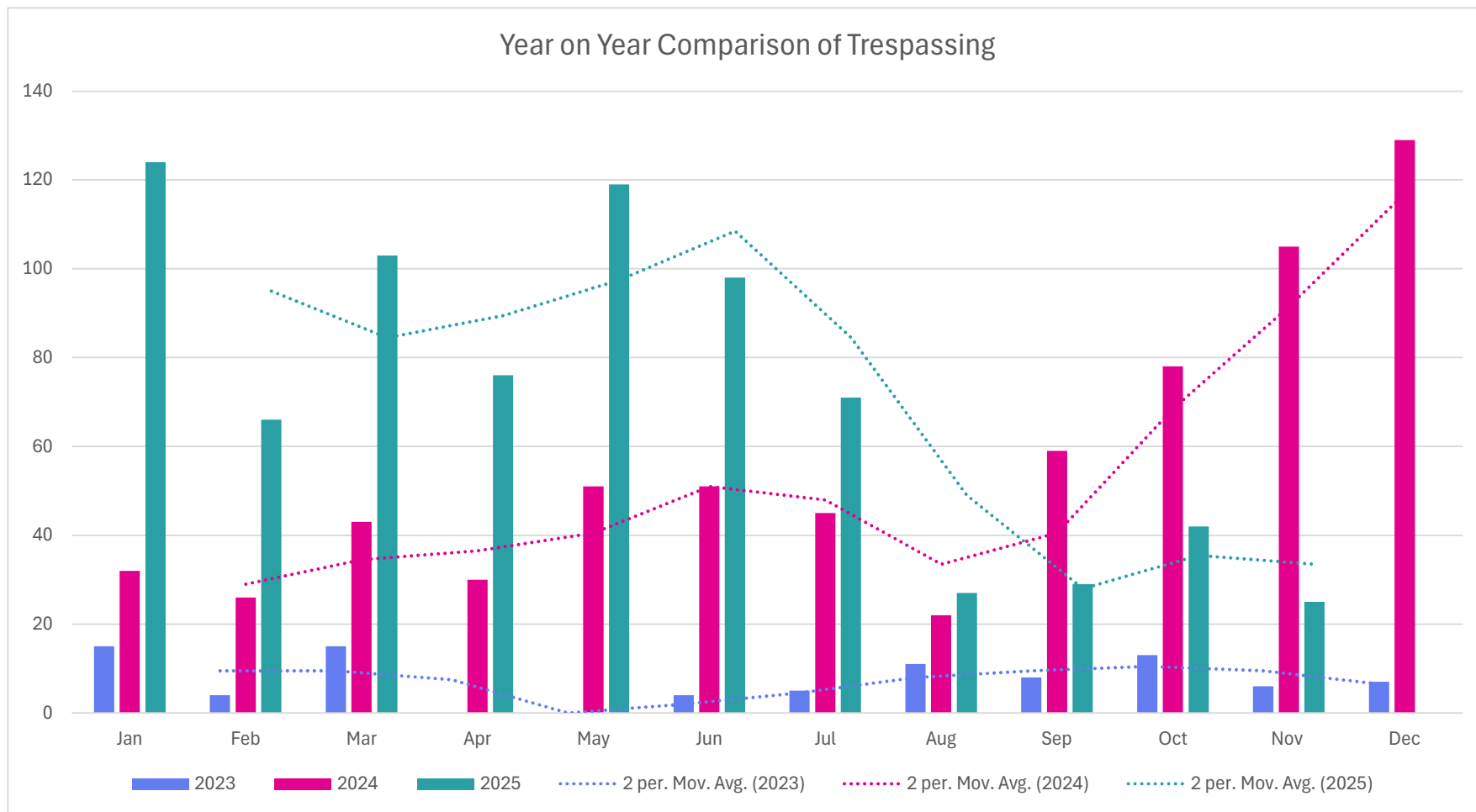
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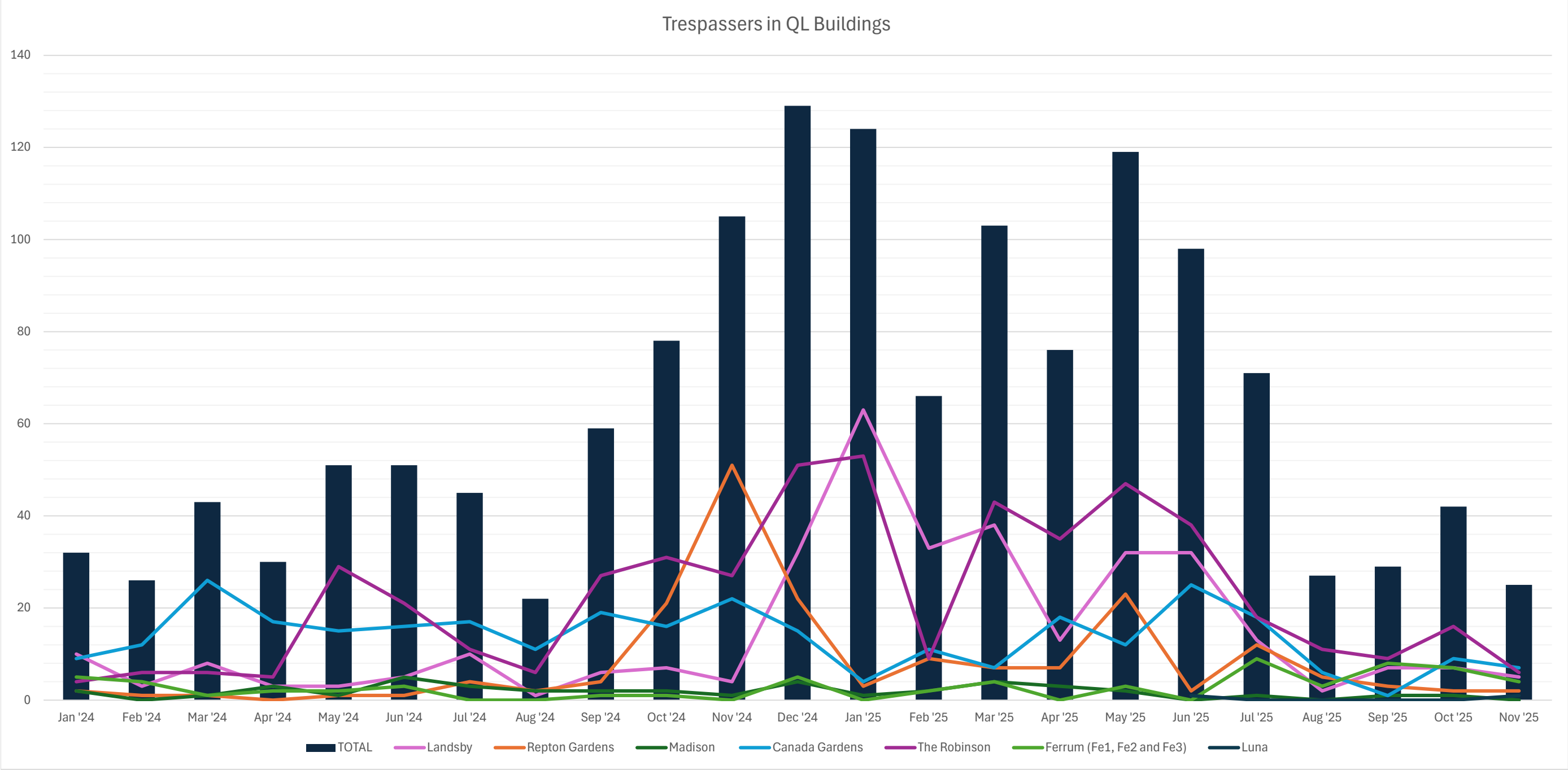
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SECURITY REPORT - MONTH Sumary Details										
Date	Time	Report Made By	Type of issue	Specify (choose from table below)	Development	Block/Location	Details of incident	Support Required	Reference	Remarks
01/07/2025	11:18:00	Sonam Rajal	Trespass	Trespassers	Canada Gardens	Club House	There is a boy at the club house, he doesn't seem to be a resident. Trespasser removed by fire marshal.	Fire Marshal		
01/07/2025	18:55:00	Janet Lake-G	ASB	Public disturbance	Repton Gardens	Porte Cochere	car blocking cycle store at Porte Cochere and giving attitude to residents. Fire marshal called but found No one there. Must have left	Fire Marshal		
02/07/2025	15:51:00	Ifty	Trespass	Trespassers	Robinson	RW 17th floor	3 Trespassers on the 17th floor RW. the trespassers got in through a fire escape door on the furthest side of the Super Lobby - It let them in abit too easily. Removed by fire marshal	Fire Marshal		
02/07/2025	20:19:00	Night concierge	Trespass	Trespassers	Robinson	RW 17th floor	7 male trespassers found at RW rooftop. Trespassers escorted out	Not required		
03/07/2025	11:57:00	Milton	Trespass	Trespassers	Landsby	Gym	Trespasser seen at Gym on CCTV. But left later on	Not required		
03/07/2025	14:24:00	Emilia	Trespass	Trespassers	Landsby	Gym	Usual trespassers at gym are wondering around. He later accessed. Fire marshal called, but trespasser left	Fire Marshal		
03/07/2025	14:03:00	Ciara Bell	Trespass	Attempt trespassers	Luna	Outside building	2. Very aggressive and rude, will try and say they are residents to security, trying to access buildings	Fire Marshal		
03/07/2025	17:07:00	Maintenance team	Trespass	Trespassers	Canada Gardens	Podium	Trespassers on CG podium. Removed by fire marshal	Fire Marshal		
03/07/2025	17:32:00	Fire marshal	Trespass	Trespassers	Landsby	Gym	Just had a strange man enter the gym at Lansby that was not a resident. he just pulled the door so seems the door is broken. Trespasser Removed. He is lurking around and has seen me so has walked off. He may try and re enter	Not required		
03/07/2025	18:38:00	Karolina	Trespass	Trespassers	Ferrum	Dog run	Smoking trespassers in Ferrum dog run. The one arrested last time on event day. Later seen moved on from the dog run, lingering in the podium. they went towards lobby now. Inside the building. They were identified as the guys residents from Vantage. Fire marshal called but All clear.	Fire Marshal		
03/07/2025	19:49:00	Emilia	ASB	Public disturbance	Landsby	LE podium	Kids on Landsby east podium. Playing football and throwing things. Fire marshal called	Fire Marshal		
05/07/2025	16:08:00	Anisah	Trespass	Trespassers	Robinson	Car park	trespassers in the Robinson Blue car park. Access via DDA stairs. Fire marshal called but all clear	Fire Marshal		
05/07/2025	16:40:00	Concierge	Trespass	Trespassers	Canada Gardens	Podium	trespassers podium near bison WFH shed. Removed by fire marshal	Fire Marshal		
06/07/2025	13:29:00	Malia Alphonso-C	Trespass	Attempt trespassers	Robinson	Coach Car park	there are some teens waiting outside the coach park entrance. They just tried tailgating in behind me	Not required		
06/07/2025	16:49:00	Concierge	Trespass	Trespassers	Ferrum	Gym	Trespasser ferrum Gym. Removed by fire marshal	Fire Marshal		
06/07/2025	17:44:00	Milton	Trespass	Trespassers	Landsby	LE 15th floor	3 Intruders just took the lift in Landsby East to 15th floor. Removed by fire marshal	Fire Marshal		
07/07/2025	16:44:00	Ifty	Trespass	Attempt trespassers	Robinson	DDA Stairs	Two trespassers gone in to the DDA stairs. Fire marshal called but found all clear	Fire Marshal		
08/07/2025	09:38:00	Karolina	Trespass	Trespassers	Robinson	RS 23rd floor	Trespassers smoking in caravans in Robinson South 23rd floor . Removed by fire marshal	Fire Marshal		
08/07/2025	11:24:00	Milton	Trespass	Trespassers	Landsby	Gym	Landsby gym. Resident reported unusual individuals. Fire marshal called, but they moven on before	Fire Marshal		
08/07/2025	13:25:00	Malia Alphonso-C	Trespass	Trespassers	Canada Gardens	Gym	trespasser in the gym at CG. Fire marshal called, but trespasser left Same one that went earlier to Landsby gym	Fire Marshal		
08/07/2025	16:08:00	Fire marshal	Trespass	Trespassers	Canada Gardens	Thomson roof terrace	Caught some trespassers on roof terrace of CG Thomson. Removed	Not required		
08/07/2025	17:14:00	Hamza	Trespass	Trespassers	Robinson	RW 18th floor	10+ trespassers RW going to 18th floor. Same group that was removed from CG earlier. All seen in lift then at stairs smoking. More accessed later on. Fire marshal called. police have been called as well. Later 3 left of their own. The rest went into the Den. Fire marshal rmoved them, but seen heding towards Madison later.	Fire Marshal		
08/07/2025	20:50:00	Night concierge	Trespass	Trespassers	Canada Gardens	Thomson roof terrace	Two trespassers caught on the rooftop. Escorted out of the building via main reception.	Not required		
08/07/2025	21:45:00	Night concierge	Trespass	Trespassers	Canada Gardens	Thomson roof terrace	Again Two trespassers caught on the rooftop. Escorted out of the building via main reception.	Not required		
08/07/2025	22:30:00	Night concierge	Trespass	Trespassers	Canada Gardens	WFH Shed Podium	3 trespassers were caught sitting inside the WFH Shed by Seath after forcing the door open. Escorted them out through Collyer	Not required		
08/07/2025	23:30:00	Night concierge	ASB	Resident issues - Verbal assault	Ferrum	Apt 754	Resident came to reception shouting and demanding to see CCTV of the parcel room as he was missing a parcel – I explained he needed to put in a request – he said if he didn't have CCTV access by today 10am he was going to get his lawyer involved for all the issues he said he has been dealing with since moving in. I tried looking for his parcel but could not find it	Not required		
09/07/2025	15:05:00	Greg Arabian	Trespass	Suspected trespassers	Canada Gardens	Jackson 9th floor	Smell canabis smoking Jackson 9th floor. Fire marshal called. But all clear	Fire Marshal		
09/07/2025	17:37:00	Petra S	Trespass	Trespassers	Repton Gardens	Podium	Trespassers in podium area. Fire marshal called	Fire Marshal		
09/07/2025	17:47:00	Fire marshal	Trespass	Trespassers	Landsby	Gym	Removed two trespassers from the Lansby gym. The same two that keep going before	Not required		
10/07/2025	12:13:00	Sonam Rajal	Trespass	Trespassers	Canada Gardens	Thomson roof terrace	Trespasers two young boys topless on level 26 Summit. Fire marshal called, but they left soon after	Fire Marshal		
10/07/2025	17:28:00	Malia Alphonso-C	Trespass	Trespassers	Canada Gardens	Thomson	2 teens just entered the Thomson side entrance. They forced the door open. Fire marshal called. Removed	Fire Marshal		
11/07/2025	01:46:00	Night concierge	Trespass	Attempt trespassers	Repton Gardens	Reception	A drunk Trespass came into the building. He said he lives at Pienna beside Landsby. I escorted him there but he was not from that building which he later asked me to leave him there.	Not required		
11/07/2025	17:27:00	Concierge	Trespass	Trespassers	Landsby	LW reception	Kids messing around in landsby west reception. Removed by fire marshal	Fire Marshal		
11/07/2025	18:25:00	T	Trespass	Trespassers	Ferrum	FE 1	trespassers in FE1 . Removed by fire marshal	Fire Marshal		
11/07/2025	19:40:00	Maria Padilla	Trespass	Suspected trespassers	Madison	Outside building	Potential trespasser outside. Fire marshal called	Fire Marshal		
12/07/2025	14:33:00	Fire marshal	Trespass	Trespassers	Repton Gardens	Aspen House	2 trespassers removed from Aspen House	Not required		
12/07/2025	18:31:00	Concierge	Trespass	Attempt trespassers	Repton Gardens	Cherry House	Suspicious person has been trying to enter repton gardens but never coming to the reception. 3 residents mentioned he was acting strangely. Wembley Secuirty notified	ECR		
12/07/2025	18:40:00	Concierge	Trespass	Trespassers	Repton Gardens	Club room	4 trespassers in our club room. Removed by fire marshal	Fire Marshal		
12/07/2025	19:16:00	Hamza	Trespass	Trespassers	Repton Gardens	Podium area	3x trespassers. Gone into the stairs. 4 more found on the podium. Some removed by fire marshal but 3 more just went up some stairs. All removed by fire marshal	Fire Marshal		
13/07/2025	14:11:00	Concierge	Trespass	Trespassers	Ferrum	FE1	Trespassers in FE1. seen in Raiway garden area. 4 of them One of them looks like he left something there. Fire marshal called.	Fire Marshal		
13/07/2025	14:13:00	Sonam Rajal	Trespass	Trespassers	Canada Gardens	Heward	2 trespassers in Heward just entered the lifts. Removed by fire marshal	Fire Marshal		
13/07/2025	16:35:00	Sonam Rajal	Trespass	Attempt trespassers	Canada Gardens	Thomson side door	large group of trespassers tried to enter CG through Thomson side door, after residents trying to tailgate.	Not required		
13/07/2025	17:03:00	Concierge	Trespass	Trespassers	Repton Gardens	Club room	Trespassers in social space in Repton Gardens. Removed by fire marshal	Fire Marshal		
13/07/2025	18:31:00	Concierge	Trespass	Trespassers	Ferrum	Railway Garden	same trespassers from earlier at Ferrum, are bavk but now In the railway garden between Fe2 and Fe3. fire marshal called but all clear	Fire Marshal		
13/07/2025	18:56:00	Samuel Titi-Lartey	Trespass	Trespassers	Canada Gardens	Thomson podium area	trespassers approaching podium in Thomson. Fire marshal called	Fire Marshal		
13/07/2025	19:20:00	Samuel Titi-Lartey	Trespass	Trespassers	Canada Gardens	Thomson rooftop	trespassers seen on rooftop smoking. Fire marshal called	Fire Marshal		
13/07/2025	21:19:00	Night concierge	Trespass	Robbery attempt - trespassers	Ferrum	FE 2 main entrance	CCTV Shows: 21:19- two individuals tailgated a man (lavanda guest – 566 Ferrum) into the building via the Ferrum 2 main entrance. They followed him as far as the lifts and can then be seen pushing him and trying to take something from his neck before they are quickly interrupted by another man (Guest of 659 Ferrum) exiting the lifts. The two tailqaters then exited the building. Incident Report made	Police		
14/07/2025	14:47:00	Milton	Trespass	Trespassers	Landsby	Gym	kids trespassing in vista likely to come enter in Landsby East, then seen at Gym. Fire marshal called but all clear.	Fire Marshal		
14/07/2025	17:27:00	Maria Padilla	Trespass	Trespassers	Landsby	LE reception	tresspaser in Landsby east reception. Removed by fire marshal	Fire Marshal		
14/07/2025	19:35:00	Concierge	Trespass	Suspected trespassers	Canada Gardens	Loading bay area	trespassers seen in loading bay area car park. Fire marshal called	Fire Marshal		
15/07/2025	14:56:00	Ifty	Trespass	Trespassers	Robinson	RW	Tresspassers in RW. Fire marshal called but all clear	Fire Marshal		
15/07/2025	16:44:00	Janet Lake-G	Trespass	Trespassers	Repton Gardens	Podium garden	Repton Trespasses podium garden. One run into Aspen area. Fire marshal called. All clear	Fire Marshal		
15/07/2025	18:11:00	Sonam Rajal	Trespass	Trespassers	Canada Gardens	Thomson lvl 26	trespassers on level 26 summit, smoking. Removed by fire marshal	Fire Marshal		
15/07/2025	23:00:00	Night concierge	Trespass	Attempt trespassers	Robinson	DDA Stairs	A group of Teenagers tried to enter via RW main entrance and DDA stairs. stopped them from entering	Not required		
16/07/2025	08:34:00	Karolina	Trespass	Suspected trespassers	Robinson	23rd floor	kids trespassers reported in Robinson South, potentially on 23rd floor. Fire marshal called, but all clear	Fire Marshal		
16/07/2025	20:10:00	Night concierge	Trespass	Trespassers	Canada Gardens	The Peak	Three male trespassers were caught on the rooftop by the peak indoors area. They were escorted out .	Not required		
16/07/2025	20:40:00	Night concierge	Trespass	Trespassers	Robinson	The Den	Three IC1 and Two IC3 trespassers -Teenagers seen at Den area 17th Floor, Entered via RW Basement. Escorted outside	Not required		
17/07/2025	16:43:00	Concierge	Trespass	Trespassers	Repton Gardens	several locations	Trespassers in reception Repton. They left but came back soon after tailgating someone into Aspen and going to the podium - club room. Removed by fire marshal	Fire Marshal		
17/07/2025	18:09:00	Sonam Rajal	Trespass	Trespassers	Canada Gardens	The summit	Trespassers seen at the Summit in Thomson CG. Fire marshal called. Removed them	Fire Marshal		
17/07/2025	19:29:00	Concierge	Trespass	Trespassers	Repton Gardens	Aspen House	3 tailgated into Aspen currently sat in the lobby. Fire marshal removed them	Fire Marshal		
17/07/2025	21:43:00	Karolina	Trespass	Trespassers	Ferrum	Podium	trespasser seen in Ferrum podium. Night team aware.	Not required		
17/07/2025	22:55:00	Night concierge	Trespass	Trespassers	Robinson	DDA Stairs	Three IC6 trespassers -Teenagers seen at DDA stairs . Escorted offsite and informed Wembley Estate security	Not required		
18/07/2025	11:31:00	Hamza	Trespass	Trespassers	Robinson	several locations	Trespasser by car park entrance. Fire marshall called to get him removed and report to WP estate. Trespasser left but later went to CG. he pretended to call police on his phone in front of us claiming to be police on the other line. He eventually left the building. He gave us 'CAD' number which we believe is fake as he couldn't give it initially. His name is Ibrahim. He's verbally abusive	Fire Marshal		
18/07/2025	15:18:00	Karolina	Trespass	Trespassers	Ferrum	Dog run	Trespassers in Ferrum dog run. He's been pulling doors open and breaking maglocks as far as I know. It's believed he's from Vantage not Ferrum.	Fire Marshal		
18/07/2025	16:56:00	Anisah	Trespass	Trespassers	Robinson	RW 17th floor	Trespassers seen on 17th floor Robinson west. Lots of children. Left soon afterwards	Not required		

18/07/2025	18:43:00	Malia Alphonso-C	Trespass	Trespassers	Madison	Car park	received reports of a group of 10-15 teens in the carpark, next to the Madison entrance. Fire marshal called. Removed them	Fire Marshal		
19/07/2025	19:26:00	Concierge	Trespass	Trespassers	Landsby	several locations	trespassers seen in landsby East, but Entrance was left open in landsby west. Fire marshal called to check	Fire Marshal		
20/07/2025	09:27:00	Fire marshal	Trespass	Trespassers	Canada Gardens	Lismer	2 trespassers removed from Lismer	Not required		
20/07/2025	19:23:00	Anisah	Trespass	Suspected trespassers	Robinson	RS 23rd floor	trespassers potentially on 23rd floor Robinson south rooftop. Fire marshal called	Fire Marshal		
21/07/2025	12:54:00	Concierge	Trespass	Trespassers	Ferrum	Gym	Trespassers in Ferrum gym. Fire marshal called but they left soon after	Fire Marshal		
21/07/2025	20:01:00	Night concierge	Trespass	Trespassers	Repton Gardens	Club room	7 teenagers trespassers were removed from the club room. I reminded them of the injunction notice and asked them not to come here again.	Not required		
22/07/2025	00:30:00	Night concierge	Trespass	Trespassers	Robinson	RW rooftop	1 male and 2 female trespassers found smoking in RW rooftop. Trespassers escorted out	Not required		
22/07/2025	13:32:00	Sonam Rajal	Trespass	Suspected trespassers	Canada Gardens	Lismer gym	trespasser in Lismer gym, may have been that kid again from Lex/Bowry who tries to continuously use our gym facilities. Fire marshal called but all clear	Fire Marshal		
22/07/2025	14:13:00	Emilia	Trespass	Trespassers	Landsby	several locations	group of kids entered Landsby West _ they said they are heading to their friend apartment but they are now on the rooftop. Some of them have left but two of them are still inside sitting outside the lobby. Fire marshal called. All clear. Later They have returned. They are now on the rooftop. It's around 8/10 of them. All minors. One of them is a resident from Apt 512 - Exlon - but the remaining are not. they are not allowed in social spaces. Repton residents called to inform us. They are climbing from the glass fence as well. Two more just joined later. Fire marshal called and removed them all apart from resident.	Fire Marshal		
22/07/2025	16:33:00	Karolina	Trespass	Trespassers	Robinson	DDA Stairs	4 Trespassers entering DDA stairs in Robinson. Fire marshal called. All clear	Fire Marshal		
22/07/2025	17:09:00	Hamza	Trespass	Attempt trespassers	Robinson	Not specified	2x female tresspassers try tailgate now walking towards Madison	Not required		
22/07/2025	18:52:00	Janet Lake-G	Trespass	Attempt trespassers	Repton Gardens	Aspen House	Aspen entrance trespassers trying to enter. Fire marshal called	Fire Marshal		
23/07/2025	15:57:00	Concierge	Trespass	Trespassers	Landsby	Gym	Trespasser in Landsby East gym. Fire marshal called. All clear.	Fire Marshal		
23/07/2025	17:59:00	Anisah	Trespass	Trespassers	Robinson	several locations	I just kicked out 5 little boy trespassers, And they just went thru the blue car park door instead. Fire marshal called	Not required		
23/07/2025	19:47:00	Janet Lake-G	Trespass	Police attendance - trespassers	Repton Gardens	Aspen House	Trespassers entered through Aspen house. I have their bag they wedged the door open with at reception. Several outside and 8 got in. Fire marshal called and saw there were about 30 kids trying to get in. WPS are involved now and got some to move on. Fire marshal removed the ones who got in. Several of them was getting rowdy with some residents who was filming them and getting a little aggressive but i managed to calm them down. Night security was there also. Police was called and are onsite speaking with the group of males now. Group of males appear to be leaving the area. Police briefly spoke to them and left the area. CAD7702/July25	Police		
23/07/2025	21:00:00	Night concierge	Trespass	Trespassers	Robinson		Two IC6 Teenagers seen on 17th Floor RW, Entered via RW Basement . Removed and escorted out	Not required		
24/07/2025	06:10:00	Night concierge	Trespass	Trespassers	Repton Gardens	Aspen House	At approximately 6:10am, i observed a female, estimated to be in her mid -30s, trespassing around the Aspen premises. i immediately approached her to inform her that she was not permitted on site and made her aware of the existing court injunction regarding trespassers. Due to the nature of the incident, i contacted my duty manager for immediate support,he turn up and reported the matter to the police. A police report was filed under reference number CAD1290/24JUL25	Other		
24/07/2025	13:40:00	Sonam Rajal	Trespass	Trespassers	Canada Gardens	Lismer gym	same usual kid reported in CG gym - he was knocking on the window and door for someone to allow access . Someone let him in. Removed by fire marshal	Fire Marshal		
25/07/2025	14:32:00	Milton	Trespass	Trespassers	Landsby	LE lobby	Trespassers seen in LE entrance lobby. Fire marshal called. Removed them.	Fire Marshal		
25/07/2025	15:30:00	Anisah	Trespass	Trespassers	Robinson	Blue car park entrance	Trespassers just came thru blue car park door. Fire marshal called. Removed them	Fire Marshal		
25/07/2025	17:56:00	Concierge	Trespass	Suspected trespassers	Canada Gardens	Heward	I think there might be people who don't live here hanging out in the bbq area outside Heward. Fire marshal called	Fire Marshal		
25/07/2025	23:00:00	Night concierge	Medical response	Ambulance called by resident	Landsby	Apt 1010	Ambulance crew were seen heading to Unit 1010.No incident reported	Medical		
28/07/2025	19:50:00	Concierge	Trespass	Suspected trespassers	Landsby	LE lobby	Lansby east Lobby has some trespassers. Fire marshal called, but all clear	Fire Marshal		
29/07/2025	17:58:00	Ken	Trespass	Trespassers	Robinson	RW 17th floor	Trespassers on 17th floor, Robinson West. Removed by fire marshal	Fire Marshal		
30/07/2025	15:24:00	Ifty	Trespass	Trespassers	Robinson	RW 17th floor	Tresspassers on the 17th floor Den. Remove by fire marshal	Fire Marshal		
31/07/2025	18:24:00	Patricia	Trespass	Trespassers	Robinson	RW 18th floor	Trespassers 18th floor RW, going down the slide to 17th floor. Police called and Intel reference number from the Injunction shared - 01/6211711/25. Trespassers removed by fire marshal, but The group went towards Robinson soon after	Fire Marshal		
31/07/2025	18:56:00	Noemi	Trespass	Trespassers	Repton Gardens	Aspen House	Trespassers seen at Repton gardens - Aspen entrance. Fire marhsal called, but they left before he arrived	Fire Marshal		

Specify type of issue	
Trespass	Trespass
	Attempt/Suspected Trespass
	Unauthorised access sales)
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex offences, etc)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident to consider as relevant.

\*this document contains drop down menu in some of the cells. Anything specific plese fill into remarks

## DAILY SECURITY REPORT - JULY - 2025

Type of issue	Specification	QT Solar	QT Luna	QT Canada Gardens	QT Madison	QT Robinson	QT Landsby	QT Ferrum	QT Repton Gardens	Total incidents by type
Trespass	Trespass	0	0	18	1	18	13	9	12	71
	Attempt/Suspected Trespass	0	1	5	1	6	1	0	3	17
	Unauthorised access sales)	0	0	0	0	0	0	0	0	0
Theft	Vehicle theft	0	0	0	0	0	0	0	0	0
	Theft from vehicle	0	0	0	0	0	0	0	0	0
	Street robbery	0	0	0	0	0	0	0	0	0
	Burglary	0	0	0	0	0	0	0	0	0
ASB	Assault	0	0	0	0	0	0	1	0	1
	Public Disturbance	0	0	0	0	0	1	0	1	2
Fire response:	Emergency	0	0	0	0	0	0	0	0	0
	Other (false alarm)	0	0	0	0	0	0	0	0	0
Police response:	Called by QL	0	0	0	0	0	0	0	1	1
	Called by resident	0	0	0	0	0	0	0	0	0
Medical response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	1	0	0	1
Other	Specify	0	0	0	0	0	0	0	0	0
Total incidents per development		0	1	23	2	24	16	10	17	93

0

Specify type of issue	
Trespass	Tresspass
	Attempt/Suspected Trespass
	Unauthorised access sales
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex offences, etc)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident

\*this document contains drop down menu in some of the cells. Anything specific please fill into remarks

SECURITY REPORT - MONTH Sumary Details											
Date	Time	Report Made By	Type of issue	Specify (choose from table below)	Development	Block/Location	Details of incident	Support Required	Reference	Remarks	
01/08/2025	15:13:00	Concierge	Trespass	Vehicle trespassing	Repton Gardens	Porte Cochere	2 vehicles are technically trespassing at porte Cochere. I've called wps like an hour ago to issue tickets but they've not arrived	ECR			
01/08/2025	18:01:00	Concierge	Trespass	Trespassers	Repton Gardens	Podium garden	Just had a couple of trespassers go up these steps in the garden. Fire marshal removed them.	Fire Marshal			
03/08/2025	20:51:00	Night concierge	Trespass	Trespassers	Robinson	RW 18th floor	Trespassers removed from 18th RW	Not required			
03/08/2025	22:30:00	Night concierge	Trespass	Trespassers	Robinson	Not specified	trespassers escorted out	Not required			
04/08/2025	19:23:00	Anne	Trespass	Aggressive trespassers	Ferrum	Not specified	Reports of a hostile trespassersgroup potentially involving a knife. Police have apparently been called to the site - CAD6888. Police attended the area later on. Fire marshal closed off gate that was left open to car park and police had left area.	Police			
06/08/2025	19:33:00	Hamza	Trespass	Trespassers	Robinson	DDA stairs	DDA stairs 2x trespassers. Kids removed by fire marshal	Fire Marshal			
10/08/2025	16:15:00	Samuel Titi-Lartey	Trespass	Trespassers	Canada Gardens	Thomson rooftop	trespassers on Thomson rooftop. Removed by fire marshal	Fire Marshal			
12/08/2025	19:27:00	Concierge	Trespass	Trespassers	Ferrum	FE1 Rooftop	Trespassers on Ferrum rooftop (Fe1). Removed by fire marshal.	Fire Marshal			
13/08/2025	15:43:00	Concierge	Trespass	Trespassers	Canada Gardens	Emily Play house	Kids trespassers at Emily playhouse Thomson . Residents From Bowery. Removed by fire marshal	Fire Marshal			
13/08/2025	16:57:00	Ken	Trespass	Attempt trespassers	Robinson	DDA stairs	Trespassers trying to gain entry via Robinson West entrance, there now entering the DDA carpark. Fire marshal called. All clear	Fire Marshal			
13/08/2025	17:12:00	Concierge	Trespass	Suspected trespassers	Canada Gardens	Varley	Potential trespassers just entered Varley. One of them said is relative of resident. Removed by fire marshal.	Fire Marshal			
13/08/2025	19:01:00	Concierge	ASB	Public disturbance	Luna	Outside buildings	About 10 teenagers "playing"outside Luna and solar building.Picking flowers and rocks ,and throwing it at each other. WPs called	ECR			
14/08/2025	15:35:00	Fire Marshal	Trespass	Trespassers	Canada Gardens	Podium garden	Just found some trespassers on Podium of CG as was on patrol. Removed	Not required			
16/08/2025	01:30:00	Night concierge	Trespass	Trespassers	Robinson	RS 1623	IC3 Male tresspassed by tailgatting at RS and was knocking the door of 1623, checked CCTV and Resident informed, Escorted out	Not required			
17/08/2025	19:12:00	Concierge	Trespass	Trespassers	Ferrum	FE3	Tresspassers in Fe3. Fire marshal called	Fire Marshal			
18/08/2025	20:50:00	Night concierge	Trespass	Trespassers	Repton Gardens	11th floor Birch	Trepassers spotted on 11th floor podium of Birch house. Attended immediately and removed them without incident.	Not required			
18/08/2025	23:30:00	Night concierge	Trespass	Trespassers	Robinson	RW 17th floor	A group of IC3 Male and female Teenagers seen on 17th Floor lift lobby RW, Entered via RW Basement. Removed and escorted out and informed WP control to sweep through blue car park	Not required			
19/08/2025	18:56:00	Janet Lake-Grange	Trespass	Trespassers	Landsby	Landsby west	Trespassers at Landsby west. Removed by Fire marshal. I have shown them the trespassers notice and faces are on cctv. They have now scrambled and got frightened as they were told that police are on the way so ran off towards brent park civic centre direction.	Fire Marshal			
20/08/2025	15:32:00	Karolina	Trespass	Trespassers	Robinson	RW 17th floor	there is a group of kids trying to get in the communal areas at 17th and 18th floor. Seen at lifts area. Fire marshal called. All clear, they left	Fire Marshal			
21/08/2025	12:40:00	Karolina	Trespass	Trespassers	Robinson	Several locations	Trespassers entered DDA. They went to west rooftop with a bike. Fire marshal called. Removed them	Fire Marshal			
21/08/2025	14:02:00	Maria Padilla	Trespass	Trespassers	Landsby	Landsby east	trespassers in Landsby east, two teenangers. Fire marshal called. Removed them	Fire Marshal			
21/08/2025	14:37:00	Ifty	Trespass	Trespassers	Robinson	RW 17th floor	Tresspassers on the17th floor Robinson west. Fire marshal called. But they left	Not required			
21/08/2025	17:43:00	Concierge	Trespass	Trespassers	Repton Gardens	Aspen House	Trespassers tailgated through to Aspen House. Fire marshal called. All clear	Fire Marshal			
22/08/2025	20:40:00	Night concierge	Trespass	Trespassers	Canada Gardens	Seath podium area	Two trespassers caught by seath podium and escorted out the building between 20:40 - 20:50	Not required			
25/08/2025	17:36:00	Maria Padilla	Trespass	Trespassers	Repton Gardens	Club House	Trespasser in 1st floor club house in repton, playing pool. Fire marshal called, but all clear	Fire Marshal			
28/08/2025	10:49:00	Keneth	Trespass	Trespassers	Robinson	RW 17th floor	2 trespassers making their way to the 17th floor roof top rob West. Fire Marshal called but could not locate them afterwards as they left area	Fire Marshal			
28/08/2025	19:55:00	Concierge	Trespass	Trespassers	Canada Gardens	Club House	4 trespassers in club house. Fire marshal called. But they left before his arrival	Fire Marshal			
28/08/2025	20:09:00	Night concierge	Trespass	Trespassers	Robinson	Rob West	trespassers removed from Robinson west.	Not required			
29/08/2025	15:08:00	Milton	Trespass	Suspected trespassers	Landsby	Car park	Landsby basement car park. Residents reported 2 suspicious individuals. Fire marshal called	Fire Marshal			
29/08/2025	18:01:00	Milton	Trespass	Suspected trespassers	Landsby	LE lobby	Resident reported 2 unusual individuals lobby Landsby east	Fire Marshal			
29/08/2025	18:44:00	Concierge	ASB	Public disturbance	Canada Gardens	Outside buildings	resident reported a very suspicious man in front of Heward. She said he's been following her for a while. He's outside Heward on the benches and resident is really worried. Fire marshal called	Fire Marshal			
30/08/2025	18:41:00	Keneth	Trespass	Trespassers	Robinson	RW 17th floor	4 Trespassers in Robinson West 17th floor. Fire marshal removed them	Fire Marshal			
31/08/2025	15:12:00	Night concierge	Trespass	Trespassers - property damaged	Canada Gardens	Several locations	At approximately 15:12, a trespasser entered the Canada Gardens podium from Robinson via the bridge. He proceeded through Thomson, using the stairs to reach the ground floor lift lobby area. The individual then attempted to access the lift to the 26th-floor rooftop. Upon reaching the rooftop, he discovered that the door was locked. He then stepped back and forcefully kicked it open. He then proceeded to the Summit area in an attempt to reach the rooftop. After realising the extent of the damage caused during his attempts, he left the building via the lift. Night staff noticed this during patrol and reviewed CCTV footage to determine exactly what occurred. Incident report done. Police report filed as well	Police	crime reference number is 01/7924595/25		

Specify type of issue	
Trespass	Tresspass
	Attempt/Suspected Trespass
	Unauthorised access sales)
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex offences, etc)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident to consider as relevant.

\*this document contains drop down menu in some of the cells. Anything specific plese fill into remarks

DAILY SECURITY REPORT - AUGUST - 2025										
Type of issue	Specification	QT Solar	QT Luna	QT Canada Gardens	QT Madison	QT Robinson	QT Landsby	QT Ferrum	QT Repton Gardens	Total incidents by type
Trespass	Trespass	0	0	6	0	11	2	3	5	27
	Attempt/Suspected Trespass	0	0	1	0	0	2	0	1	4
	Unauthorised access sales)	0	0	0	0	0	0	0	0	0
Theft	Vehicle theft	0	0	0	0	0	0	0	0	0
	Theft from vehicle	0	0	0	0	0	0	0	0	0
	Street robbery	0	0	0	0	0	0	0	0	0
	Burglary	0	0	0	0	0	0	0	0	0
ASB	Assault	0	0	0	0	0	0	0	0	0
	Public Disturbance	0	1	1	0	0	0	0	0	2
Fire response:	Emergency	0	0	0	0	0	0	0	0	0
	Other (false alarm)	0	0	0	0	0	0	0	0	0
Police response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	0	0	0	0
Medical response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	0	0	0	0
Other	Specify	0	0	0	0	0	0	0	0	0
Total incidents per development		0	1	8	0	11	4	3	6	33

0

Specify type of issue	
Trespass	Tresspass
	Attempt/Suspected Trespass
	Unauthorised access sales
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident

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SECURITY REPORT - MONTH Sumary Details										
Date	Time	Report Made By	Type of issue	Specify (choose from table below)	Development	Block/Location	Details of incident	Support Required	Reference	Remarks
04/09/2025	07:50:00	Night concierge	Trespass	Trespassers	Robinson	RW move in/out	Two IC3 Females -Teenagers tried to enter via move in/out door at RW and was moving towards 17th Floor - Removed	Not required		
06/09/2025	18:58:00	Daniel Parton	Trespass	Trespassers	Landsby	LE 15th floor	Potential trespassers on landsby east floor 15 roof - door to the roof is not locked and anyone can just open it. Fire marshal called. Removed them	Fire Marshal		
08/09/2025	20:30:00	Night concierge	Medical response	Medical response Apartment	Ferrum	Apt 1023	Resident was unwell, medic attended and they have taken the resident to the hospital	Medical		
10/09/2025	14:09:00	Concierge	Trespass	Trespassers	Landsby	Landsby East	trespassers have entered Landsby East. Removed by fire marshal. Have shown them trespassers injunction notice so they are aware	Fire Marshal		
10/09/2025	15:11:00	Concierge	Trespass	Trespassers	Ferrum	Main reception	Tresspassers in Ferrum main reception. Fire marshal called, but they left	Not required		
11/09/2025	17:56:00	Concierge	Trespass	Trespassers	Repton Gardens	Podium	Group of 4 on the podium at Repton. Fire marshal called, but they left before he arrived	Not required		
12/09/2025	00:30:00	Night concierge	Trespass	Trespassers	Robinson	DDA Stairs	Two IC6 Teenagers tried to enter DDA stairs, stopped them told them about the Injunction and escorted them out	Not required		
13/09/2025	15:32:00	Emilia	Trespass	Trespassers	Landsby	Landsby West	There is a group of kids seating in Landsby West Lobby - they entered after residents. Fire marshal called to removed them. They remained in the area, asked also for the toilet , and they are heading for rooftops and recruiting more friends around	Fire Marshal		
14/09/2025	18:39:00	Patricia	Trespass	Suspected trespassers	Canada Gardens	Heward	Trespassers in lobby of Heward building. Fire marshal called. All clear	Fire Marshal		
15/09/2025	17:35:00	Kenneth	Trespass	Suspected trespassers	Robinson	DDA car park	Trespassers entering DDA carpark. Fire marshal called. But all clear	Fire Marshal		
15/09/2025	n/a	Night concierge	Trespass	Trespassers	Robinson	The Den	Two kids were found roaming around in the den area while supervising the cameras . escorted them out of building	Not required		
16/09/2025	12:24:00	Michael Shaw	Trespass	Homeless trespasser	Ferrum	FE 2 17th floor	Homeless Trespasser on site. Fe2 17th floor. Stairwell , sleeping on floor. Fire marshal called. Could not locate him	Fire Marshal		
16/09/2025	19:15:00	Milton D	Trespass	Trespassers	Landsby	Gym	Some suspicious individuals in the Landsby gym. Fire marshal called and keeping an eye on some trespassers that are trying to get in have just left	Fire Marshal		
16/09/2025	20:20:00	Night concierge	Trespass	Trespassers	Landsby	Landsby East lobby	Three trespassers were removed from Landsby East and I equally called the police.	Not required		
16/09/2025	23:00:00	Night concierge	Trespass	Homeless trespasser	Ferrum	FE 2 17th floor	Fe2 front door doesn't shut down completely due to it one trespasser getting access to Fe2 and sleeping on 17th floor	Not required		
17/09/2025	00:00:00	Night concierge	Medical response	Resident medical attention	Repton Gardens	Apt 1801	At around 12am, i responded to a resident in Apt 1801 who was unwell and having difficulty guiding emergency services to the building . I assisted with the address and contacted Wembley Park Control for support. Due to the resident's pain and delayed ambulance arrival, we advised her to go to Northwick Park Hospital by uber with her roommate. I informed my manager (Mr William) of the situation. At 4:30am the ambulance team arrived and was informed the resident had already left the hospital.	Medical		
17/09/2025	11:15:00	Emilia	Trespass	Trespassers	Landsby	Landsby East lobby	when you enter landsby est it smells to grass weed and there are two boys one of whom is sleeping on the couch. Fire marshal called. Remvoed them	Fire Marshal		
17/09/2025	11:30:00	Michael Shaw	Trespass	Homeless trespasser	Ferrum	FE 2 17th floor	Same Trespasser again on 17th floor FE2. fire marshal called. Removed him	Fire Marshal		
17/09/2025	17:46:00	Anne	Trespass	Trespassers	Ferrum	FE2 1st floor	Trespasser in Fe2, 1st Floor, fire exit. Fire marshal later caught the individual leaving and have warned them on the injunction and police will be called	Fire Marshal		
17/09/2025	18:06:00	Kenneth	Trespass	Suspected trespassers	Robinson	DDA Stairs	Trespassers in DDA stairs. Fire marshal checked and no ones there.	Fire Marshal		
17/09/2025	20:20:00	Night concierge	Trespass	Trespassers	Canada Gardens	Podium sheds	At the start of the shift between 20:00-20:20, two trespassers were found in the sheds by seath and was escorted out of the building through collyer.	Not required		
18/09/2025	08:48:00	Anne	Trespass	Homeless trespasser	Ferrum	Fe3 6th floor	Same homeless man is back. Fire marshal called and will wait for police to arrive . Police arrived at 11.10am but the trespasser has left. Fe3 6th floor all clear. Police have left. I have done a thorough search of fe2 and no sign of him. Police have said to give them a call if he re enters.	Police		
18/09/2025	n/a	Night concierge	Trespass	Suspected trespassers	Ferrum	Fe3 6th floor	Trespassers have been smoking weed on the FE3 6th floor stairs – lots of rubbish was left behind	Not required		
19/09/2025	20:10:00	Night concierge	Trespass	Trespassers	Robinson	RW 17th floor	3 Teenagers seen on 17th Floor via CCTV. Escorted out and removed from site	Not required		
20/09/2025	10:11:00	Anne	Trespass	Homeless trespasser	Ferrum	FE2 under the stairs	we have the same homeless man back sleeping in Fe2 under the stairs. Police have been called and are on their way. CAD2417 and intel reference was given. Fire marshal called, but guy left afterwards. Police updated as well	Fire Marshal		
20/09/2025	16:46:00	Bolaji	Trespass	Trespassers	Madison	ME 10th floor	group of teenagers in Madison East. They followed a resident in. they have headed to the 10th Floor. Fire marshal called. Removed them	Fire Marshal		
21/09/2025	01:40:00	Night concierge	Trespass	Homeless trespasser	Ferrum	FE2 under the stairs	Trespasser caught coming into FE2 to sleep under stairs – when I went to approach him he left straight away. Fe2 door not closing properly hence why trespasser has been gaining access to FE2.	Not required		
21/09/2025	n/a	Night concierge	ASB	Public disturbance - Police attendance external incident	Robinson	Outside Rob South	Huge gathering in the cafe next to the Acces Storage opposite to the Robinson South. There was a fight amongs people on the road side which lead the multiple vehicles of police and ambulances arrival. The police closed the whole Atlantic Crescent road and junction with First Way	Police		
21/09/2025	19:20:00	Concierge	Trespass	Trespassers	Repton Gardens	Birch roof top	trespassers on Birch roof. Fire mashal called. Removed them	Fire Marshal		
21/09/2025	n/a	Night concierge	Trespass	Attempt trespassers	Robinson	DDA Stairs	group of kids removed from the DDA steps trying to sneak into the building.	Not required		
23/09/2025	19:10:00	Concierge	Trespass	Trespassers	Repton Gardens	Birch roof top	3 trespassers on 11th floor roof in Birch. Fire marhsal called, but they left soon after	Not required		
23/09/2025	21:30:00	Night concierge	Trespass	Unauthorised access - sales	Ferrum	Several locations	Random man went on each floor in Fe1, Fe2 and Fe3 by leaving the Farm house pizza's leaflets infront of each apartment in the day light	Fire Marshal		
26/09/2025	08:24:00	Anne	Trespass	Suspected trespassers	Ferrum	FE1	reports of a trespasser in Fe1. fire marhsal called	Fire Marshal		
26/09/2025	17:19:00	Milton D	Trespass	Suspected trespassers	Landsby	Gym	Landsby gym. Unusual kids. Fire marshal called, but all clear	Fire Marshal		
26/09/2025	20:30:00	Night concierge	Trespass	Trespassers	Robinson	RE 12th floor	Checked CCTV found a group of IC3 Teenagers on 12th Floor lift lobby Entered via Ground Floor main entrance by tailgating the residents @ 19:00, as well as around 21:00 resident from RE Apt 1151 came to the desk said she saw some trespassers on 12th floor, raised a report on QL app. Reached RE checked all the staircase and Roof top and top floors. trespassers Escorted out of the building.	Not required		
26/09/2025	21:38:00	Night concierge	Trespass	Trespassers	Robinson	RW 17th floor	Checked CCTV found Five- IC1 Teenagers trespasssed on 17th floor and moved to roof top 18th floor. Escorted out at 21:42 and informed about the Court injuction	Not required		
26/09/2025	22:00:00	Night concierge	Trespass	Trespassers	Robinson	DDA Stairs	Two IC6 Teenagers tried to enter DDA stairs stopped them from entering	Not required		
26/09/2025	23:59:00	Night concierge	Trespass	Attempt trespassers	Robinson	RW main entrance	IC1 Male Trespasser looked like homeless, Tried to enter the via RW main entrance, Stopped and escorted out	Not required		
27/09/2025	01:30:00	Night concierge	Trespass	Attempt trespassers	Robinson	Car park	Canada garden guard phoned me on concierge phone asking for help at Residential car park gate - one IC6 Male on bike was trying to tailgate, asked for the Apt number and Building name, He refused to identify and stopped him from entering. Wembley Security notified	ECR		
27/09/2025	18:42:00	Kenneth	Trespass	Trespassers	Robinson	RW 17th floor	Trespassers on the 17th floor Robinson West. Fire marshal called. Removed them	Fire Marshal		
28/09/2025	13:27:00	Kenneth	Trespass	Trespassers	Robinson	RW 17th floor	2 Trespassers smoking weed on the 17th floor Den area. They left when they saw me	Not required		
29/09/2025	16:18:00	Concierge	Trespass	Trespassers	Landsby	Gym	Trespassers in Landsby gym. Removed by fire marshal and have shown them the trespassers warning notice	Fire Marshal		

Specify type of issue	
Trespass	Trespass
	Attempt/Suspected Trespass
	Unauthorised access sales)
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex offences, etc)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident

\*this document contains drop down menu in some of the cells. Anything specific plese fill into remarks

DAILY SECURITY REPORT - September MONTH - 2025										
Type of issue	Specification	QT Solar	QT Luna	QT Canada Gardens	QT Madison	QT Robinson	QT Landsby	QT Ferrum	QT Repton Gardens	Total incidents by type
Trespass	Trespass	0	0	1	1	9	7	8	3	29
	Attempt/Suspected Trespass	0	0	1	0	5	1	2	0	9
	Unauthorised access sales)	0	0	0	0	0	0	1	0	1
Theft	Vehicle theft	0	0	0	0	0	0	0	0	0
	Theft from vehicle	0	0	0	0	0	0	0	0	0
	Street robbery	0	0	0	0	0	0	0	0	0
	Burglary	0	0	0	0	0	0	0	0	0
ASB	Assault	0	0	0	0	0	0	0	0	0
	Public Disturbance	0	0	0	0	1	0	0	0	1
Fire response:	Emergency	0	0	0	0	0	0	0	0	0
	Other (false alarm)	0	0	0	0	0	0	0	0	0
Police response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	0	0	0	0
Medical response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	0	1	1	2
Other	Specify	0	0	0	0	0	0	0	0	0
Total incidents per development		0	0	2	1	15	8	12	4	42
0										

Specify type of issue	
Trespass	Tresspass
	Attempt/Suspected Trespass
	Unauthorised access sales
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex offences, etc)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	above categories but still causes a security breach or an incident to consider as relevant.

\*this document contains drop down menu in some of the cells. Anything specific plese fill into remarks

SECURITY REPORT - MONTH Sumary Details										
Date	Time	Report Made By	Type of issue	Specify (choose from table below)	Development	Block/Location	Details of incident	Support Required	Reference	Remarks
01/10/2025	17:53:00	Maria Padilla	ASB	Public Disturbance / Property	Landsby	LW outside	someone has lighting an object inside the ashray outside Landsby West (facing Elvin Gardens) which began to produce smoke. WPS called	ECR		
01/10/2025	20:43:00	Night concierge	Trespass	Trespassers	Canada Gardens	Lismer podium	There was six trespassers found inside one of the study rooms/sheds by Lismer , all trespassers were escorted out of the building through podium and down to the main Lismer entrance.	Not required		
02/10/2025	16:42:00	Janet Lake-Grange	Trespass	Trespassers	Landsby	LE ground floor	Trespassers Landsby East on the ground floor. Fire marshal called	Fire Marshal		
03/10/2025	20:30:00	Night concierge	Trespass	Assault on Resident by Trespassers	Ferrum	Apt 1941	Unauthorized Entry (Trespassing), Disorderly Conduct, and Assault on a Resident of 1941. 20:30: Observed a group of six teenagers (2 Black females, 2 White females, 2 Black males) gain unauthorized access to the building via the White Horse Entrance. They entered by tailgating a resident. I was unable to intercept them at the time due to asisting another move in resident. 20:30 – 22:09: The group proceeded to the 19th floor of Fe1 corridor and 20th floor corridor. CCTV and subsequent patrols confirmed they were loitering in the 19th-floor corridor and adjacent stairwell, moving between this areas. 22:09: The resident from the 19th-floor 1941 apartment exited her apartment with her two dogs and, inadvertently, did not secure the door, leaving it unlocked. 22:15: The group of trespassers proceeded to the elevator lobby to exit the building. While waiting for the elevator, one of them noticed the resident's apartment door was ajar and pushed it open. They did not, however, enter the apartment. At this moment, the resident returned via the elevator. 22:17 : A confrontation occurred upon the resident's return. The trespassers made fun and assaulting the resident and using abusive language towards her. The group then fled the scene using the another elevator confirmed via CCTV. 22:20: Resident approached to me to report the assault. I immediately provided assistance and resident had also called the police. Police officers arrived on site within 10 minutes. They took a formal statement from the resident and reviewed the relevant CCTV footage from the building. The attending officers instructed me to extract the specific video footage of the incident and to send it to a secure link, which they will provide to the concierge mobile number later. Video has been successfully saved in the CCTV system. Police officers instructed to call them if those teens found again in Ferrum.	Police		
04/10/2025	18:22:00	Bolaji	Trespass	Trespassers	Madison	MW rooftop	some trespassers in Madison. They just entered the West lifts. Resident reported that they tried to follow someone in but couldn't then came through the main entrance. I have seen one on the roof top who asked a resident to let him outside. There are all on the rooftop now, he's just let his friends in. Fire marshal called. Removed them	Fire Marshal		
08/10/2025	17:34:00	Janet Lake-Grange	Trespass	Trespassers	Landsby	LW rooftop	Landsby West trespassers. Fire marshal called and removed them	Fire Marshal		
10/10/2025	13:46:00	Jonathan Abraha	Trespass	Trespassers	Repton Gardens	Birch 11th floor	4 Trespassers at Birch 11th floor. Fire marshall called, but they left soon after	Not required		
11/10/2025	00:35:00	Night concierge	ASB	Assault between Residents	Canada Gardens	Thomson Apt. 1502	after completing my patrol of the Thomson building, I returned to the reception area where I was approached by a resident named Lotechuku Audrey. Ms. Audrey appeared visibly distressed and was raising her voice in an attempt to communicate her concerns. Due to her emotional state, she was unable to clearly explain the situation, but she expressed feeling unsafe in her apartment. I invited Ms. Audrey to remain at reception for as long as she needed. During our conversation, she mentioned that she had been hit and bitten. However, she was adamant that she did not want the police to be contacted. Once she had calmed down, I escorted her to the quiet room and provided her with paper and a pen so she could document the incident. Based on the information she provided, Ms. Audrey identified herself as the victim of a physical altercation involving her housemate, Vivian Okafor. She stated that although verbal arguments had occurred between them since moving in together, this was the first time the conflict had escalated to physical violence following a heated exchange.	Not required		
11/10/2025	14:37:00	Ciara Bell	ASB	Antisocial behaviour towards resident	Luna	Luna C2 ground floor	A resident accusing delivery driver of harassment / taking photos without consent inLuna C2 floor 1. I'm with the resident and the delivery driver now but need assistance. Police on way. Fire Marshal calld, but no response	Police		
11/10/2025	16:00:00	Anisah	Trespass	Trespassers	Robinson	17th floor RW Social space	At approximately 16:00, around ten trespassers, estimated to be between 10 and 14 years old, entered the 17th floor of Robinson West via the lifts. At about 16:30, Anisah and the agency staff(Faisal) went up to the floor and instructed them to leave. Shortly after they left the building through the stairs. Anisah attempted to contact the Fire Marshal but did not receive a response.	Other		
12/10/2025	16:23:00	Ken	ASB	Public Disturbance / Property	Robinson	Outside - Tennis Court area	Reports of kids in the play area outside Atlantic Tennis court lighting fires. Fire marshal called, but let left soon after	Fire Marshal		
12/10/2025	20:01:00	Night concierge	Trespass	Trespassers	Ferrum	FE1 social areas	3 IC2 trespassers (kids) found fe1 social areas. Removed	Not required		
15/10/2025	19:00:00	Night concierge	Trespass	Theft by suspected trespassers - stole resident items	Robinson	RW 17th floor - The Den	RE Apt 744 - Resident reported that he lost his wallet on 17th Floor Den area - he was sitting on the blue sofas working between 15:00 to 18:00, He believes lost it between 15:00 to 18:00. Said he reported to RT @ 18:30 to look into the camera and reported about the lost wallet as well he said called Police and reported, Checked CCTV couldn't find anyone picking the wallet, Resident came again to the concierage @20:45 said he found the empty wallet under the Yellow Sofa, the resident claimed that his bank card had been stolen and used, He reported that a transaction was made using his card at Union Grocery Shop. Searched the area, advised to cancel all cards and notify his bank, Resident reported it to police. Through CCTV could see Two boys sitting on the yellow sofa and having crips at 17:56	Police		
15/10/2025	21:07:00	Night concierge	Trespass	Trespassers	Canada Gardens	Podium by Seath	Group of trespassers was caught in the sheds by Seath at 21:07pm and they were escorted out of the building through Lismer	Not required		
16/10/2025	03:03:00	Night concierge	Police response	Physical Assault - resident on night staff	Ferrum	Ferrum Front desk/Back kitchen	At approximately 03:03 AM, I was threatened with a knife and aggressively pursued by resident Liam Forrester, who was behaving erratically and was in a state of Naked. The immediate threat forced me to evacuate the front desk to ensure my personal safety. I sought refuge with a resident in the FE3 building flat 276, who contacted the police. The suspect was apprehended by police at approximately 03:20 AM. Police conducted an investigation, collected evidence, and management was notified. Incident Report created by Night staff from PACE •Security Officer: Shahnwaz Mohammed	Police		
16/10/2025	10:29:00	Petra S	Trespass	Trespassers	Repton Gardens	Birch 11th floor	Trespassers 11th floor Birch. Fire marshal called, patrolled there and is all clear, no one around, they must have left	Fire Marshal		
16/10/2025	16:04:00	Concierge	Trespass	Trespassers	Robinson	Not mentioned	Usual trespassers - two have been coming to trespass in Robinson a few times. Fire marshal called. Also police called as per injunction protocol	Fire Marshal		
17/10/2025	18:06:00	Fire marshal	Trespass	Trespassers	Robinson	Not mentioned	Trespassers have left the Robinson building.	Not required		
17/10/2025	21:28:00	Night concierge	Trespass	Trespassers	Canada Gardens	Lismer podium	Group of trespassers were found in lismer shed and removed through the main lismer entrance at 21.28pm	Not required		
18/10/2025	14:11:00	Emilia	Trespass	Trespassers	Landsby	LW 17th floor	Large group of teens on LW rooftop Block A 17th floor. Fire marshsal called, but youths left before his arrival	Fire Marshal		
19/10/2025	15:06:00	Anne	Trespass	Suspected trespassers	Ferrum	Not mentioned	There's trespassers in Ferrum. Fire marshal called	Fire Marshal		
20/10/2025	09:29:00	Fire marshal	Trespass	Trespassers	Landsby	Gym	Trespasser removed from Landsby Gym	Not required		
20/10/2025	14:25:00	Fire marshal	Trespass	Trespassers	Canada Gardens	Heward	Trespasser removed from Heward	Not required		
20/10/2025	18:42:00	Concierge	Trespass	Trespassers	Robinson	RW 17th floor	Trespassers in 17th floor. Fire marshsal called. Removed them	Fire Marshal		
20/10/2025	21:30:00	Night concierge	Trespass	Trespassers	Robinson	RS festival gardens	Checked CCTV found 2- IC6 male teenagers along with 2 IC3 Female Teenagers entering RS - trespasssed into RS Ground floor and moved to 5th floor festival garden. Escorted offsite at 21:37	Not required		
21/10/2025	17:17:00	Emilia	Trespass	Trespassers	Landsby	LE 15th floor	Trespassers 15th floor Landsby East. They are hiding in the stairwell of the 15th floor smoking. Reported by resident. Removed by Fire Marshal. Emilia called the police as well - cad 5945 - however, they will not send any unit as we have removed them but they have noted the incident	Fire Marshal		
21/10/2025	17:36:00	Emilia	Trespass	Trespassers	Landsby	LW 17th floor	Some kids on 17th floor west. Fire marshal called, but all clear. They left before	Fire Marshal		
21/10/2025	18:20:00	Concierge	Trespass	Suspected trespassers	Ferrum	Not mentioned	Trespassers in ferrum. Fire marshal called, but all clear, not found	Fire Marshal		
22/10/2025	17:50:00	Concierge	Trespass	ASB - Trespassers	Robinson	RS Roof terrace	We had young trespassers around 5:10 on the roof terrace at RSspraying firework. Managed to catch them outside the building while they were getting away but some had ran away. A resident was trying to kick them out . WPS called as a FYI	Other		
22/10/2025	20:25:00	Night concierge	Trespass	Trespassers	Robinson	RW The Den	Checked CCTV found 3- IC6 male teenagers on 17th floor lift lobby moving towards Den Entered via RW Basement. Escorted offsite around 20:30	Not required		
23/10/2025	15:20:00	Concierge	Trespass	Trespassers	Canada Gardens	Main lobby	Got trespassers by main lobby in CG. Fire marshal called. Removed. Police notified as per Injunction - Cad: 4460 23/10/25 / Using intel number 01/6211711/25	Fire Marshal		
23/10/2025	16:01:00	Ken	Trespass	Trespassers	Robinson	DDA car park	Group of 4 trespassers just entered via the DDA carpark. they have started smoking, Vaping, maintenance team member spotted them. Fire marshal called. Removed them. There were two different groups but both escorted off and gone on direction of Madison.	Fire Marshal		
23/10/2025	21:00:00	Night concierge	Trespass	Attempt trespassers	Robinson	DDA stairs	Checked CCTV found 2- IC3 male teenagers tried to enter DDA stairs - Stopped them from entering	Not required		
24/10/2025	16:25:00	Concierge	Trespass	Trespassers	Robinson	RW 17th floor	Trespassers on 17th floor RW on stairs. Fire marshal called	Fire Marshal		
24/10/2025	20:38:00	Night concierge	Trespass	Trespassers	Robinson	RW 17th floor	Checked CCTV found 1- IC6 male and IC1 Female teenagers on 17th floor lift lobby moving towards Den Entered via RW Basement. Escorted offsite at 20:42	Not required		
25/10/2025	17:28:00	Michael Shaw	Trespass	Trespassers	Ferrum	FE1 rooftop	Apparently 8 teenage boys have enter Ferrum building through FE1 rooftop. Fire marshal called. Removed them	Fire Marshal		
25/10/2025	19:19:00	Patricia	Trespass	Trespassers	Canada Gardens	Club House Thomson	Smokers outside clubhouse Thomson, they look like trespassers. Fire marshal called. Removed them.	Fire Marshal		
26/10/2025	17:20:00	Concierge	Trespass	Trespassers	Ferrum	FE1 rooftop	Trespassers on Fe1 rooftop. Fire marshal called. Removed them	Fire Marshal		
26/10/2025	19:47:00	Concierge	Trespass	Suspected trespassers	Canada Gardens	Thomson podium	potential trespassers - Thompson podium. Fire marshal called. All clear	Fire Marshal		
27/10/2025	16:22:00	Fire marshal	Trespass	Attempt trespassers	Madison	Outside building	group of kids walking towards Madison, some who have been trespassers previously	Not required		
27/10/2025	18:19:00	Fire marshal	Trespass	Trespassers	Canada Gardens	Lismer podium	Just removed two trespassers from CG podium standing outside Lismer.	Not required		
27/10/2025	18:32:00	Milton	Trespass	Suspected trespassers	Landsby	LW 5th floor	5th floor teenagers smoking block b Landsby west. Fire marshal called. But all clear	Fire Marshal		
28/10/2025	16:49:00	Fire marshal	Trespass	Suspected trespassers	Robinson	DDA Stairwell	Just removed some trespassers who went in through the Robinson DDA stairwell.	Fire Marshal		

28/10/2025	20:20:00	Night concierge	ASB	Public Disturbance / Property	Landsby	2nd floor Garden Lan East	A group of teenagers was seen letting off fireworks on the Landsby East 2nd floor Garden via CCTV.I went along with a colleague from Repton Gardens, and they ran away as soon as they saw us. Once outside, we informed Wembley Security, who took over from us. Wembley Security informed us that they will contact the Police themselves.	ECR		
29/10/2025	12:52:00	Fire marshal	Trespass	Trespassers	Canada Gardens	Club House Thomson	Just removed trespassers from CG clubhouse	Not required		
30/10/2025	15:39:00	Iffy	Trespass	Trespassers	Robinson	DDA stairs	Tresspassers just entered through DDA stairs next to Robinson. Fire marshsal called, but all clear	Fire Marshal		
30/10/2025	17:48:00	Concierge	Trespass	Trespassers	Robinson	DDA stairs / RW 17th floor	Tresspassers just entered through DDA stairs next to Robinson, Then on the 17th floor. Some Removed by fire marshal, but other ones are still in the office room 17th floor. Removed by fire marshal	Fire Marshal		
30/10/2025	17:50:00	Michael Shaw	Trespass	Trespassers	Ferrum	Ferrum 1 rooftop	Report that 4 teenagers trespassers have entered Ferrum 1 they may be on the roof top now. They seem to be at reception front doors now(outside). Fire marshal called. removed another 3 trespassers from FE1 rooftop.	Fire Marshal		
30/10/2025	18:16:00	Fire marshal	Trespass	Attempt trespassers	Robinson	DDA stairs	Just deterred another trespasser who tried to enter in through DDA stairwell.	Not required		
30/10/2025	18:46:00	Fire marshal	Trespass	Attempt trespassers	Ferrum	Ferrum 1 outside	Another 3 have just tried to get in from the side entrance but caught just in time, as There is a large group of youth hanging around waiting to try and get in to Ferrum.	Not required		
30/10/2025	20:08:00	Night concierge	Trespass	Attempt trespassers	Robinson	DDA stairs	Checked CCTV found Two- IC6 male and IC1 Female teenagers tried to enter DDA stairs. Removed and escorted off site 20:09	Not required		
31/10/2025	16:02:00	Concierge	Trespass	Trespassers	Robinson	RW 17th floor	Tresspassers in Robinson. Fire marshal called. Removed them	Fire Marshal		
31/10/2025	16:33:00	Samuel Titi-Lartey	Trespass	Trespassers	Canada Gardens	Lismer podium	trespassers entered Lismer . Fire marshal called. Removed them. incident reported to the police. CAD: 5715/31Oct25. using intel number 01/6211711/25	Fire Marshal		
31/10/2025	16:47:00	Faysal	Trespass	Trespassers	Ferrum	Car park upper level	2 trespassers smoking weed in the car park upper level Ferrum	Fire Marshal		
31/10/2025	16:51:00	Bolaji	Trespass	Attempt trespassers	Madison	Mad West entrance	few teenagers outside the Madison West entrance, but they left soon after	Not required		
31/10/2025	18:35:00	Concierge	Trespass	Trespassers	Robinson	RW 17th floor	Tresspassers in Robinson. Same group as earlier, came back. Fire marshal called. Removed them	Fire Marshal		
31/10/2025	18:32:00	Milton	Trespass	Trespassers	Landsby	Lan East	Resident report some unusual individuals outside entrance Landsby East . Seen later at 15th floor Landsby East . Calling police Ref :cad 6709/31/10/25. Fire marshal called as well. Staircase smells of weed but they must have left already, as all clear.	Fire Marshal		
31/10/2025	20:00:00	Night concierge	Trespass	ASB - Trespassers	Ferrum	Ferrum 1	Trespassers Gained entry to Fe1 – Threatened resident whilst going to the rooftop to smoke weed – Police called and attended – Trespassers were removed – CAD: 7528 / 31Oct25	Police		

Specify type of issue	
Trespass	Trespass
	Attempt/Suspected Trespass
	Unauthorised access sales)
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex offences, etc)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident to consider as relevant.

\*this document contains drop down menu in some of the cells. Anything specific plese fill into remarks

Type of issue	Specification	QT Solar	QT Luna	QT Canada Gardens	QT Madison	QT Robinson	QT Landsby	QT Ferrum	QT Repton Gardens	Total incidents by type
Trespass	Trespass	0	0	9	1	16	7	7	2	42
	Attempt/Suspected Trespass	0	0	1	2	3	0	4	0	10
	Unauthorised access sales	0	0	0	0	0	0	0	0	0
Theft	Vehicle theft	0	0	0	0	0	0	0	0	0
	Theft from vehicle	0	0	0	0	0	0	0	0	0
	Street robbery	0	0	0	0	0	0	0	0	0
	Burglary	0	0	0	0	1	0	0	0	1
ASB	Assault	0	1	1	0	0	0	2	0	4
	Public Disturbance	0	0	0	0	1	2	0	0	3
Fire response:	Emergency	0	0	0	0	0	0	0	0	0
	Other (false alarm)	0	0	0	0	0	0	0	0	0
Police response:	Called by QL	0	0	0	0	0	0	1	0	1
	Called by resident	0	0	0	0	0	0	1	0	1
Medical response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	0	0	0	0
Other	Specify	0	0	0	0	0	0	0	0	0
Total incidents per development		0	1	11	3	21	9	15	2	62
		0								

Specify type of issue	
Trespass	Tresspass
	Attempt/Suspected Trespass
	Unauthorised access sales
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault other sex
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident

\*this document contains drop down menu in some of the cells. Anything specific please fill into remarks



SECURITY REPORT - MONTH Sumary Details										
Date	Time	Report Made By	Type of issue	Specify (choose from table below)	Development	Block/Location	Details of incident	Support Required	Reference	Remarks
01/11/2025	22:08:00	Night Concierge	ASB	Public Disturbance	Canada Gardens	Outside development	There was a fight that happened outside the entrance of Canada Gardens at 22:08, where a group of IC3 males (mostly wearing balaclavas) decided to all beat up one IC1/IC2 male which resulted in a police officer and the victims guardians coming in to CG to ask for the CCTV footage. The police officer came to view the footage and will later ask to retrieve it so it has been saved onto the computer in the "november 2025" folder and they will email the team for it if necessary.	Police		
03/11/2025	22:00:00	Night Concierge	Medical response	Ambulance called by Night team for res	Ferrum	Apartment 479	479 resident came downstairs asking help as she was unwell and her blood pressure keep fluctuating. Called to Emergency service and around 22:15:00 ambulance came and take her to northwick hospital.	Medical		
04/11/2025	14:11:00	Sian	Trespass	Trespassers	Canada Gardens	Podium near Heward	Trespassers removed from CG podium (Bison office space) by Fire marshal.	Fire Marshal		
04/11/2025	17:18:00	Concierge	Trespass	Trespassers	Robinson	RS rooftop area	Tresspasser at rooftop area, Omar called the police. Fire marshal called and Removed them. Police refused to come if security can remove. But now WPS spotted few ic6 around the Robinson's south at the moment.	Fire Marshal		
05/11/2025	16:27:00	Concierge	Trespass	Trespassers	Landsby	LE ground floor	Trespassers seen in Landsby East. Fire marshal called, and saw Group of school kids smoking by ground floor fire exit. Trespassers removed.	Fire Marshal		
05/11/2025	21:24:00	Night Concierge	Trespass	Trespassers	Landsby	Second floor Garden Landsby East	A group of teenagers was seen by Daniel Luna Manager. He called Landsby to inform me of their attempt to access Landsby East. I went towards Landsby East, and as soon as they saw me coming, they started to move away. I then contacted Wembley Security to ask them to move away from the area.	ECR		
05/11/2025	23:00:00	Night Concierge	ASB	Verbal assault on Night Staff	Madison	MW lobby	At 23:00 4 guys came to entering madison building by tailgating resident I stop them I ask they said we are from luna going to car park and I allow them.but they are not happy that I stop them I told them I have to make sure that a unauthorised person should not enter the building that's what I told them . At 02:00am the same guys came and ringing I was doing patrol came back to desk I open for them they said to me we are waiting so long I explain to them I was doing patrol one of guys said to me you will pay for this with an aggressive approach and I will complain.	Not required		
07/11/2025	18:41:00	Anne	Trespass	Police attendance	Ferrum	Rooftop	Trespassers in Ferrum. recognised some of them from a previous incident from the Mears situation, and calling police. Fire marshal called as well. They're in the roof, Police arrived later and are speaking with them now but 1 of them ran off and a few officers are chasing him. Police reference CAD7071/7Nov25. The police have gotten all their contact information and have linked it directly to this CAD. They left with one of the girls in custody	Police		
07/11/2025	20:35:00	Night Concierge	Trespass	Trespassers	Luna	Rooftop	trespassers entered the building after being mistakenly granted access by a resident through the lounge door. They went to rooftop. Upon observing the situation, I immediately intervened and escorted the trespasser out of the building.	Not required		
08/11/2025	03:54:00	Night Concierge	Fire response	Fire Brigde attendance	Solar	Apt 325 Block B	At 03:54 AM, while I was on patrol, I heard the sound of the fire alarm. I immediately rushed to the fire panel, which indicated a fire signal from Apartment 325, 3rd Floor, Block B. Upon reaching the 3rd floor, I could smell and see smoke in the corridor. I knocked on the apartment door several times but received no response. After approximately 50 seconds, a Chinese lady opened the door. She appeared confused but unharmed.After obtaining her permission, I entered the apartment to inspect the area. I did not find any visible flames or active fire hazards. The resident informed me that she had been smoking, and she had discarded cigarette ashes into a bin containing tissues, which caused heavy smoke but no open fire.During this time, my colleague Muhammad (Security at Luna) contacted 999 ( Fire Brigade) for assistance.After approximately 2–5 minutes, I attempted to reset the fire alarm system, but due to the lingering smoke, the alarm was triggered again. After a short period, the smoke dissipated, and the alarm ceased.At approximately 04:15 AM, the Fire Birgade and arrived on site. They inspected both the apartment and the corridor to ensure there were no residual smoke or fire hazards. The Fire Birgade staff then reset the fire panel. Incident Report made	Other		
08/11/2025	15:57:00	Michael Shaw	Trespass	Police attendance	Ferrum	FE 3	Trespasser in Fe3. Apparently the trespasser pulled a knife out on another resident. Police arrived	Police		
08/11/2025	18:35:00	Concierge	Trespass	Trespassers	Robinson	RW 17th floor	Trespasser in Robison. Fire marshal called. Removed them	Fire Marshal		
08/11/2025	20:40:00	Night Concierge	Trespass	Trespassers	Robinson	The Den	Removed eight(8) Trespassers from the Den room.	Not required		
09/11/2025	15:54:00	Patricia	Trespass	Trespassers	Canada Gardens	The allotment	Trespassers in the CG allotment. Fire marshal called. Removed them	Fire Marshal		
09/11/2025	17:12:00	Concierge	Trespass	Trespassers	Landsby	LE 15th floor	Couple of trespassers floor 15 Landsby East. Getting frisky. Fire marshal called. Removed them	Fire Marshal		
10/11/2025	15:39:00	Ken	Trespass	Suspected trespassers	Robinson	RW 17th floor	Trespassers at Robinson West, going to 17th floor, but soon they left. Fire marshal called. Had a word with them and have shown them the the trespassers door sign, the said they were visiting a friend who buzzed them in.	Fire Marshal		
11/11/2025	17:33:00	Anne	Trespass	Trespassers	Ferrum	Not mentioned	Trespassers in Ferrum. I called WPS, and they said they're calling the police now. Police are on their way - CAD5948. Intel reference was given to them. WPS down there now asking for their details. There's one trespasser inside at the front, and 2 re-entered. They have all scattered. Fire marshal also attended and he Tried getting information from the two at front but they were bing non compliant then tried to say he was from a AirBnB, showed me a key and said he's at 1754, but obviously fake. I think he may be Vantage. The grey tracksuit boy said his mum parks here (Vantage). Anne called the police again and cancelled the second call after they all finally left. Gareth asked for CCTV footage and still photos as they look familiar from trespassers on previous incident.	ECR		
12/11/2025	22:00:00	Night Concierge	Trespass	Attempt Trespassers	Robinson	DDA Stairs	Checked CCTV found Three IC6 teenagers males tried to enter DDA stairs. Stopped them from entering and escorted out	Not required		
15/11/2025	21:18:00	Night Concierge	Trespass	Trespassers	Canada Gardens	Play House	Three trespassers spotted smoking outside playhouse at 21:18pm and was escorted out the building through Heward entrance at 21:21pm. Warned not to come back and informed them about the injunction	Not required		
15/11/2025	22:27:00	Night Concierge	ASB	Public Disturbance	Repton Gardens	Outside BOX PARK	There was a fight between two(2) groups from Boxpark after their evening event. It created some disturbances in the area before the Police were invited to the scene.	Police		
16/11/2025	12:24:00	Janet Lake-Grange	Trespass	Suspected trespassers	Landsby	Gym	Report of kids but maybe residents, either way too young for the gym using the treadmill. Fire marshal called, but left before his arrival	Fire Marshal		
17/11/2025	15:33:00	Michael Shaw	Trespass	Trespassers	Ferrum	FE1 1st floor	Resident reported trespasser on the first floor of FE1. Face covering and dark hat. Police ref Cad/4744/17nov. Fire marshal called. Removed him	Fire Marshal		
20/11/2025	14:06:00	Concierge	Trespass	Trespassers	Robinson	RW 17th floor	Trespassers outside Robinson, waiting to access. Seen later around 10 trespassers, estimated to be between 10 and 14 years old, entered the 17th floor of Robinson West via the lifts. Fire marshal called and removed them. Believe they are all from secondary school (Ark Elvin) footage has been recorded from body cam.Some of the are gathered outside of Jackson CG. Just keeping an eye on them. Incident report filed by Ifty	Fire Marshal		
20/11/2025	18:01:00	Concierge	Trespass	Trespassers	Repton Gardens	Birch lobby	Trespassers seen at Birch lobby. Fire marshal called. Removed them	Fire Marshal		
20/11/2025	18:22:00	Fire Marshal	Trespass	Trespassers	Landsby	Gym	Just caught one trespasser guy in the Lansby gym. Removed	Not required		
20/11/2025	18:25:00	Concierge	Trespass	Trespassers	Robinson	DDA Stairs	Trespassers seen smoking at DDA stairs. Fire marshal called. Also WPS. Removed them	Fire Marshal		
21/11/2025	04:40:00	Night Concierge	Trespass	Trespassers	Robinson	RW 17th floor	IC6 male Teenager wearing a black hooded jacket with hood up, Face partially covered, Dark trousers, Trainers with red detailing entered through the RW basement, Reached 17th floor taxi area, he was sitting inside a Brixton phone booth while smoking. I escorted him out of the premises, Contacted police and filed a report under CAD 0894.21/11/2025.	Not required		
22/11/2025	21:38:00	Night Concierge	Trespass	Trespassers	Canada Gardens	Podium shed	There had been 3 trespassers who was found in the WFH Shed. They were escorted out the Lismer main entrance and warned about the injunction	Not required		
23/11/2025	16:44:00	Sonam R	Trespass	Attempt Trespassers	Madison	Lex & Bowery car park area	massive group of kids in the residents car park by Bowery / Lexington. Around 9 to 10. Fire marshal called.	Fire Marshal		
23/11/2025	17:48:00	Patricia	Trespass	Trespassers	Canada Gardens	Club House	Trespassers in the CG Club House. Fire marshal called. Removed them	Fire Marshal		
23/11/2025	18:19:00	Concierge	Trespass	Trespassers	Landsby	LE 15th floor	Resident reported Kids at top of Landsby East floor 15 and moving between there and 14th Floor . Moved to level 8th. Fire marshal called. All clear, but smell of smoke found	Fire Marshal		
23/11/2025	20:21:00	Night Concierge	Trespass	Trespassers	Repton Gardens	Club room and Podium	I removed twelve(12) trespassers from the clubroom and the podium	Not required		
23/11/2025	21:20:00	Night Concierge	Trespass	Attempt Trespassers	Ferrum	FE2	An intruder tried to enter from Fe2 ,with one another IC3 guy but successfully removed them. I approached him, after seeing me he pick his bicycle ( parked outside Fe2 entrance ) and moved from site.	Not required		
24/11/2025	03:31:00	Night Concierge	Trespass	Homeless trespasser	Canada Gardens	Lismer 8th floor staircase	There had been a homeless trespasser laying down on the stairs by the 8th floor staircase inside Lismer building . She was escorted out the Lismer main entrance and warned about the injunction.	Not required		
24/11/2025	10:16:00	Karolina Z	Trespass	Suspected trespassers	Robinson	DDA Stairs	4 trespassers just entered DDA. Fire marshal called, but all clear	Fire Marshal		
24/11/2025	17:45:00	Patricia	Trespass	Trespassers	Canada Gardens	Lismer podium	Trespasser just entered into Lismer in podium	Fire Marshal		
26/11/2025										

### DAILY SECURITY REPORT - MONTH - 2025

Type of issue	Specification	QT Solar	QT Luna	QT Canada Gardens	QT Madison	QT Robinson	QT Landsby	QT Ferrum	QT Repton Gardens	Total incidents by type
Trespass	Trespass	0	1	7	0	6	5	4	2	25
	Attempt/Suspected Trespass	0	0	0	1	3	1	1	0	6
	Unauthorised access sales	0	0	0	0	0	0	0	0	0
Theft	Vehicle theft	0	0	0	0	0	0	0	0	0
	Theft from vehicle	0	0	0	0	0	0	0	0	0
	Street robbery	0	0	0	0	0	0	0	0	0
	Burglary	0	0	0	0	0	0	0	0	0
ASB	Assault	0	0	0	1	0	0	0	0	1
	Public Disturbance	0	0	1	0	0	0	0	1	2
Fire response:	Emergency	0	0	0	0	0	0	0	0	0
	Other (false alarm)	1	0	0	0	0	0	0	0	1
Police response:	Called by QL	0	0	0	0	0	0	2	0	2
	Called by resident	0	0	0	0	0	0	0	0	0
Medical response:	Called by QL	0	0	0	0	0	0	0	0	0
	Called by resident	0	0	0	0	0	0	0	0	0
Other	Specify	0	0	0	0	0	0	0	0	0
Total incidents per development		1	1	8	2	9	6	7	3	37

0

Specify type of issue	
Trespass	Tresspass
	Attempt/Suspected Trespass
	Unauthorised access sales
Theft	Vehicle theft
	Theft from vehicle
	Street robbery
	Burglary
ASB	Assault (as this includes physical assault, verbal assault, sexual assault, other sex)
	Public Disturbance
Fire response:	Emergency
	Other (false alarm)
Police response:	Called by QL
	Called by resident
Medical response:	Called by QL
	Called by resident
Other	Anything that does not fall to above categories but still causes a security breach or an incident

\*this document contains drop down menu in some of the cells. Anything specific please fill into remarks

# TRESPASSER WARNING NOTICE

**HIGH COURT CLAIM NO: KB-2-25-002314**

**HIGH COURT INJUNCTION IN FORCE**

**NOTICE OF HIGH COURT ORDER DATED 15 JULY**

On 15 July 2025 an injunction was made by the High Court of Justice prohibiting anyone entering on or remaining on any part of the Quintain BTR estate without the consent of the owners, agents or any lawful occupier of the Quintain BTR Estate ("the Order")

This notice relates to the land known as the Quintain BTR Estate which is shown coloured in 9 different colours, each colour representing a different residential development, on the Plan below (the "Plan").

The Order prohibits:

1. Without the consent of the Claimants, their authorised agents or the lawful residents of the Quintain BTR Estate, or any other lawful right to be there, enter or remain upon any part of the Quintain BTR Estate.
2. Interfere with or cause damage to any part of the buildings within the Quintain BTR Estate including by breaking open or damaging any of the doors or disabling security mechanisms which regulate access and egress to the Quintain BTR Estate.

You must not do any of the above acts either yourself or by means of another person acting on your behalf, instructions or encouragement.

**You must not contravene the terms of the Order and if you do, you may be in contempt of Court and sent to prison, fined or have your assets seized.**

Any person affected by the Order may apply to the Court at any time to vary or discharge it but if they wish to do so they must inform the Claimants' solicitors by email to the address specified below 72 hours before making such application of the nature of such application and the basis for it.

The Order will be reviewed at a hearing to be listed on the first open date after 1 December 2025. Details of the time and date of the hearing can be obtained from the Claimants' solicitors by email on the addresses specified below.

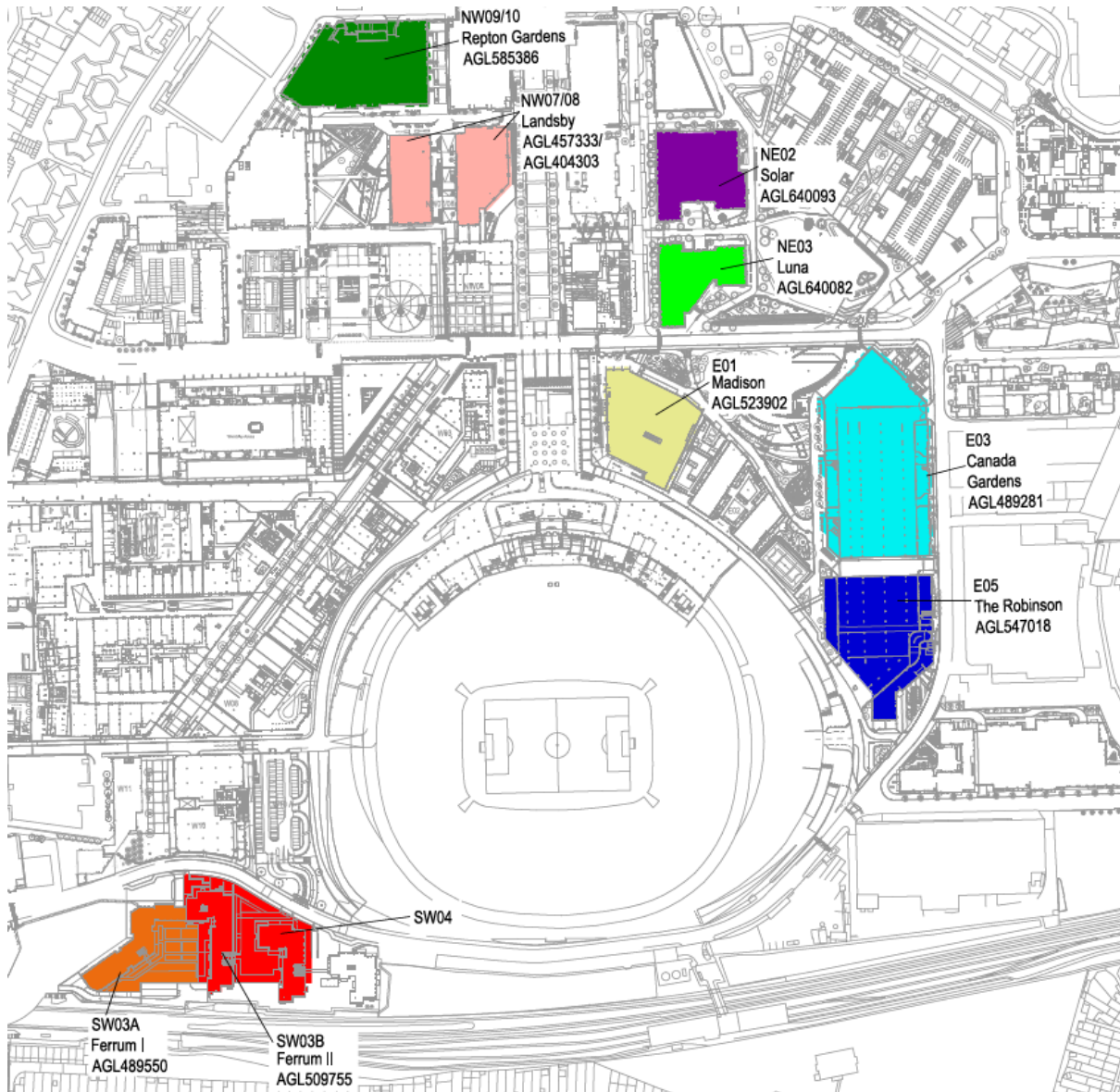
The Order, copies of the Claim Documents which relate to the Order and a note of the hearing on 14 July 2025 may be viewed by scanning the QR code or visiting the link below:

[www.quintain.co.uk/site-services/trespass-injunction](http://www.quintain.co.uk/site-services/trespass-injunction)





Copies may also be obtained from the onsite security and operational offices or by contacting Jeremy Stephen on 02078764225 or emailing [jeremy.stephen@clydeco.com](mailto:jeremy.stephen@clydeco.com) or [claudia.fletcher@clydeco.com](mailto:claudia.fletcher@clydeco.com) and citing reference JSP/10735461.



## **Fletcher, Claudia**

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**From:** Gareth Bone  
**Sent:** 24 November 2025 16:26  
**To:** Gareth Bone  
**Subject:** FW: Injunction Update

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**From:** Gareth Bone <[GBone@quintainliving.com](mailto:GBone@quintainliving.com)>  
**Sent:** 31 July 2025 08:00  
**To:** Resident Managers <[rm@quintainliving.com](mailto:rm@quintainliving.com)>  
**Cc:** Grace Oyesoro <[goyesoro@quintainliving.com](mailto:goyesoro@quintainliving.com)>  
**Subject:** Re: Injunction Update

Hi Team,

Want to send a follow-up, frequency of trespassing has dropped off this week, but we need to test the process to ensure that it is functional.

I noticed this week on a few occasions we have flagged trespassers to the FM, but it does not look like we have called the Police, I can not stress enough, we need to ensure we test the model, if any regulars trespasser..... which has been see in Whats App, as they have made their way to our social spaces with ease.

We need to call the Police, this way we can put the process into practice, word of mouth will spread and it will help decrease incidents in future. (fingers crossed)

Regards,

**GARETH BONE**

Regional Operations Manager

E: [gbone@quintainliving.com](mailto:gbone@quintainliving.com)

T: +44 07557 823673

**From:** Gareth Bone <[GBone@quintainliving.com](mailto:GBone@quintainliving.com)>  
**Sent:** Tuesday, July 29, 2025 1:46 PM  
**To:** Resident Managers <[rm@quintainliving.com](mailto:rm@quintainliving.com)>  
**Cc:** Grace Oyesoro <[goyesoro@quintainliving.com](mailto:goyesoro@quintainliving.com)>  
**Subject:** Injunction Update

Hi Team,

I wanted to follow up on the message below regarding our ongoing efforts to address trespassing challenges.

As mentioned previously, in the initial phase, where we now have more tools available to us to face this ongoing challenge, we are likely to be in an uphill battle initially. However, we are making progress.

Since our last update, I can confirm that the police have been fully briefed and provided with all relevant injunction documentation, including the official notice.

Please see below a recent response from the police lead. The team has been fully briefed on the situation. While the injunction does not increase police powers of arrest, it does enable them to obtain names, dates of birth, addresses and other key information that will support our process in dealing with persistent trespassers.

**Message from Police Lead:**

*"Good morning everyone, just a follow-up from yesterday,*

*I have completed an intel report outlining our response when dealing with potential breaches.*

*It would be helpful for Quintain to save the intel reference number in case of staff changes on either side. Security on the ground may need to bring this to officers' attention, especially as not all officers outside the SNT may remember the procedure at the time of the callout."*

**Intel Reference: 01/6211711/25**

**Key Action When Calling Police**

- When reporting a trespassing incident, always mention the injunction and quote the intel number: 01/6211711/25.
- This will help officers recall the case and support a collaborative response. Please note that an educational period is expected as this process beds in.

### Trespassing Response Process

- When a trespasser is identified:
  - Notify FM to attend the site.
  - Call the Police, quoting the injunction and intel number.
- Police will obtain personal details and share them with QL through agreed channels.

As you will note, not much has changed, but this enables us to:

- Send a letter to the resident, advising them of the court order. This will be conducted by our solicitors.
- If the individual persists after one warning letter, solicitors will proceed with court action.

Please pay particular attention to known regular offenders (e.g., “Jesus”), as addressing their actions is likely to reduce wider group behaviour.

### Next Steps for the Team

- Read the updated carefully and ensure all team members are briefed.
- Check daily that injunction notices on access doors are in place and up to date. (Missing signage will affect court enforcement.)
- Log significant incidents through usual reporting channels, and continue using WhatsApp to flag key incidents.
- Your support is greatly appreciated. Let’s stay consistent and diligent. Once we take successful action against a few regular offenders, I’m confident we’ll see a noticeable drop in incidents.

Thank you, and keep up the great work.

Any FB, provide on Thursday.

Best regards,

**GARETH BONE**

Regional Operations Manager

E: [gbone@quintainliving.com](mailto:gbone@quintainliving.com)

T: +44 07557 823673

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**From:** Gareth Bone <[GBone@quintainliving.com](mailto:GBone@quintainliving.com)>

**Sent:** Friday, July 18, 2025 12:10 PM

**To:** Daniel Parton <[dparton@quintainliving.com](mailto:dparton@quintainliving.com)>; Faysal Qassem <[fgassem@quintainliving.com](mailto:fgassem@quintainliving.com)>; Greg Arabian <[GArabian@quintainliving.com](mailto:GArabian@quintainliving.com)>; Karolina Zalezna <[kzalezna@quintainliving.com](mailto:kzalezna@quintainliving.com)>; Noemi Magyari <[NMagyari@quintainliving.com](mailto:NMagyari@quintainliving.com)>; Petra Sevcovicova <[psevcovicova@quintainliving.com](mailto:psevcovicova@quintainliving.com)>

**Cc:** Grace Oyesoro <[goyesoro@quintainliving.com](mailto:goyesoro@quintainliving.com)>

**Subject:** Injunction Update

Hi all,

I'm pleased to share some great news, we've successfully secured a temporary injunction. This is a significant milestone for us. The hearing went extremely well, and we now have legal protection in place until 14th January 2025.

#### What's next:

Our next step is to apply for a permanent injunction against "persons unknown", specifically, trespassers. The temporary injunction gives us the time and legal cover to prepare a strong case. The permanent order would be for a longer term (likely five years, subject to review).

Now that the temporary injunction is in place, we'll begin preparing the next application. Your continued support in collecting and reporting evidence remains incredibly important. While we'll continue to log trespassing incidents as we have done, this injunction adds another layer of protection, outlined below.

#### What does the injunction mean in simple terms:

It means that anyone found trespassing is now in contempt of court. This is serious and can result in:

- A prison sentence, or
- A fine.

While trespassing itself isn't a criminal offence, breaching this court order can lead to criminal-like penalties.

#### Who enforces the injunction:

The responsibility to enforce lies with Quintain Living as the party protected by the injunction, not the police directly.

That said, the police are key partners in helping us identify trespassers and support enforcement.

We're working to build a clear, practical process with the local police. I've already written to them, sharing this outcome and our intention to fully pursue enforcement where necessary.

The intent is to obtain the support from Police, see a more regular attendance which will support cascade awareness of the injunction and the penalty should their behaviour continue. This in turn will support lower ASB related crime on the estate.

### **What do we need to enforce it?**

To bring someone to court for breaching the injunction, we need strong evidence that:

- They knew about the injunction, and
- They breached it, likely more than once.

### **How does the enforcement process work? (*Under Part 81 of the Civil Procedure Rules, for those of your interested in some light reading*)**

We apply for permission to bring a contempt of court case.

If granted, we make the full application and notify the person involved, this is the part the Police play.

Our application must include:

1. What the person did to breach the order
2. A summary of the events – hence the importance of an incident report for the regular trespassers.
3. Legal statements outlining the person's rights
4. The court then schedules a hearing.

### **What will the court likely do?**

In similar cases, especially involving young people, courts often give a warning before applying harsh penalties. But if there's clear and repeated breach, more serious consequences are possible.

### **What we need to do going forward:**

- If someone is caught trespassing, clearly inform them about the injunction and the **Warning Notice**.
  - Fire Marshals and the Night Team will support this.
  - The door signage already serves as a first point of notice.
- **Ideally:**
  - Give them a physical copy of the Warning Notice (*we're working with Legal and Marketing to create this*).
  - Try to get their name and make a record of the encounter.
  - Complete an incident report and contact the police for a crime reference number.
  - A short script will be developed for staff to use when speaking to trespassers, explaining the injunction.
- Watch for and identify repeat offenders, something our team is already strong at doing.
- For any repeat breaches, call the police so we have an independent record of events.

Next steps:

**Immediate action - place up these new notices and remove old ones! new notice ATTACHED.**

- We will install new notices at all main entrances and all key access points, as identified on the map with shields, including:
  - DDA stairwells
  - Landsby Gym
  - Other frequently used entry routes

*(use prior map which we created to guide this rollout.)*

- 
- The injunction and related documents will also be made available on our website.

If we start to see repeated breaches, we will continue to work closely with our solicitors to assess next steps and, if needed, begin formal enforcement.

Thanks again for your continued support and please reach out if you have any questions.

Kind regards,

**GARETH BONE**

Regional Operations Manager

E: [gbone@quintainliving.com](mailto:gbone@quintainliving.com)

T: +44 07557 823673


**METROPOLITAN  
POLICE**

Working together for a safer London

## Request for Information and Response form (310)

### Purpose

This form **must** be used for requesting information from the Metropolitan Police, and the only form to record the response. The legislation and procedures are found in the Information Sharing Protocol. Please appreciate that this form will be rejected if not completed correctly.

### Person applying for the information

Name	Gareth Bone	
Position	Regional Operations Manager	
Dept	Operations	
Organisation	Quintain	
Address	19 Rutherford, Wembley Road, HA9 0BG	
Telephone numbers	Landline	07557 823673
	Mobile	07557 823673
Email address	Gbone@quintainliving.com	
Date form completed	03/11/25	
Relevant Reference Number	CAD 7528/31OCT2025	

### Under what authority are you asking for this information?

Legislation being used	Yes or No
To prevent crime, to protect vulnerable members of the community or support the Safety Strategy. <b>Section 115 Crime and Disorder Act 1998</b>	
For reasons of National Security. <b>Section 28 Data Protection Act 2018</b>	
To detect crime, apprehend or prosecute offenders. <b>Section 10(1)(2)(3)(4) Data Protection Act 2018</b>	
Summary of visits to the premises as a result of complaints, relevant incidents witnessed by Partner representatives and details of relevant criminal convictions directly related to the property. <b>Housing Act 1985, Housing Act 1996 or Homeless Act 2002</b>	
Enquiries about any child in their area who they have reason to believe may be at risk of significant harm. <b>Sections 17 &amp; 47 of the Children Act 1989</b>	
Disclosure of personal information without consent may be justified in the public interest where failure to do so may expose the person or others to risk of death or serious harm. <b>NHS and Community Care Act 1990: Mental Health (Patients in the Community) Act 1995 Health and Social Care Act 2001</b>	
<b>Schedule 2, Part 1, paragraph 5(3)(a), Data Protection Act 2018</b>	YES

**What information do you need?** (Person, address, vehicle etc)



Information must be requested / provided using a secure email network.

Names (plus responsible adult name if under aged), Addresses, Body-Cam footage of incident.

Secure cloud-based SharePoint can be provided for video footage once confirmation is received.

**What is it you intend to do with this information?**

*Quintain is the owner of residential property subject to repeated incidents of trespassing. An injunction has been granted by the court in our favour against "persons unknown" to prevent such trespass.*

*In light of this, Quintain requests access to personal data (e.g. CCTV footage, names, or other identifiers) of individuals who have been found on the premises in breach of this injunction. This data is requested solely for the purpose of:*

- *Identifying breaches of the court order,*
- *Pursuing legal remedies, including contempt of court proceedings, and*
- *Ensuring the continued protection of the property and the safety of residents by restricting access to trespassers.*

Intel Reference: 01/6211711/25  
High Court Claim NO: KB-2-25-002314  
Enforcement date: 15<sup>th</sup> July 2025

**Consent of others (the other person is known as the data subject)**

**Will the investigation or project be compromised if written consent is sought from the subject of the information?**

Please just state either yes or no and your reason(s).

To my understanding, consent is not required.

Each access point to the development is clearly marked with a trespasser warning notice. These notices set out the key information and confirm that a High Court injunction is in place, prohibiting any person from entering or remaining on any part of the Quintain BTR estate without the consent of the owners, their agents, or any lawful occupier.

A copy of this warning can be located online at:  
[www.quintain.co.uk/site-service/trespass-injunction](http://www.quintain.co.uk/site-service/trespass-injunction)

**If the situation is that consent of the data subject can be obtained without compromise to the investigation please record below the following:**

Has the consent of the Data subject been obtained, Yes or No?	NO
Has the consent from the Data subject been attached, Yes or No?	NO
If it is not attached please provide details of where a record of the person's consent is held. For example, it could be recorded somewhere suitable such as on an email, in a statement or in a pocketbook or notebook.	
<p>There is no breach of the UK GDPR. Quintain Living holds a civil injunction issued by the High Court (reference provided above). The individual in question is considered a trespasser and is in contempt of court when acting in breach of this injunction. The data being requested is therefore justified under <b>Schedule 2, Part 1, paragraph 5 of the Data Protection Act 2018</b>.</p> <p>This data is requested solely for the purposes of:</p> <ul style="list-style-type: none"> <li>• Identifying breaches of the court order,</li> <li>• Pursuing appropriate legal remedies, including contempt of court proceedings, and</li> <li>• Ensuring the ongoing protection of the property and the safety of residents by preventing access by trespassers.</li> </ul>	

## The Designated Officer requesting the information

Designated Officers must retain an electronic copy of the form for audit / disclosure purposes. All information received or provided is subject to the Data Protection Act 2018, Human Rights Act 1998 and the Common Law duty of Confidentiality.

Name	Gareth Bone
Position	Regional Operations Manager
Dept	Operations
Organisation	Quintain
Address	19 Rutherford Way, Wembley Park, HA9 0BG

Telephone numbers	Landline	07557 823673
	Mobile	07557 823673
Email address	gbone@quintainliving.com	
Relevant reference number	CAD 7528/31OCT2025	
Date form received	04/11/25	
Date request sent	04/11/25	
I confirm I am a Designated officer authorised by my Organisation under the Information Sharing Protocol to make this request.		
<b>Gareth Bone</b>		

## The Designated officer giving or refusing to give the information requested

Name	Joe Cambeiro	
Position	ASB OFFICER	
Dept	ASB BRENT	
Organisation	Met Police	
Address	Wembley Police Station, 603 Harrow Road, Wembley, HA02HH	
Telephone numbers	Landline	
	Mobile	
Email address	<a href="mailto:NWMailbox.ASBBrent.365Group@met.police.uk">NWMailbox.ASBBrent.365Group@met.police.uk</a>	
Relevant reference number	<b>01/6312670/25</b>	
Date information requested	<b>04/11/25</b>	
I confirm I am a Designated officer authorised by my Organisation under the Information Sharing Protocol to respond to the request.		
Date information provided or declined	<b>04/11/25</b>	
If the request is declined please give the reason(s).		

## Management of the information

### Guidance

- The organisation disclosing the information retains ownership of all data disclosed.
- The information disclosed to you must only be used for the purpose for which you originally requested it and must not be further disclosed without permission from a designated officer.
- Information must be retained within a secure environment.
- You must prevent unauthorised access to the data by retaining it within a secure area.
- You must destroy the data once it has served the purpose for which it was supplied.

- All disclosures need to be destroyed after six months unless otherwise defined.

### The information being provided.

You can either enter the details into the box below and / or refer to any attached documents.

**We can confirm names and address of those involved but we do not have parents details.**

**Bodyworn link - <https://share.uk.evidence.com/share/Lt7LLeGw>**

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]

**From:** Scott McCormick <tmccormick@wembleypark.com>  
**Sent:** 27 November 2025 10:51  
**To:** Helen Lovett  
**Subject:** Trespass discussions with MPS

Hi Helen,

As discussed, I have spoken to various members of the Safer Neighbourhoods Team (SNT) an Inspector from the local Wembley Police Station and three separate Wembley police team Sergeants over the last 18 months, both in the lead up to and since the injunction was implemented.

Points discussed were during Ward Panel Meetings where QL residents and third-party residents raised concerns around trespass and the associated issue this causes including drug taking, drug dealing, criminal damage, harassment and threatening behaviour towards residents and residential staff, etc.

In addition we discussed potential means to prevent or limit trespass such as replacing / strengthening door locks and access control, limiting doors to exit only, CCTV monitoring, security staff within buildings, active patrolling on the estate external to buildings, visible police presence and dedicated police visits to residential buildings as part of their regular patrol routes and patterns, etc. All of which were implemented / trialled with no or limited impact.

Since the injunction was granted, there has been a significant drop off of trespass instances, year on year comparison shows between 40 - 60 percent drop in issues, and a decrease in repeat offenders. The same cannot be said of third-party buildings not covered by the injunction as they continue to experience significant levels of trespass and the associated issues. This is confirmed by the local authority as they manage some of the buildings and have requested a meeting of stakeholders and other parties to discuss their issues with a view to finding a solution.

In addition to the ward panel meetings I have met with most if not all of the above MPS officers on site to discuss how they can assist with ongoing trespass issues including police responses, officers securing trespasser details on first offence and any subsequent breaches of the injunction to allow Quintain to pursue legal action against persistent / repeat offenders.

Quintain Living and Wembley Park Estate continue to liaise with the police on trespass issues, supplying CCTV and Bodycam images and footage of any trespass incident to the police to assist in identifying individuals who may be known to the police to facilitate legal action.

Regards,

Scott

## Fletcher, Claudia

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**From:** Scott McCormick <tmccormick@wembleypark.com>  
**Sent:** 27 November 2025 09:34  
**To:** Helen Lovett  
**Subject:** FW: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Hi Helen,

See below.

Regards,

Scott

---

**From:** Scott McCormick  
**Sent:** 06 November 2025 17:39  
**To:** Craig.J.Hands@met.police.uk  
**Subject:** FW: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Hi Craig,

Hope all is well with you and yours.

Please see below.

We are attempting to reduce trespass issues however, despite securing a temporary injunction, which has reduced the frequency by a considerable amount, we are still experiencing some repeat offenders, who in the majority of cases threaten staff and residents, take over residential communal spaces, take drugs, are responsible for repeated instances of criminal damage.

Mike Sullivan and Omar Sbai have been helpful however is there any way, with the supply of images of repeat offenders the police could gather details allowing us to then take forward legal proceedings? Quintain Living have “a lot” of images and have supplied these in the past when trying to identify the main offenders.

Appreciate there are “more serious crimes” however removing this element from the Estate may then assist with some of the other issues such as drug taking / dealing, mobile phone theft, knife crime, assaults, VAWG issues, etc. all experienced over the last few weeks on or close to the Estate.

Any assistance appreciated.

Regards,

Scott

---

**From:** Gareth Bone <[GBone@quintainliving.com](mailto:GBone@quintainliving.com)>  
**Sent:** 06 November 2025 17:14  
**To:** Scott McCormick <[tmccormick@wembleypark.com](mailto:tmccormick@wembleypark.com)>; 'Omar.Sbai@met.police.uk' <[Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk)>

**Cc:** Savio Fernandes <[SSM1@wembleypark.com](mailto:SSM1@wembleypark.com)>; [Warren.Nash1@met.police.uk](mailto:Warren.Nash1@met.police.uk); [Samuel.Hitchcock@met.police.uk](mailto:Samuel.Hitchcock@met.police.uk); [Uzair.Chowdhry@met.police.uk](mailto:Uzair.Chowdhry@met.police.uk); [Rizwan.NURMOHAMED@met.police.uk](mailto:Rizwan.NURMOHAMED@met.police.uk); [Michael.J.Sullivan@met.police.uk](mailto:Michael.J.Sullivan@met.police.uk)

**Subject:** Re: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Evening Omar and all,

Firstly, thank you for your support in enabling me to obtain the personal data via the 310 form. Your colleagues have also kindly provided the body cam footage of the individuals involved in the incident at Ferrum last Friday evening. This information will be invaluable in helping us take the necessary steps to address antisocial behaviour (ASB) and trespassing within our buildings.

I wanted to reach out to discuss how we can continue to work closely together to address these ongoing issues. As you may be aware, in July Quintain applied for a temporary injunction, with the intention of progressing to a permanent one based on its effectiveness. This followed extensive efforts to curb trespassing, which had reached unmanageable levels, at times exceeding 20 incidents per day.

Despite significant investment in enhanced door security, additional guards, and staff training, our on-site teams, whose primary focus is resident safety and experience, have been stretched beyond their intended roles. Deploying security guards to remove trespassers also proved unsustainable, as the same individuals repeatedly returned.

We therefore sought a civil injunction to establish meaningful consequences for persistent offenders. These are not isolated cases of mistaken entry, they involve repeat offenders engaging in drug use, possession of weapons, and deliberate damage to gain access to our properties. As recognised by the court, the injunction was necessary next step to ensure accountability.

Following the court's decision, we fulfilled our obligations by displaying notices at all access points, which has led to a noticeable reduction in trespassing. While overall incidents have decreased, a small number of repeat offenders continue to return. Ongoing and consistent enforcement is essential to deter future incidents and to support wider community safety across Wembley Park.

To maintain this progress, Quintain requires continued support from the police, particularly in obtaining names, addresses, and body cam footage of identified trespassers.

Unfortunately, we experienced a trespassing incident Tuesday at Robinson. A member of our team contacted the police at 17:09 and again at 17:20 to request attendance in line with the injunction process (to confirm the individuals' details). The individuals had already trespassed into one of our buildings before being removed by our guard, and then immediately attempted entry at another property. During the call (CAD 5946/04NOV & CAD 6030/04NOV), the officer advised that police should only be contacted if the individuals refused to leave when directed by our guard.

While we completely understand and respect the operational pressures the police face and the need to prioritise urgent cases, I wanted to clarify our position. When our on-site teams at Quintain Living contact the police, it is not for every trespassing incident, I understand this would be unmanageable. We only call for attendance when we have identified individuals who are known repeat offenders, breaching the terms of the injunction. These are typically the same individuals repeatedly engaging in drug use and other ASB.

We do not expect or request police attendance to remove trespassers, we have the resources to manage first-time incidents. What we need is your collaboration to obtain names and addresses lawfully, something we are not permitted to do. This enables us to progress with our injunction enforcement and hold individuals accountable for their actions.

We believe that a small, identifiable group is responsible for the majority of ASB, trespassing, drug use, and aggressive behaviour towards residents in Wembley Park. By working together to ensure consistent enforcement and visible consequences for these individuals, we can significantly reduce the frequency and severity of these incidents and enhance overall community safety.

Should you have any questions and suggestions, I would be more than happy to field them or meet in Wembley Park to discuss any suggestions and hear out your views.

I would also appreciate your guidance on a few questions related to the process for obtaining details of offending individuals. A better understanding of this may help us to support the process more effectively.

Having reviewed the data provided, I noticed that one individual appears to have given a false address. The address provided corresponds to the building where the stop occurred, which is under our management. I had assumed that such data would be verified before sharing, though I appreciate there are legal constraints even for the police regarding personal data, this is likely mis-understanding on my part.

In instances where officers are attending specifically to obtain an individual's details at our request (to support a civil injunction), are there:

- Any checks undertaken to verify the accuracy of that information?
- And are there any limitations we should be aware of in this process?

Thank you again for your time and continued support. We greatly appreciate the work you and your colleagues do, and I am keen to continue building a strong relationship/ process to help enforce this injunction and enhance safety across the wider Wembley Park estate. I would greatly appreciate your thoughts on how we can further strengthen our collaboration.

Kind regards,

**GARETH BONE**

Regional Operations Manager

E: [gbone@quintainliving.com](mailto:gbone@quintainliving.com)

T: +44 07557 823673

---

**From:** Gareth Bone

**Sent:** Monday, November 3, 2025 5:42 PM

**To:** Scott McCormick <[tmccormick@wembleypark.com](mailto:tmccormick@wembleypark.com)>; 'Omar.Sbai@met.police.uk' <[Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk)>

**Cc:** Savio Fernandes <[SSM1@wembleypark.com](mailto:SSM1@wembleypark.com)>; Warren.Nash1@met.police.uk <[Warren.Nash1@met.police.uk](mailto:Warren.Nash1@met.police.uk)>; Samuel.Hitchcock@met.police.uk <[Samuel.Hitchcock@met.police.uk](mailto:Samuel.Hitchcock@met.police.uk)>; Uzair.Chowdhry@met.police.uk <[Uzair.Chowdhry@met.police.uk](mailto:Uzair.Chowdhry@met.police.uk)>; Rizwan.NURMOHAMED@met.police.uk <[Rizwan.NURMOHAMED@met.police.uk](mailto:Rizwan.NURMOHAMED@met.police.uk)>; Michael.J.Sullivan@met.police.uk <[michael.j.sullivan@met.police.uk](mailto:michael.j.sullivan@met.police.uk)>

**Subject:** RE: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Good Afternoon all,

Thank you for connecting Scott.

Hi Omar.

Firstly, thank you to you and your team for your support with this matter. We are requesting the names and addresses of the individuals involved (including any body-cam footage of the incident), this is necessary, related to our injunction, which I have provided more context below.



The template provided does reference Section 10(1)–(4) of the Data Protection Act 2018 relating to “special categories,” but it does not specifically cover the provision under which we are requesting the information, namely, **Schedule 2, Part 1, paragraph 5(3)(a)**, as noted below. I have included a reference to this in the relevant section of the form. This relates to the following exemption:

***(3)The listed GDPR provisions do not apply to personal data where disclosure of the data (a)is necessary for the purpose of, or in connection with, legal proceedings (including prospective legal proceedings),***

I have also sent this to the email address provided, Additionally, as noted, I have included a short narrative below to provide further context for the request for your support in this matter, mindful it maybe a different department, please do not hesitate to reach out should you have any questions.

Quintain is the owner of residential property subject to repeated incidents of trespassing. An injunction has been granted by the court in our favour against "persons unknown" to prevent such trespass.

In light of this, Quintain requests access to personal data (e.g. CCTV footage, names, or other identifiers) of individuals who have been found on the premises in breach of this injunction. This data is requested solely for the purpose of:

- Identifying breaches of the court order,
- Pursuing legal remedies, including contempt of court proceedings, and
- Ensuring the continued protection of the property and the safety of residents by restricting access to trespassers.

As a result of our Injunction the exemption for Legal proceedings (DPA 2018, Sch. 2, Pt. 1, para. 5) now allows the Police as a data controller to set aside certain UK GDPR provisions to the extent necessary to make a disclosure in connection with, legal proceedings (including prospective proceedings or for establishing, exercising or defending legal rights. In short, this exemption permits disclosure for civil matters when compliance with the usual GDPR provisions would otherwise prevent it.

Where personal data is shared with Quintain by the Police, Quintain will process this information in accordance with the GDPR as allowable under Article 6(1)(f) of the UK GDPR and under the supervision of our Data Protection Officer.

The processing of personal data is lawful where it is necessary for legitimate interests, provided those interests are not overridden by the rights and freedoms of the data subject.

In this case, the legitimate interests of Quintain as the property owner include:

- Protection of our property,
- Enforcement of a valid court injunction
- Pursuit or defence of legal claims, and
- Deterrence of further unlawful activity on the premises.

Under Article 9(2)(f) (for special category data, such as ethnicity may also be disclosed to us by the Police, where relevant), as such processing is also lawful when it is necessary for the establishment, exercise, or defence of legal claims.

Regards

**GARETH BONE**  
Regional Operations Manager  
E: [gbone@quintainliving.com](mailto:gbone@quintainliving.com)  
T: +44 07557 823673

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**From:** Scott McCormick <[tmccormick@wembleypark.com](mailto:tmccormick@wembleypark.com)>  
**Sent:** 03 November 2025 12:54

**To:** 'Omar.Sbai@met.police.uk' <[Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk)>  
**Cc:** Savio Fernandes <[SSM1@wembleypark.com](mailto:SSM1@wembleypark.com)>; [Warren.Nash1@met.police.uk](mailto:Warren.Nash1@met.police.uk); [Samuel.Hitchcock@met.police.uk](mailto:Samuel.Hitchcock@met.police.uk); [Uzair.Chowdhry@met.police.uk](mailto:Uzair.Chowdhry@met.police.uk); [Rizwan.NURMOHAMED@met.police.uk](mailto:Rizwan.NURMOHAMED@met.police.uk); Gareth Bone <[GBone@quintainliving.com](mailto:GBone@quintainliving.com)>; [Michael.J.Sullivan@met.police.uk](mailto:Michael.J.Sullivan@met.police.uk)  
**Subject:** RE: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

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**From:** [Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk) <[Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk)>  
**Sent:** 03 November 2025 12:34  
**To:** Scott McCormick <[tmccormick@wembleypark.com](mailto:tmccormick@wembleypark.com)>; Savio Fernandes <[SSM1@wembleypark.com](mailto:SSM1@wembleypark.com)>; [Warren.Nash1@met.police.uk](mailto:Warren.Nash1@met.police.uk); [Samuel.Hitchcock@met.police.uk](mailto:Samuel.Hitchcock@met.police.uk); [Uzair.Chowdhry@met.police.uk](mailto:Uzair.Chowdhry@met.police.uk); [Rizwan.NURMOHAMED@met.police.uk](mailto:Rizwan.NURMOHAMED@met.police.uk)  
**Subject:** RE: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Sure, fill in this form with as much detail as possible and send across to this address:  
[NWMailbox.ASBBrent@met.police.uk](mailto:NWMailbox.ASBBrent@met.police.uk)

With some organisational changes incoming, the mailbox may change next year, but we'll let you know when we know.

Thanks



**PS Omar Sbai 302NW**  
**Neighbourhood Policing Sergeant – Brent**  
Wembley Police Station  
Wards: Wembley Park & Barnhill  
Email: [omar.sbai@met.police.uk](mailto:omar.sbai@met.police.uk)  
Mobile: 07763095004

Hi Omar,

Thank you for the below.

I have copied in my colleague, Gareth from Quintain Living. Its Gareth's team who manages the team from Ferum so he will make the request for the details of the individuals.

Thanks for the swift reply on this one, appreciated.

Regards,

Scott

---

**From:** [Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk) <[Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk)>  
**Sent:** 03 November 2025 12:18  
**To:** Savio Fernandes <[SSM1@wembleypark.com](mailto:SSM1@wembleypark.com)>; [Warren.Nash1@met.police.uk](mailto:Warren.Nash1@met.police.uk); [Samuel.Hitchcock@met.police.uk](mailto:Samuel.Hitchcock@met.police.uk); [Uzair.Chowdhry@met.police.uk](mailto:Uzair.Chowdhry@met.police.uk); [Rizwan.NURMOHAMED@met.police.uk](mailto:Rizwan.NURMOHAMED@met.police.uk)  
**Cc:** Scott McCormick <[tmccormick@wembleypark.com](mailto:tmccormick@wembleypark.com)>  
**Subject:** RE: Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Uzair and Riz, I can see you both had a dealing with this cad and stopped at least 2.

Are you able to share the persons stopped details with Savio please, they will be reviewing this to see if this group breached their injunction.  
Might help also sharing the body worn video.

Thank you



**PS Omar Sbai 302NW**  
**Neighbourhood Policing Sergeant – Brent**  
Wembley Police Station  
Wards: Wembley Park & Barnhill  
Email: [omar.sbai@met.police.uk](mailto:omar.sbai@met.police.uk)  
Mobile: 07763095004

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**From:** Savio Fernandes <[SSM1@wembleypark.com](mailto:SSM1@wembleypark.com)>  
**Sent:** 03 November 2025 12:06  
**To:** Sbai Omar - NW-CU <[Omar.Sbai@met.police.uk](mailto:Omar.Sbai@met.police.uk)>; Nash Warren D.K - NW-CU <[Warren.Nash1@met.police.uk](mailto:Warren.Nash1@met.police.uk)>; Hitchcock Samuel J - NW-CU <[Samuel.Hitchcock@met.police.uk](mailto:Samuel.Hitchcock@met.police.uk)>  
**Cc:** Scott McCormick <[tmccormick@wembleypark.com](mailto:tmccormick@wembleypark.com)>  
**Subject:** Trespass Incident at Ferrum – CAD 7528/31OCT2025 (requesting the details of the individuals involved)

Hi Omer et al,

I tried calling earlier regarding the trespass incident at Ferrum (CAD 7528/31OCT2025) but was unable to reach you.


I'm following up via email as this incident occurred on 31st October 2025, where an injunction is currently in place. We would like to request the details of the individuals involved as referenced in the above CAD.

Please let me know once this information is available or if any further steps are required from our side.

Kind regards

Savio Fernandes

Site Security Manager – Wembley Park

 D: 0203 219 2236

 W: <http://quintain.co.uk/>

## 2025

Date	Development	Description	Cost Of Repair (inc VAT)	
3rd October 2025	Ferrum	Door forced	£	324.00
13th October 2025	Robinson DDA Car Park	Door forced	£	135.00
13th October 2025	Robinson	Robinson / Canada Garden Bridge Gate forced	£	45.00
15th October 2025	Robinson	Robinson / Canada Garden Bridge Gate forced	£	210.00
	Oct-25 Canada Gardens	Thomson level 26 internal wooden door	£	6,154.08
	Oct-25 Landsby	Landsby East Level 15 roof top	£	216.00
			<b>2025 Total</b>	<b>£ 7,084.08</b>

## 2024

Date	Development	Description	Cost Of Repair (inc VAT)	
	Oct-24 Landsby East	Landsby East main entrance - Auto doors Supply and fit the following parts, -New Operator - new Arm Kit - New VPC power supply	£	4,506.72
	Oct-24 Landsby East	Site attendance to Landsby East to rewire the complete access control door and door operator	£	648.00
	Oct-24 Landsby East	Landsby East Replacement Shear Lock To The Main Entrance Door Supply and installation of: - 1 CDVI Shear Lock 1 Labour	£	730.80
	Oct-24 Repton Gardens	Supply and installation of: - Record Slide arm replacement Labour to install (after initial Main door)	£	540.00
	Oct-24 Landsby East - Vista	Replacement Shear Lock To Vista Main Entrance Door Supply and installation of 1 Shear Lock	£	730.80
	Oct-24 Landsby East - Vista	Site attendance to sort out wiring on Vista building.	£	432.00
	Oct-24 Canada Gardens	Site attendance to investigate fault on Thompson Cycle store door. Resecured maglock	£	162.00
3rd October 2024	Madison	Supply and installation of replacement Gym corridor door lock	£	896.40
3rd October 2024	Ferrum	Ferrum 1 - Extra securing to White Horse Maglock Door	£	246.00
16th October 2024	Robinson	Site attendance to ground floor blue car park lift door. Reattached maglock	£	162.00
			<b>2024 Total</b>	<b>£ 9,054.72</b>



✓ Claimed profile

## Quintain Living

Reviews 906 · ★★★★★ 4.3 ⓘ

Apartment Building · 8 Locations

✍ Write a review

Visit website 🌐

4.3

Excellent

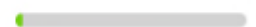


906 reviews

5-star



4-star



3-star



2-star



1-star



[How is the TrustScore calculated?](#)

Service reviews <sup>i</sup>

**195** -18% ↓

Average star rating <sup>i</sup>

**4.55** 43.8% ↑

Current TrustScore <sup>i</sup>

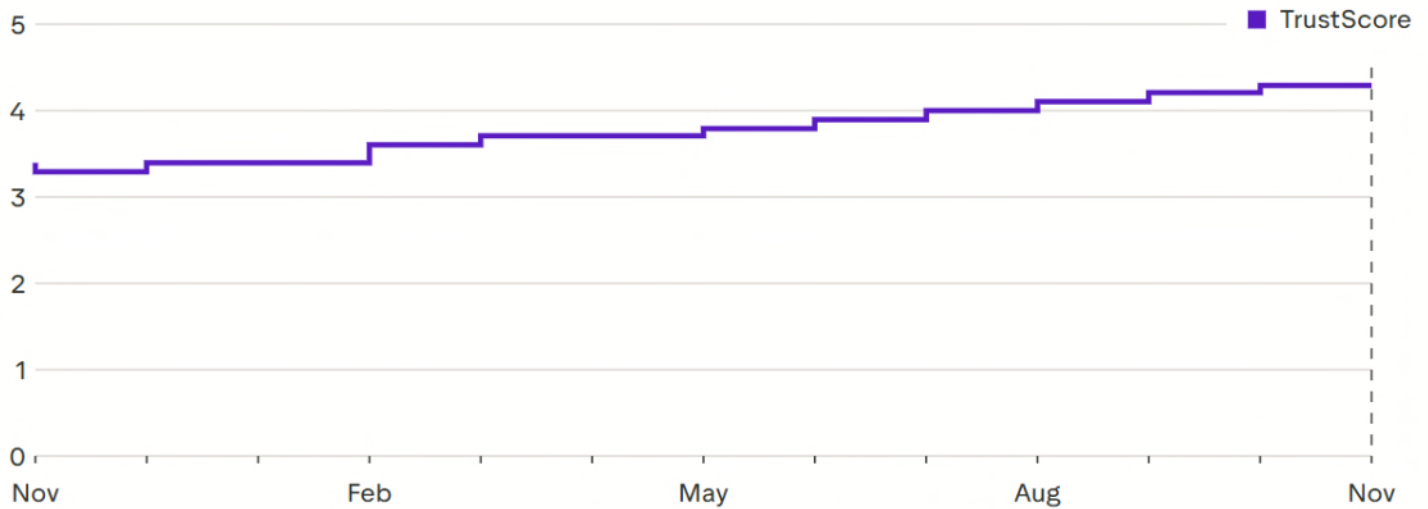
**4.3**

Daily

Weekly


Monthly

Nov 1, 2025



TrustScore

Reviews with keywords in the past  
6 months

 [See all  
\(8\)](#)

1. safe	8
2. safety	0
3. crime	0
4. trespasser	0
5. trespass	0

# Accident/Incident Investigation Form

Please tick applicable Business Group (BG)

☐ (WP) Wembley Park

☒ (QL) Quintain Living

Reference number (Quintain Living/Ferrum/31/10/2025) – 20:05

QL/Ferrum/31/10/2025/20:05

1. Date and time of Accident/incident:

31/10/2025 @ approx. 20:05

2. Precise location of Accident or Incident:

Fe1 – White Horse Sq entrance & Rooftop

3. Who Is involved in the Accident or Incident?

☐ Member of Public

☐ Contractor(s)

☒ Resident

☒ Staff

☐ Other

4. Is this an Accident or Incident?

<input type="checkbox"/> Accident	<input type="checkbox"/> Incident
<input type="checkbox"/> Personal Injury <input type="checkbox"/> Traffic <input type="checkbox"/> Medical/Illness <input type="checkbox"/> Public Disorder <input type="checkbox"/> Structural Damage <input type="checkbox"/> Near Miss <input checked="" type="checkbox"/> Other	<input type="checkbox"/> Personal Injury <input checked="" type="checkbox"/> Trespasser <input type="checkbox"/> Traffic <input type="checkbox"/> Medical/Illness <input type="checkbox"/> Public Disorder <input type="checkbox"/> Structural Damage <input type="checkbox"/> Near Miss <input type="checkbox"/> Other



# Accident/Incident Investigation Form

<p>Please provide further information of the Accident or Incident (description)</p>	<p>19:53: The resident of 1442 enters the building through the White Horse Sq entrance and is tailgated by 1 trespasser to whom he stops and speaks to (what was said is unknown at present). At 19:45 the resident of 1143 enters the building and is followed in by 6 other trespassers, no dialogue can be seen on camera.</p> <p>The first trespasser who entered went back to the entrance to let in 1 more trespasser at 19:57 where at this point there is a total of 8 trespassers.</p> <p>One group of 6 trespassers take the elevator to the rooftop whilst the other 2 make their way to the stair core.</p> <p>During this time, a resident informed the Claibon agency at the front desk that some potential troublemakers were spotted entering the building. Moments later, Nuno from Pace security entered the building to begin his shift and was informed of this and called the police immediately. The police arrived quite quickly and in a large number of approx. 25-30 officers over the course of a few minutes.</p> <p>The police enter the building at 20:08 and are on site until 22:07 where they are seen to be talking and taking details of all trespassers who they collected from the rooftop.</p>
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## 5. Are the Emergency services required?

<input checked="" type="checkbox"/> Police <input type="checkbox"/> Ambulance <input type="checkbox"/> Fire	Additional information:
Person(s) who contacted emergency services? <b>Pace Security (Nuno)</b>	Crime/Incident reference number <b>CAD7528</b>
Time on site: <b>20:08</b>	Time off site: <b>22:07</b>

## (SECTION 6 & 7 TO BE COMPLETED ONLY BY H&S TEAM)

<p>6. Is this reportable under RIDDOR regulations?</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>7. If yes, have the HSE been notified?</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No</p>
--

# Accident/Incident Investigation Form

## 8. Details of person(s) involved:

☐ Mr ☐ Mrs ☐ Miss ☐ Ms

Victims Name: <b>Insert full name</b>
Address:
Post-code:
Contact Name:
Telephone Number:

Name
Address:
Post-code:
Contact Name:
Telephone Number:

## 9. Were there any witnesses to the Accident/incident?

☒ Yes

☐ No

If yes, please provide further information (name and contact details): <b>Witness 1</b>	<b>In the process of trying to identify who the resident was that was allegedly threatened by the trespassers.</b>
--	--

If Yes, please provide further information (name and contact details): <b>Witness 2</b>	
--	--

## 10. Weather conditions:

Raining / wet conditions
--------------------------

# Accident/Incident Investigation Form

## 11. Lighting conditions:

- ☐ Very Good  
☒ Good  
☐ Poor  
☐ Unacceptable  
☐ Other **Insert a X in the relevant box**

If you selected other, please provide further information	Click here to enter text.
---	---------------------------

## 12. Was anyone informed of the issue at the time or soon after the Accident/Incident so that remedial action could be taken?

- ☐ Yes  
☒ No

If yes, please provide further information	
--	--

## 13. Declaration

Signed (person investigating Accident/Incident):	Faysal Qassem
Position	<b>Resident Manager</b>
Date	<b>03/11/2025</b>

## 14. Individual/Department circulation

Please confirm who this form has been distributed to? (Please list names)

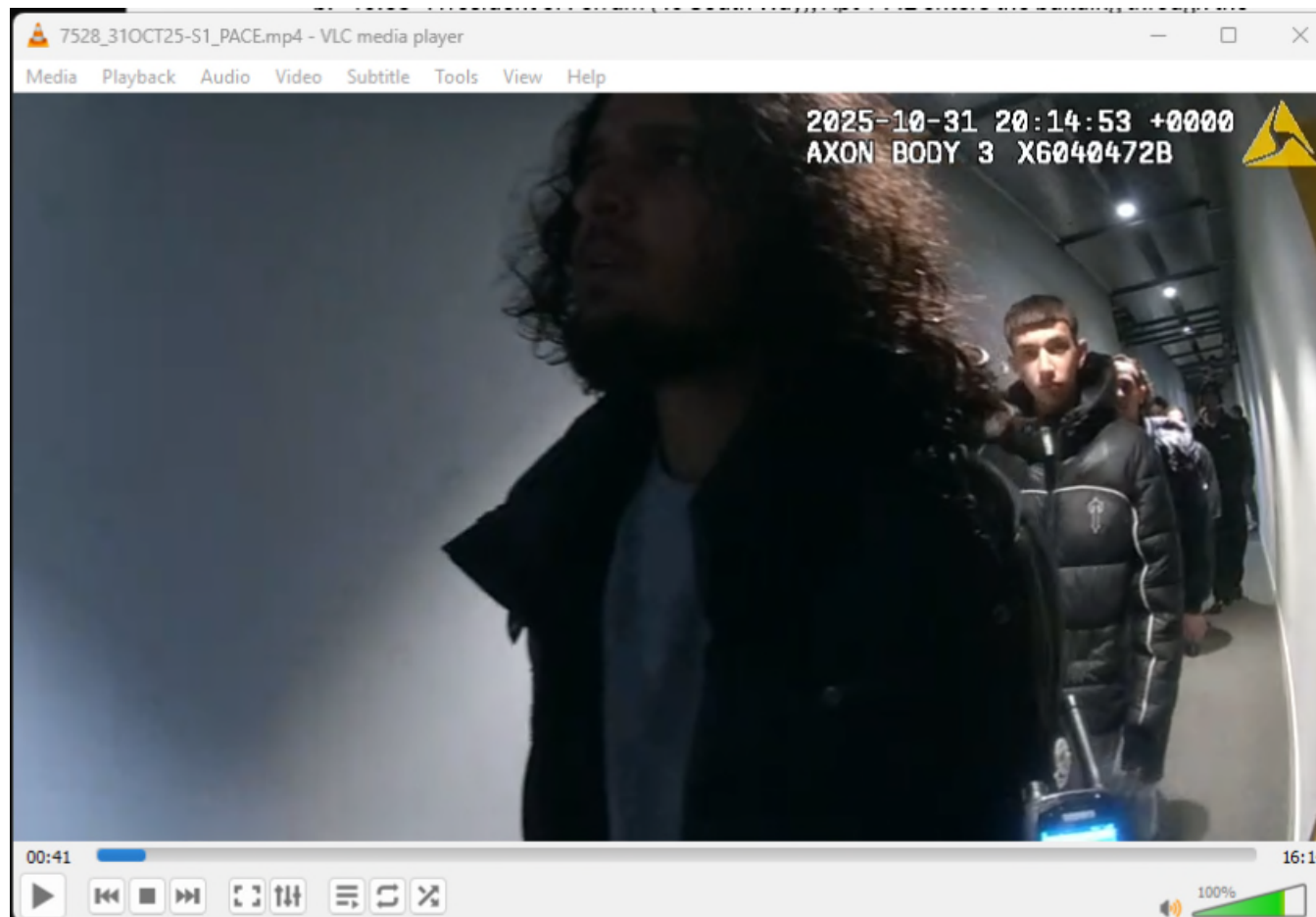
Mandatory to be sent to; <ul style="list-style-type: none"><li>• <a href="mailto:safety@quintainliving.com">safety@quintainliving.com</a></li></ul> Additional names to be listed (line manager); <ul style="list-style-type: none"><li>• </li></ul>
--

**Please provide any supporting Photographic evidence to this Accident/Incident report.  
Should there be any supporting CCTV of the Accident/Incident please ensure this is saved  
and a backup copy is kept within the ECR.**

ECR USE ONLY

## Accident/Incident Investigation Form

Is there CCTV of Accident /Incident?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Location of Camera:	
Camera number:	
Date of footage:	
Footage start Time:	
Footage end Time:	
Has CCTV of Accident /Incident been saved?	<input type="checkbox"/> Yes <input type="checkbox"/> No
CCTV Operative name:	



















12<sup>th</sup> November 2025

Served by hand

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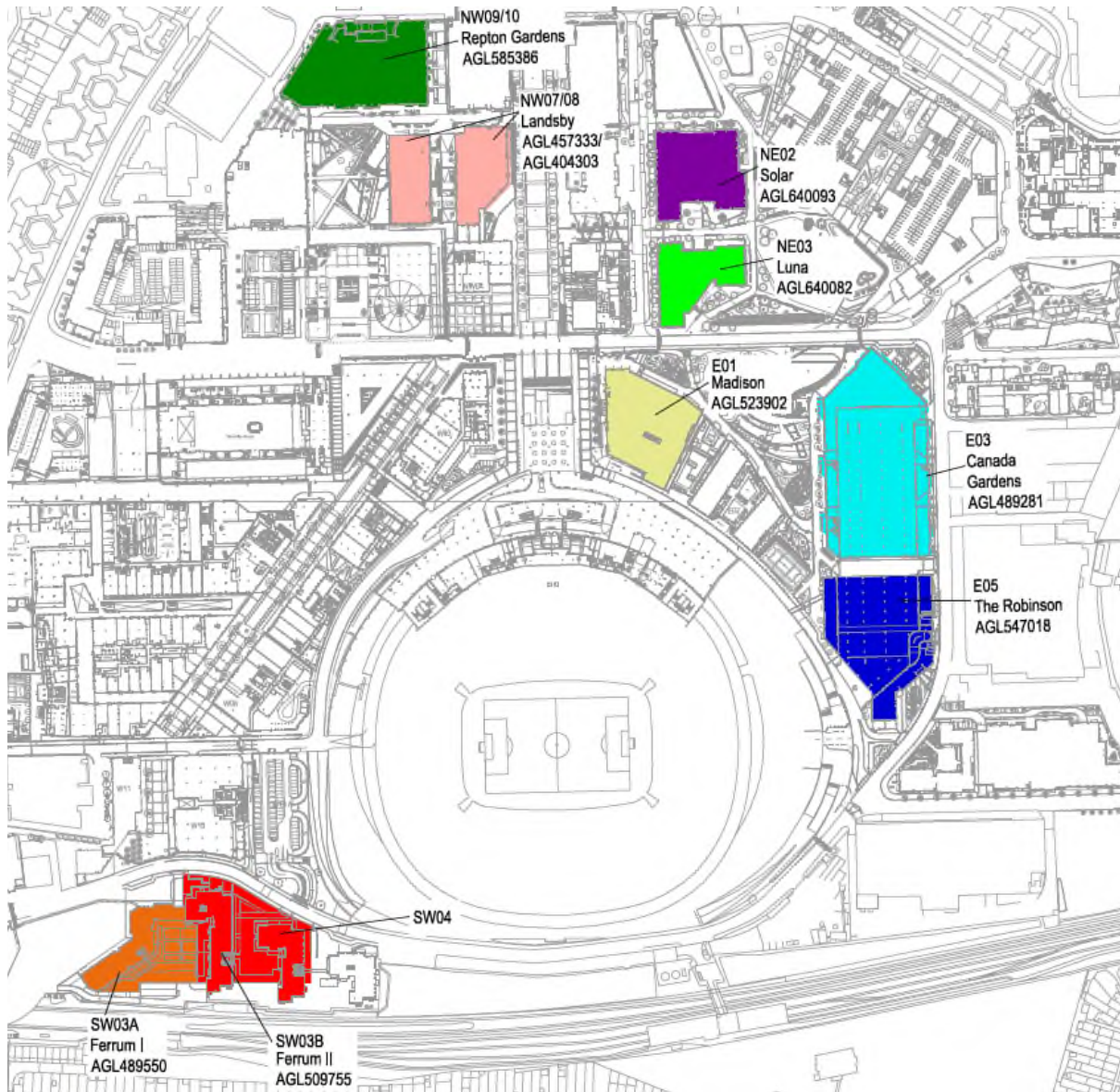
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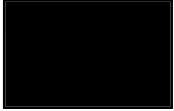
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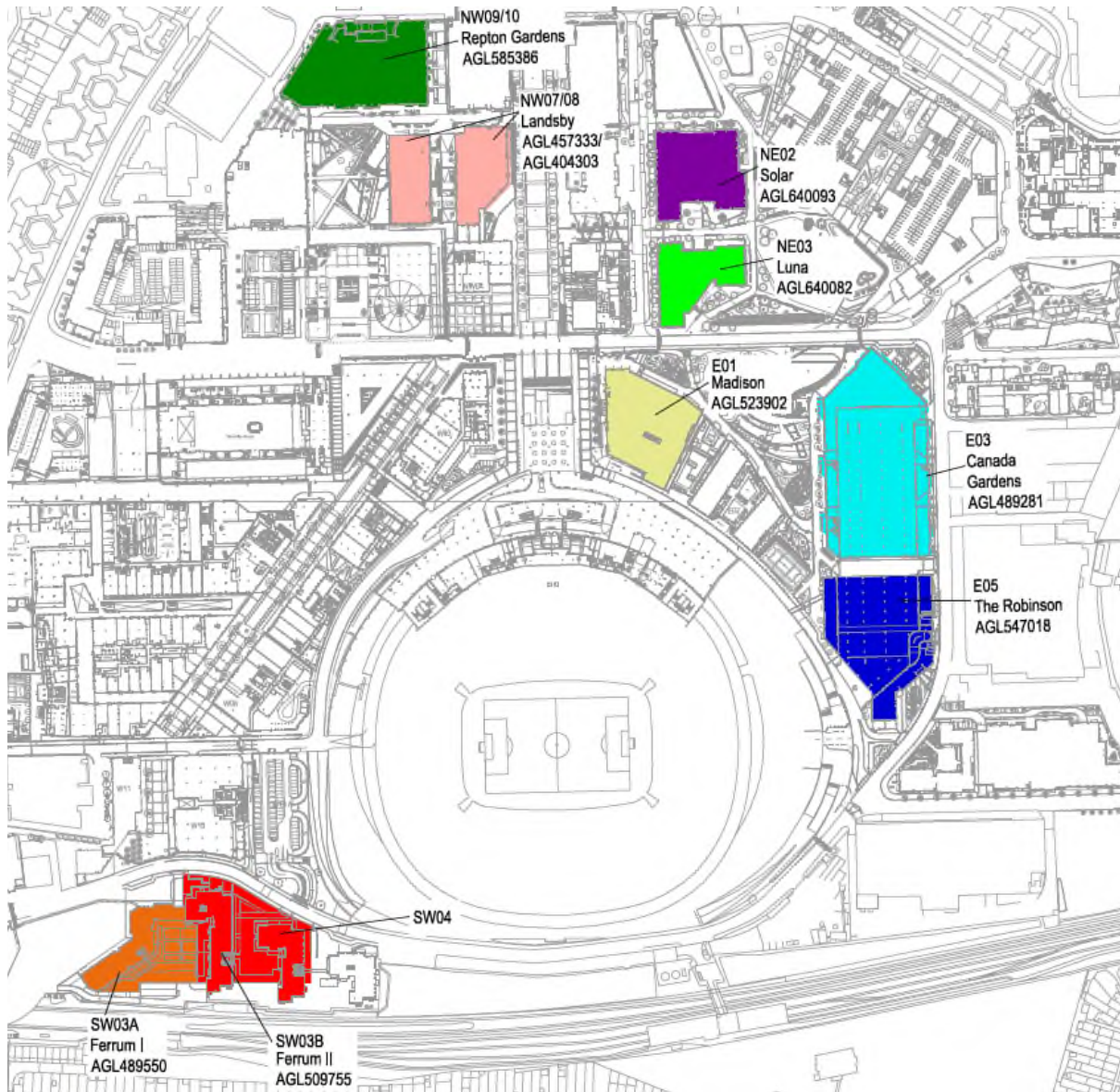
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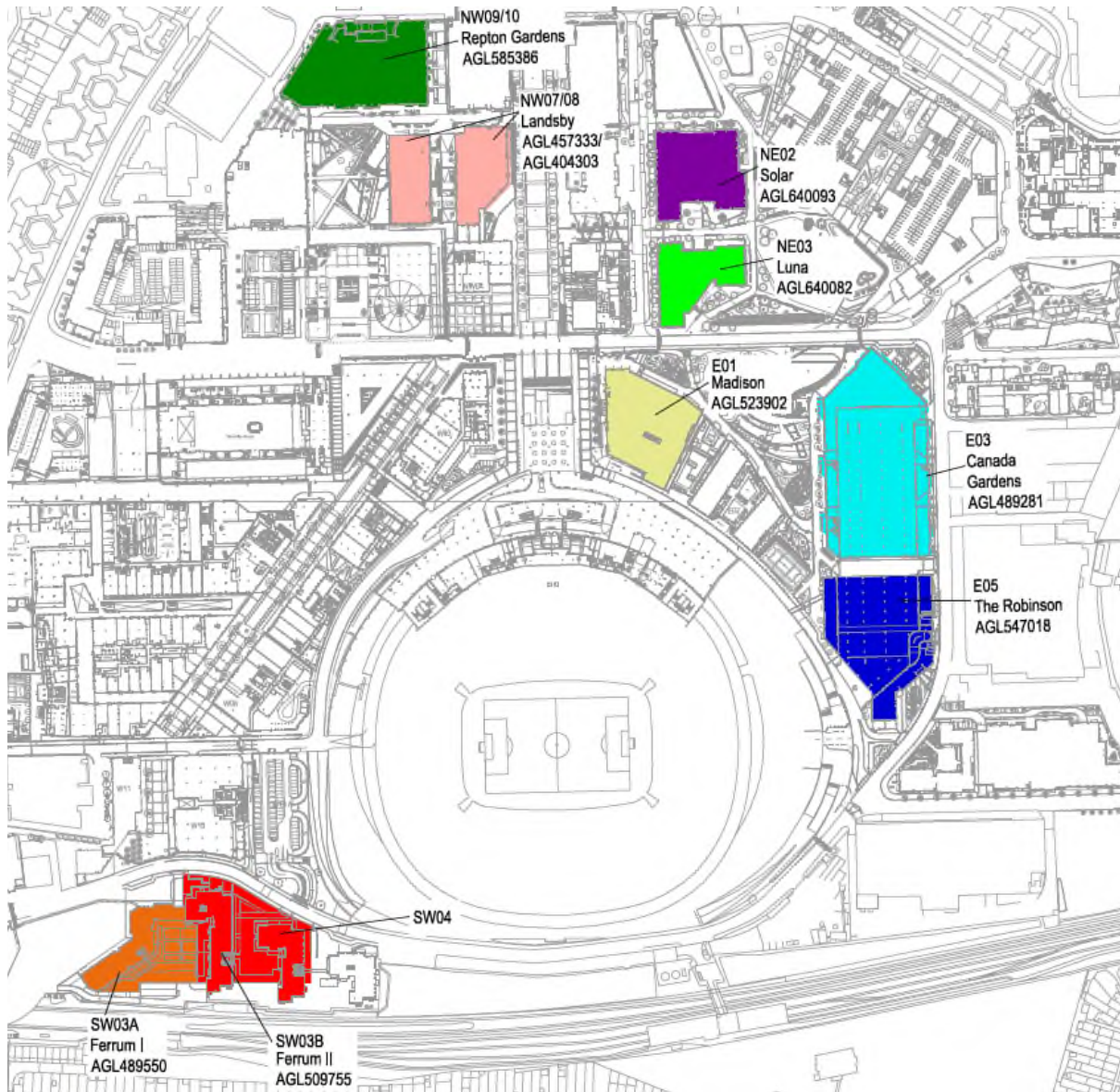
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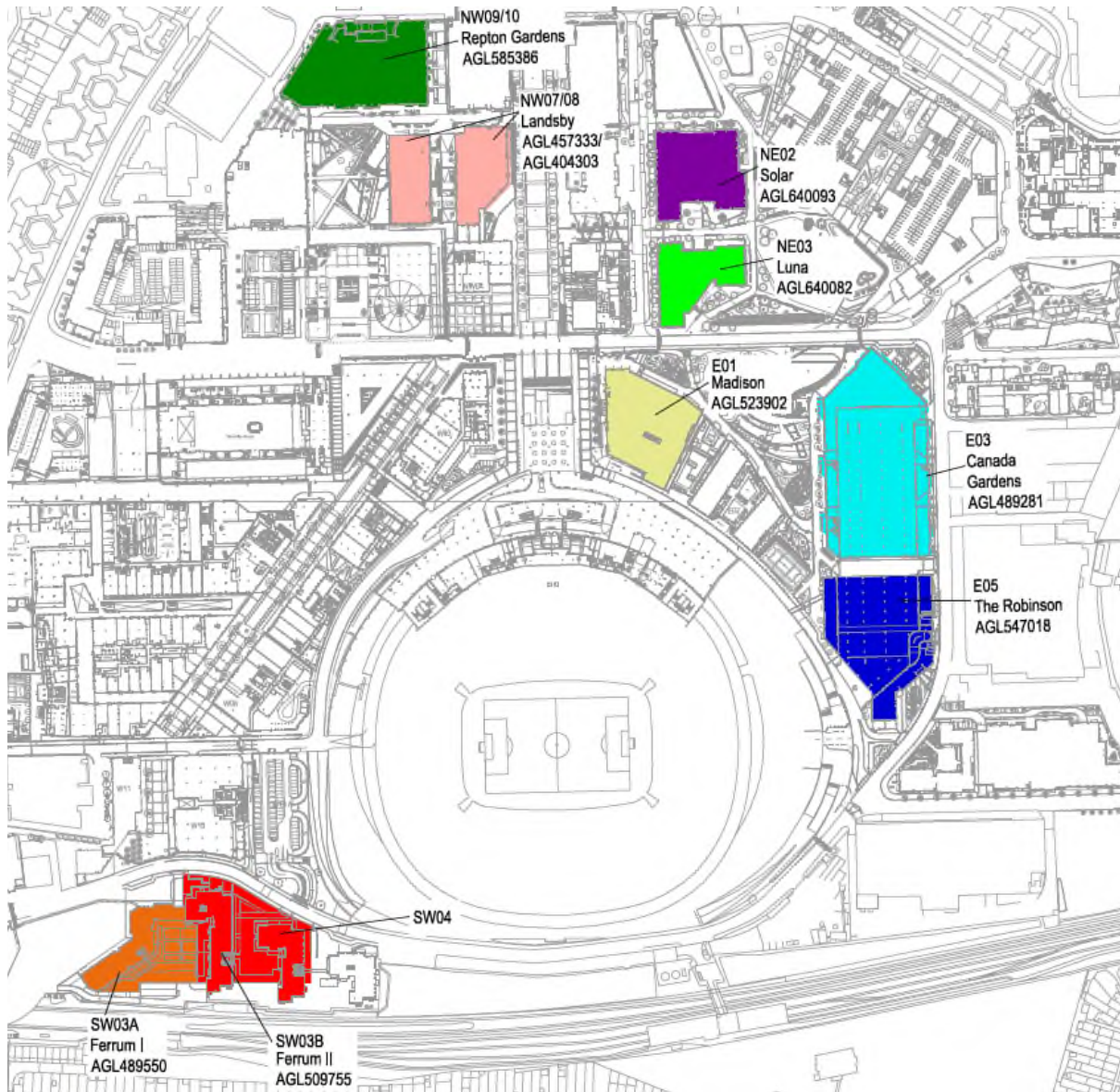
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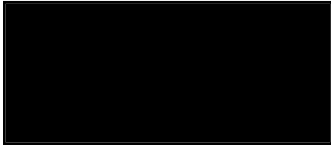
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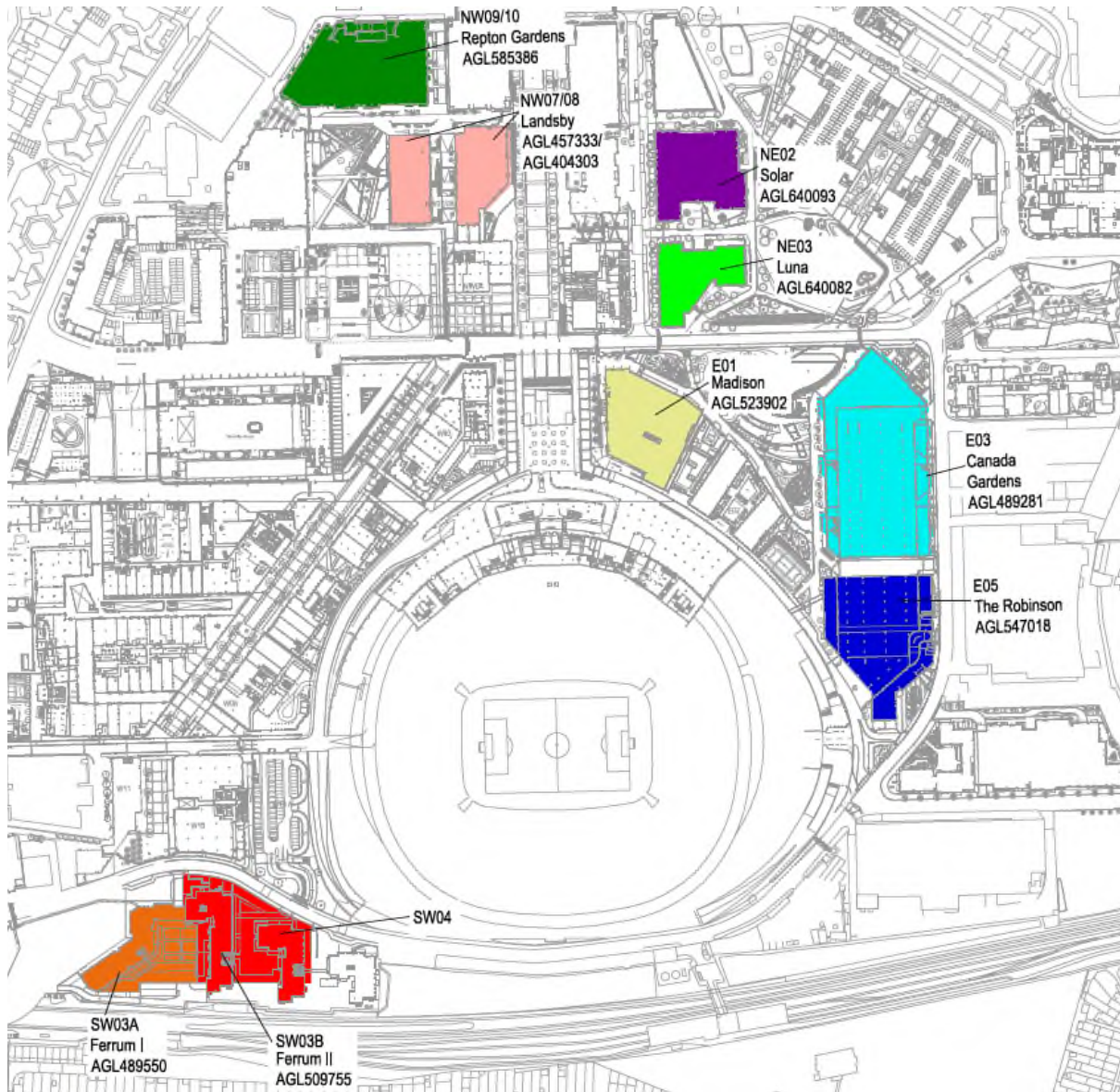
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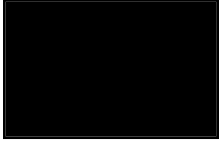
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If you breach the injunction again, we will be entitled to apply to the court to begin contempt of court proceedings against you.



**If you were found to be in contempt of court you could be sent to prison or fined.**

If you are in any doubts as to your legal position, then we suggest you seek legal advice.

Yours faithfully

**Quintain Living**

on behalf of QWR Properties SW03A Limited (the landlord of Ferrum, 40 South Way, Wembley Park)



# TRESPASSER WARNING NOTICE

**HIGH COURT CLAIM NO: KB-2024-002314**

**HIGH COURT INJUNCTION IN FORCE**

**NOTICE OF HIGH COURT ORDER DATED 15 JULY**

On 15 July 2024 an injunction was made by the High Court of Justice prohibiting anyone entering on or remaining on any part of the Quintain BTR estate without the consent of the owners, agents or any lawful occupier of the Quintain BTR Estate ("the Order")

This notice relates to the land known as the Quintain BTR Estate which is shown coloured in 19 different colours, each colour representing a different residential development, on the Plan below (the "Plan").

The Order prohibits:

1. Without the consent of the Claimants, their authorised agents or the lawful residents of the Quintain BTR Estate, or any other lawful right to be there, enter or remain upon any part of the Quintain BTR Estate.
2. Interfere with or cause damage to any part of the buildings within the Quintain BTR Estate including by breaking open or damaging any of the doors or disabling security mechanisms which regulate access and egress to the Quintain BTR Estate.

You must not do any of the above acts either yourself or by means of another person acting on your behalf, instructions or encouragement.

**You must not contravene the terms of the Order and if you do, you may be in contempt of Court and sent to prison, fined or have your assets seized.**

Any person affected by the Order may apply to the Court at any time to vary or discharge it but if they wish to do so they must inform the Claimants' solicitors by email to the address specified below 72 hours before making such application of the nature of such application and the basis for it.

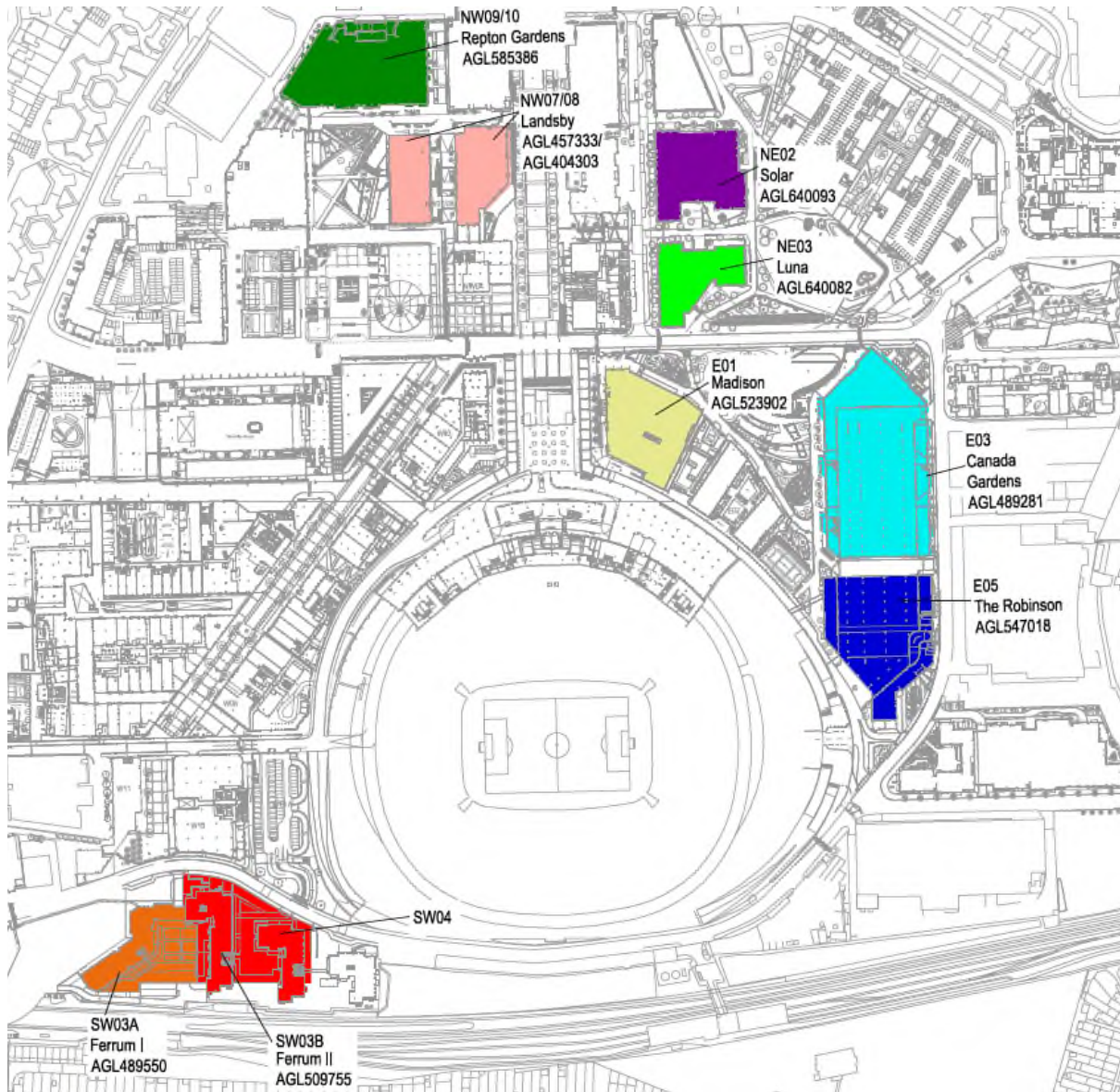
The Order will be reviewed at a hearing to be listed on the first open date after 1 December 2025. Details of the time and date of the hearing can be obtained from the Claimants' solicitors by email on the address specified below.

The Order, copies of the Claim Documents which relate to the Order and a note of the hearing on 14 July 2025 may be viewed by scanning the QR code or visiting the link below:

[www.quintain.co.uk/site-services/trespass-injunction](http://www.quintain.co.uk/site-services/trespass-injunction)



Copies may also be obtained from the onsite security and operational offices or by contacting Jeremy Stephen on 02078764225 or emailing [jeremy.stephen@clydeco.com](mailto:jeremy.stephen@clydeco.com) or [claudia.fletcher@clydeco.com](mailto:claudia.fletcher@clydeco.com) and citing reference JSP/10735461.





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**FW: Process server - Wembley HA9 area**

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**From** Labeeba Zia <LZia@quintainliving.com>

**Date** Mon 11/17/2025 2:07 PM

**To** Helen Lovett <HLovett@quintain.co.uk>

**LABEEBA ZIA**

Senior Legal Counsel

E: lzia@quintainliving.com

T: +447846 671 061

Quintainliving.com

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**From:** Rob <rob@ukis.uk.com>

**Sent:** 17 November 2025 13:51

**To:** Labeeba Zia <LZia@quintainliving.com>

**Subject:** RE: Process server - Wembley HA9 area

Hi Labeeba

Please find attached a more detailed summary:

With regards to [REDACTED] on Friday evening, the 14th November at 8pm. This address was found to be that of a block of 18 flats owned by the local council. I made enquiries at a couple of flats but unfortunately, nobody knew the subject.

With regards to [REDACTED] at 7.30pm. Here the door was answered by his 14/15 year old brother who said he was out. He was very stropky and did not want to assist any further. Under the circumstances, I left the address and returned on Saturday at 8.30am. Here again the door was answered by the brother. He again said that the subject was not in and he was visiting his cousin. I asked him for his brother's mobile number, to which he stated that he did not have it. I left my name and number with him to pass on to the brother. As I failed to receive a response, I made a further visit to the address on Sunday at 11.10am. Here again the door was answered by the brother, who again stated that the subject was not in. Under the circumstances, I effected letterbox service of the letter, which was in a sealed envelope. As I was walking away, the brother opened the front door and shouted out to me "what's it all about". I told him it was a private matter his brother had to deal with.

With regards to [REDACTED] on Saturday at 10am. This was found to be that of a large privately-owned, semi-detached house in a rundown condition. Here I was unable to obtain a reply and therefore spoke to the immediate neighbours. The neighbours informed me that they did not know who lived at the address and did not know the subject. However, the neighbours stated that the occupiers never answer the door to anyone. I left the address and returned on Saturday afternoon at 1.45pm. Here again I was unable to obtain a

reply. On Sunday at 9.40am I made a third visit to the address without obtaining a reply. Under the circumstances, I effected letterbox service.

With regards to [REDACTED] on Saturday at 9.45am. This address was found to be that of a flat owned by the local council and in a rundown condition. As I was unable to obtain a reply, I inserted a note through the letterbox asking the subject to call me. As I failed to receive a response, I made a second visit on Saturday afternoon at 1.25pm. Here again I was unable to obtain a reply. On this occasion I spoke to the immediate neighbour at number 4 who informed me that she did not know the subject and thought that number 5 was empty. I therefore left the address and returned on Sunday morning, the 16th November at 9.25am. Here again I was unable to obtain a reply and therefore, effected letterbox service of both letters in separate envelopes.

With regards to [REDACTED] on Saturday at 9.45am. This address was found to be that of a flat in a rundown condition and owned by the local council. Here I was unable to obtain a reply and therefore, made enquiries with the immediate neighbour. Unfortunately, the neighbour did not know the debtor and did not know who lived at 23. I therefore left a written note through the letterbox asking the occupier to call me. As I failed to receive a response, I made a second visit on Saturday afternoon at 1.20pm. Here again I was unable to obtain a reply. On Sunday, the 16th November at 9.20am I made a third visit to the address. Although I clearly heard somebody inside the flat, I was unable to obtain a reply. I therefore effected letterbox service.

With regards to [REDACTED] on Saturday, the 15th November at 9.20am. This address was found to be that of a privately-owned, semi detached house in a rundown condition. Here I was unable to obtain a reply and therefore inserted a note through the letterbox asking the occupier to call me. As I failed to receive a response, I made a second visit on Saturday afternoon at 1pm. Here again I was unable to obtain a reply and the property gave me the impression that it was unoccupied. On Sunday, the 16th November at 9am I made a third visit to the address without obtaining a reply. On this occasion I effected letterbox service of the letter. Under the circumstances.

Can you please let me know what you would like me to do with [REDACTED]

Kind regards

Rob Farrell  
UK Investigation Services Ltd  
Office 17 Boundary Road Business Centre  
Boundary Road  
Lytham St Annes  
Lancashire  
FY8 5LT

07534 462322

On Mon Nov 17 2025 10:49:46 GMT+0000 (Greenwich Mean Time), Rob  
<[rob@ukis.uk.com](mailto:rob@ukis.uk.com)> wrote:

Hi Labeeba

We do tracing, our standard fee for an address trace is £45+vat, we do not charge if we do not find an address



# Accident/Incident Investigation Form

Please tick applicable Business Group (BG)

☐ (WP) Wembley Park

☒ (QL) Quintain Living

Reference number (Quintain Living/Landsby/Date (14/03/2025) – 18:21)

Quintain Living/Ferrum/07/11/2025 – 18:41

1. Date and time of Accident/incident:

07/11/2025, first reported at 18:41

2. Precise location of Accident or Incident:

White Horse Square Entrance

3. Who Is involved in the Accident or Incident?

☐ Member of Public

☐ Contractor(s)

☐ Resident

☐ Staff

☒ Other

Trespassers

4. Is this an Accident or Incident?

<input type="checkbox"/> Accident	<input checked="" type="checkbox"/> Incident
<input type="checkbox"/> Personal Injury	<input type="checkbox"/> Personal Injury
<input type="checkbox"/> Traffic	<input checked="" type="checkbox"/> Trespasser
<input type="checkbox"/> Medical/Illness	<input type="checkbox"/> Traffic
<input type="checkbox"/> Public Disorder	<input type="checkbox"/> Medical/Illness
<input type="checkbox"/> Structural Damage	<input type="checkbox"/> Public Disorder
<input type="checkbox"/> Near Miss	<input type="checkbox"/> Structural Damage
<input type="checkbox"/> Other	<input type="checkbox"/> Near Miss
	<input type="checkbox"/> Other

# Accident/Incident Investigation Form

Please provide further information of the Accident or Incident (description)	<p>18:40: Trespassers were seen entering the building – tailgating. A group of 5 individuals (1 boy, 4 girls), then another 3 entered (1 boy, 2 girls). All entered the lift to go to the roof top.</p> <p>18:41: Trespassing group chat was informed</p> <p>18:42: Police were called. I attempted to give the intel reference, but they said it would not be linked. I was advised they would be arriving in 1 hour despite mentioning that we have an injunction and they are repeat trespassers.</p> <p>18:55: Fire Marshal arrived to go to the trespassers. As he escorted 2 in the lift downstairs, some hid and went down the stairs.</p> <p>19:05: Police arrived on scene and found the remaining trespassers. They took down details of the trespassers.</p> <p>19:42: Police left the scene (with 1 of the females) and said to reference the CAD number if any of the individuals are seen on site again.</p>
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## 5. Are the Emergency services required?

<input checked="" type="checkbox"/> Police <input type="checkbox"/> Ambulance <input type="checkbox"/> Fire	Additional information: Fire marshal arrived on scene, then followed by police at 19:05.
Person(s) who contacted emergency services? <b>Anne-Julie Da Gama</b>	Crime/Incident reference number <b>CAD7071/7Nov25</b>
Time on site: <b>19:05</b>	Time off site: <b>19:45</b>

## (SECTION 6 & 7 TO BE COMPLETED ONLY BY H&S TEAM)

<p>6. Is this reportable under RIDDOR regulations?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>7. If yes, have the HSE been notified?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

# Accident/Incident Investigation Form

## 8. Details of person(s) involved:

☐ Mr ☐ Mrs ☐ Miss ☐ Ms

Victims Name:
Address:
Post-code:
Contact Name:
Telephone Number:

Name
Address:
Post-code:
Contact Name:
Telephone Number:

## 9. Were there any witnesses to the Accident/incident?

☒ Yes

☐ No

If yes, please provide further information (name and contact details): <b>Witness 1</b>	<b>Fire Marshal - Abdishakur</b>
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If Yes, please provide further information (name and contact details): <b>Witness 2</b>	
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## 10. Weather conditions:

<b>Indoors and outside (night and drizzling intermittently)</b>
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# Accident/Incident Investigation Form

## 11. Lighting conditions:

- ☐ Very Good
- ☐ Good
- ☐ Poor
- ☐ Unacceptable
- ☐ Other

If you selected other, please provide further information	Good lighting indoors, dark outside on the rooftop
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## 12. Was anyone informed of the issue at the time or soon after the Accident/Incident so that remedial action could be taken?

- ☒ Yes
- ☐ No

If yes, please provide further information	Gareth Bone – Regional Operations Manager
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## 13. Declaration

Signed (person investigating Accident/Incident):	Anne-Julie Da Gama
Position	Resident Associate
Date	7/11/25

## 14. Individual/Department circulation

Please confirm who this form has been distributed to? (Please list names)

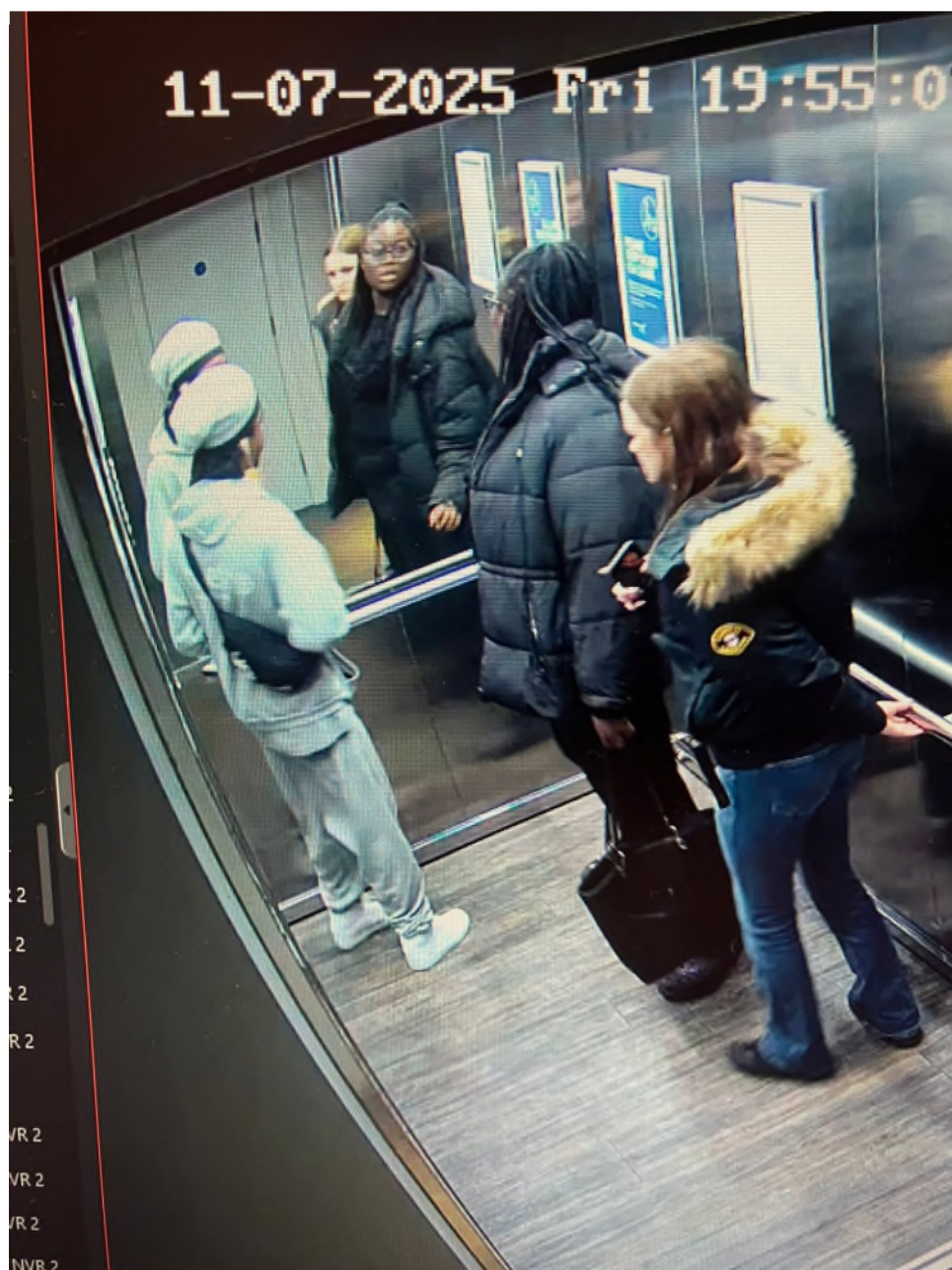
Mandatory to be sent to; <ul style="list-style-type: none"> <li><a href="mailto:safety@quintainliving.com">safety@quintainliving.com</a></li> </ul> Additional names to be listed (line manager); <ul style="list-style-type: none"> <li></li> </ul>
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# Accident/Incident Investigation Form

ECR USE ONLY

Is there CCTV of Accident /Incident?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Location of Camera:	
Camera number:	
Date of footage:	
Footage start Time:	
Footage end Time:	
Has CCTV of Accident /Incident been saved?	<input type="checkbox"/> Yes <input type="checkbox"/> No
CCTV Operative name:	






**METROPOLITAN  
POLICE**

Working together for a safer London

## Request for Information and Response form (310)

### Purpose

This form **must** be used for requesting information from the Metropolitan Police, and the only form to record the response. The legislation and procedures are found in the Information Sharing Protocol. Please appreciate that this form will be rejected if not completed correctly.

### Person applying for the information

Name	Gareth Bone	
Position	Regional Operations Manager	
Dept	Operations	
Organisation	Quintain	
Address	19 Rutherford, Wembley Road, HA9 0BG	
Telephone numbers	Landline	07557 823673
	Mobile	07557 823673
Email address	Gbone@quintainliving.com	
Date form completed	03/11/25	
Relevant Reference Number	CAD 7071/7NOV2025	

### Under what authority are you asking for this information?

Legislation being used	Yes or No
To prevent crime, to protect vulnerable members of the community or support the Safety Strategy. <b>Section 115 Crime and Disorder Act 1998</b>	
For reasons of National Security. <b>Section 28 Data Protection Act 2018</b>	
To detect crime, apprehend or prosecute offenders. <b>Section 10(1)(2)(3)(4) Data Protection Act 2018</b>	
Summary of visits to the premises as a result of complaints, relevant incidents witnessed by Partner representatives and details of relevant criminal convictions directly related to the property. <b>Housing Act 1985, Housing Act 1996 or Homeless Act 2002</b>	
Enquiries about any child in their area who they have reason to believe may be at risk of significant harm. <b>Sections 17 &amp; 47 of the Children Act 1989</b>	
Disclosure of personal information without consent may be justified in the public interest where failure to do so may expose the person or others to risk of death or serious harm. <b>NHS and Community Care Act 1990: Mental Health (Patients in the Community) Act 1995 Health and Social Care Act 2001</b>	
<b>Schedule 2, Part 1, paragraph 5(3)(a), Data Protection Act 2018</b>	YES

**What information do you need?** (Person, address, vehicle etc)

Information must be requested / provided using a secure email network.

Names (plus responsible adult name if under aged), Addresses, Body-Cam footage of incident.

Secure cloud-based SharePoint can be provided for video footage once confirmation is received.

### What is it you intend to do with this information?

*Quintain is the owner of residential property subject to repeated incidents of trespassing. An injunction has been granted by the court in our favour against "persons unknown" to prevent such trespass.*

*In light of this, Quintain requests access to personal data (e.g. CCTV footage, names, or other identifiers) of individuals who have been found on the premises in breach of this injunction. This data is requested solely for the purpose of:*

- *Identifying breaches of the court order,*
- *Pursuing legal remedies, including contempt of court proceedings, and*
- *Ensuring the continued protection of the property and the safety of residents by restricting access to trespassers.*

Intel Reference: 01/6211711/25  
High Court Claim NO: KB-2-25-002314  
Enforcement date: 15<sup>th</sup> July 2025

### Consent of others (the other person is known as the data subject)

#### Will the investigation or project be compromised if written consent is sought from the subject of the information?

Please just state either yes or no and your reason(s).

To my understanding, consent is not required.

Each access point to the development is clearly marked with a trespasser warning notice. These notices set out the key information and confirm that a High Court injunction is in place, prohibiting any person from entering or remaining on any part of the Quintain BTR estate without the consent of the owners, their agents, or any lawful occupier.

A copy of this warning can be located online at:  
[www.quintain.co.uk/site-service/trespass-injunction](http://www.quintain.co.uk/site-service/trespass-injunction)

**If the situation is that consent of the data subject can be obtained without compromise to the investigation please record below the following:**

Has the consent of the Data subject been obtained, Yes or No?	NO
Has the consent from the Data subject been attached, Yes or No?	NO
If it is not attached please provide details of where a record of the person's consent is held. For example, it could be recorded somewhere suitable such as on an email, in a statement or in a pocketbook or notebook.	
<p>There is no breach of the UK GDPR. Quintain Living holds a civil injunction issued by the High Court (reference provided above). The individual in question is considered a trespasser and is in contempt of court when acting in breach of this injunction. The data being requested is therefore justified under <b>Schedule 2, Part 1, paragraph 5 of the Data Protection Act 2018</b>.</p> <p>This data is requested solely for the purposes of:</p> <ul style="list-style-type: none"> <li>• Identifying breaches of the court order,</li> <li>• Pursuing appropriate legal remedies, including contempt of court proceedings, and</li> <li>• Ensuring the ongoing protection of the property and the safety of residents by preventing access by trespassers.</li> </ul>	

## The Designated Officer requesting the information

Designated Officers must retain an electronic copy of the form for audit / disclosure purposes. All information received or provided is subject to the Data Protection Act 2018, Human Rights Act 1998 and the Common Law duty of Confidentiality.

Name	Gareth Bone
Position	Regional Operations Manager
Dept	Operations
Organisation	Quintain
Address	19 Rutherford Way, Wembley Park, HA9 0BG



Telephone numbers	Landline	07557 823673
	Mobile	07557 823673
Email address	gbone@quintainliving.com	
Relevant reference number	CAD 7071/7NOV2025	
Date form received	04/11/25	
Date request sent	04/11/25	
I confirm I am a Designated officer authorised by my Organisation under the Information Sharing Protocol to make this request.		
<b>Gareth Bone</b>		

### The Designated officer giving or refusing to give the information requested

Name		
Position		
Dept		
Organisation		
Address		
Telephone numbers	Landline	
	Mobile	
Email address		
Relevant reference number		
Date information requested		
I confirm I am a Designated officer authorised by my Organisation under the Information Sharing Protocol to respond to the request.		
Date information provided or declined		
If the request is declined please give the reason(s).		

### Management of the information

#### Guidance

- The organisation disclosing the information retains ownership of all data disclosed.
- The information disclosed to you must only be used for the purpose for which you originally requested it and must not be further disclosed without permission from a designated officer.
- Information must be retained within a secure environment.
- You must prevent unauthorised access to the data by retaining it within a secure area.



Official

- You must destroy the data once it has served the purpose for which it was supplied.
- All disclosures need to be destroyed after six months unless otherwise defined.

**The information being provided.**

You can either enter the details into the box below and / or refer to any attached documents.

**[REDACTED]**

**[REDACTED]**

**[REDACTED]**

**[REDACTED]**

**[REDACTED]**

GB Note: 13/11: Warren provided this in an email thread. I attached it to the form I sent.

Official

