

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

ORDER FOR AN INJUNCTION

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:

Building Name	Postal Addresses
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.

- 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.
 - 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.
 - 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 and 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

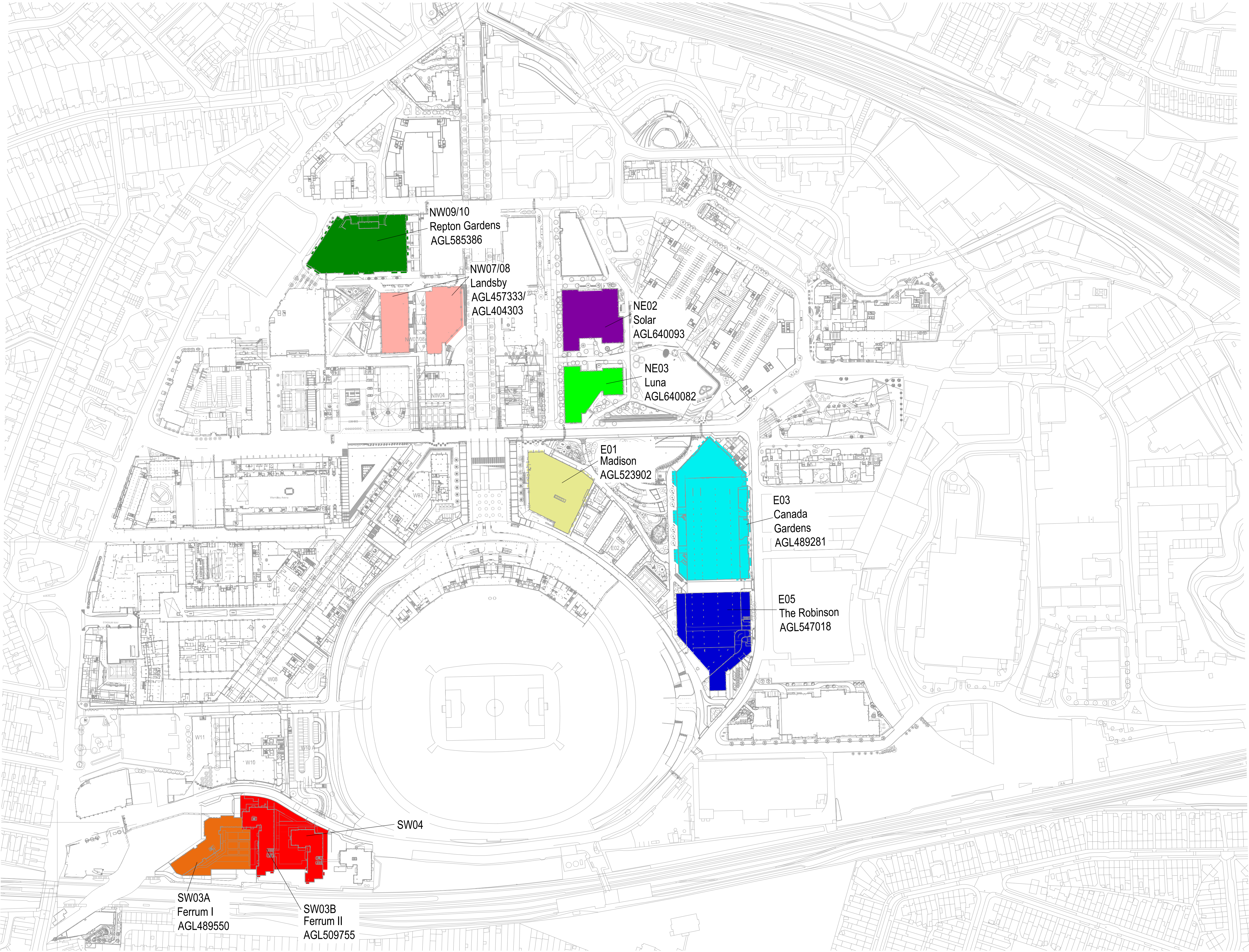
Bank Holidays). The telephone number is 020 7947 6000

Schedule 1 – Plans showing Injunction Property

Schedule 2 – Plan showing entrances where documents will be affixed

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.



1. KEY:

PLOT REFERENCE & BUILDING NAMES

NW07/08 Landsby:
AGL457333

NW09/10 - Repton Gardens:
AGL585386

E01/02 Madison:
AGL523902

E03 Canada Gardens:
AGL489281

E05 The Robinson:
AGL547018

SW03A Ferrum (Fe1):
AGL489550

SW03B Ferrum (Fe2 and Fe3):
AGL509755

NE02 - Solar
AGL640093

NE03 - Luna
AGL640082

Rev

Date

By

Comments

Checked

P01

24/06/2025

JW

PRELIMINARY ISSUE FOR COMMENTS

LP

P02

02/05/2025

JW

UPDATED FOLLOWING COMMENTS

LP

P03

09/05/2025

JW

UPDATED FOLLOWING COMMENTS

LP

P04

13/06/2025

JW

UPDATED FOLLOWING COMMENTS

LP

P05

14/07/2025

JW

UPDATED FOLLOWING COMMENTS

LP

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40

100m

PRELIMINARY

DO NOT SCALE OFF THIS DRAWING

This scheme is subject to town planning and all other necessary consents.

Boundaries, area and levels where given are only approximate and subject to all surveys, all dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured landmarks only are to be taken from this drawing.

This drawing is to be used in conjunction with all relevant consultants and / or specialist drawings, documents and any discrepancies or variations are to be reported to the architect before the affected work commences.

Magnetic fields does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of the content of these files for any purpose is at your own risk. Discrepancies should always be made to the hard copy which is superior to the digital version. No documents provided to you are to be used in part or all of this data without your responsibility and reference to previous versions. We will make every effort to ensure that it is accurate for release, we cannot guarantee that it does not contain any.

leslie jones
architecture

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London
W10 3AD

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Facsimile: 020 7255 6700
Email: sorini@lesliejones.co.uk

Client

QUINTAIN Ltd.

Job Title

WEMBLEY

Drawing Title

QUINTAIN OWNERSHIP
BOUNDARY FREEHOLD
& RESIDENTIAL LEASE
PLOTS

Scale @ A1

Date

Drawn

Checked / Date

1:2000

APR' 2025

JW

LP

Job No.

Drawing No.

Revision

3

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LANDSBY



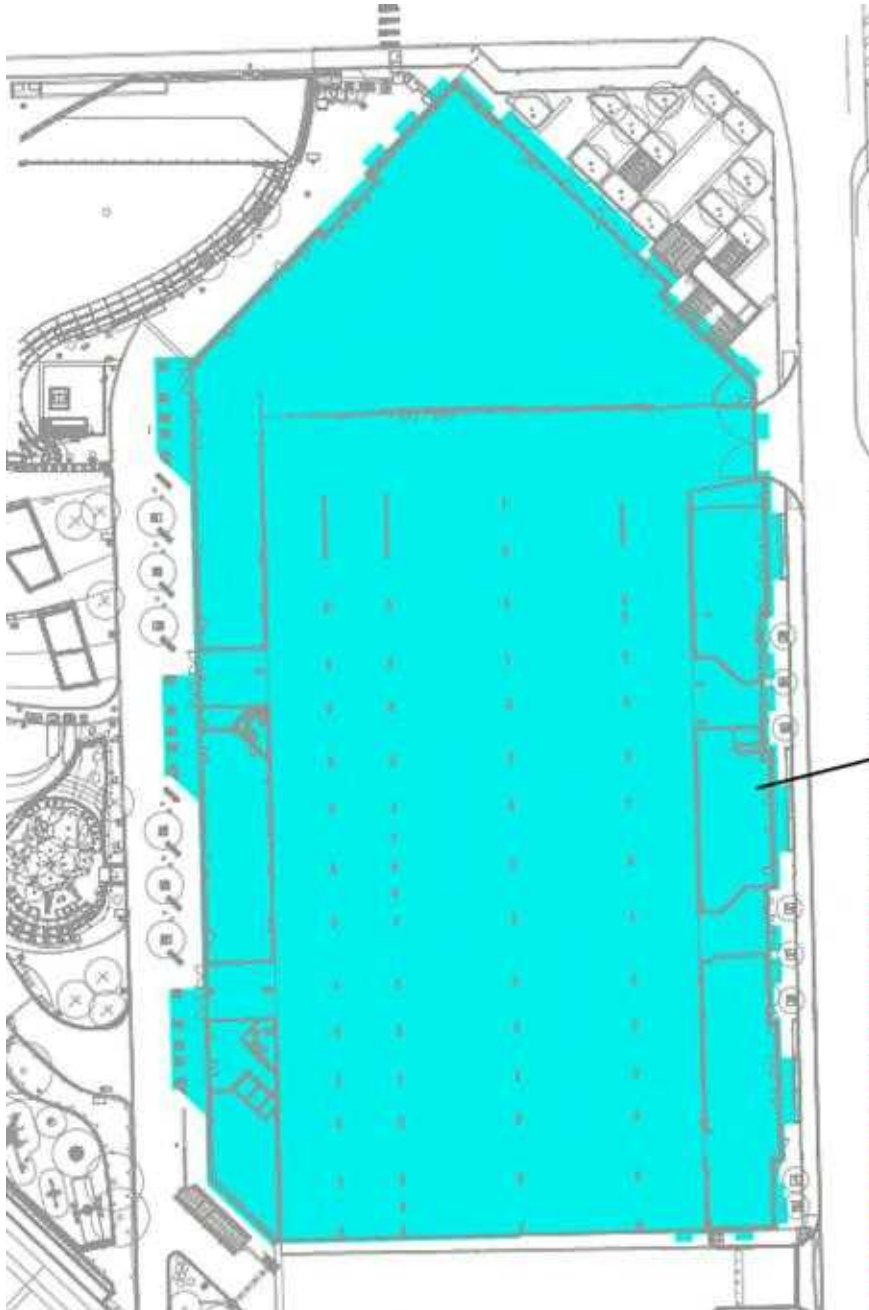
REPTON GARDENS



MADISON



CANADA GARDENS



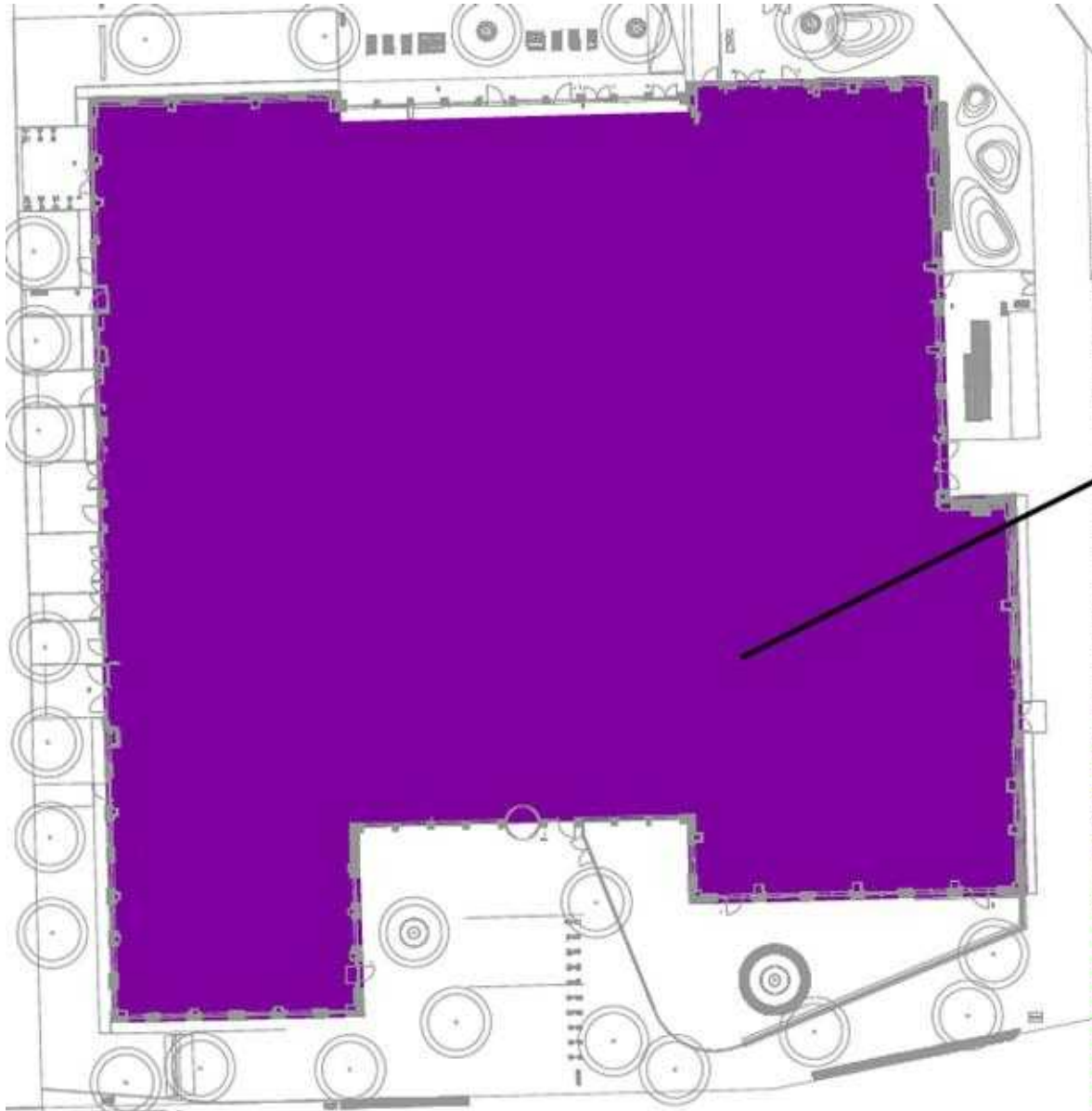
THE ROBINSON



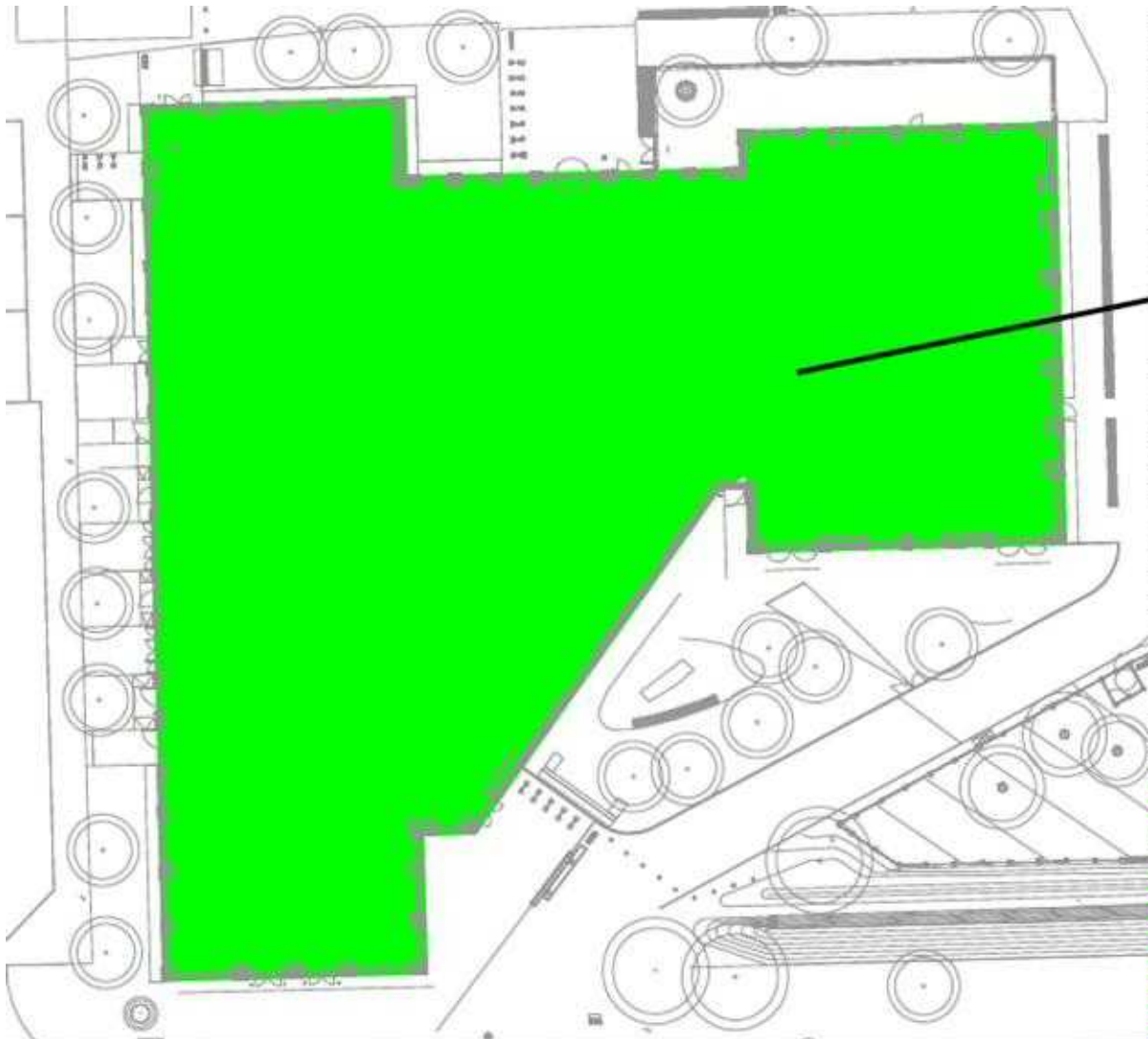
FERRUM I AND FERRUM II & III



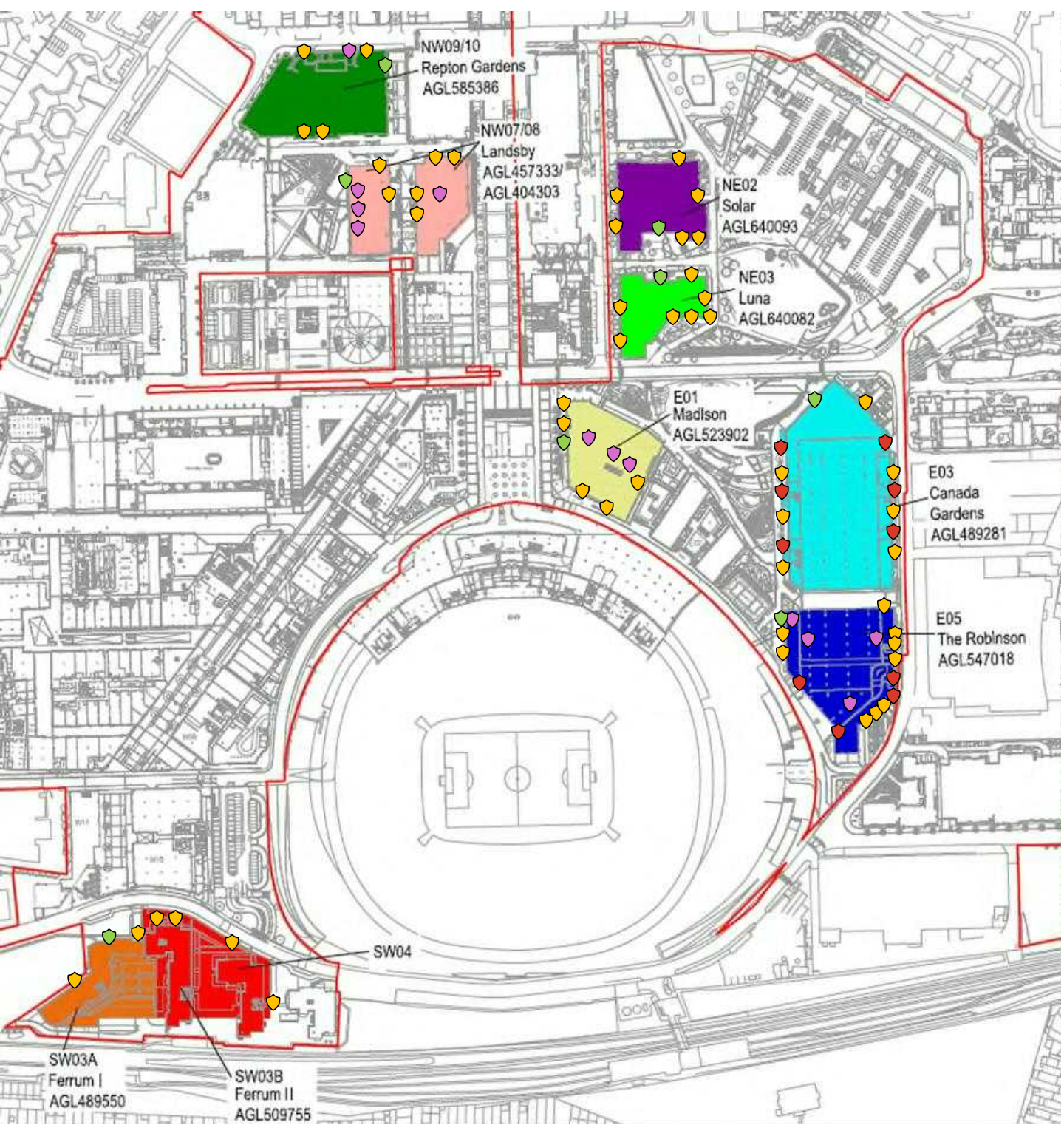
SOLAR



LUNA



Trespassing Access Points: Notice locations



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