

KINGS BENCH DIVISION

Before David Pittaway KC (sitting as a Deputy Judge of the High Court)12 December 2025

BETWEEN:

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



Claimants

-and-

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

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 it 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 HHJ Howells (sitting as a Deputy High Court Judge) having granted an interim injunction by order dated 15 July 2025 (the "Howells Order")

AND UPON the court listing a hearing to consider the continuation of the Initial Injunction on 12 December 2025

AND UPON the Claimants applying for Summary Judgment by Application Notice dated 27 November 2025 ("the Summary Judgment Application")

AND UPON HEARING Leading Counsel for the Claimants and there being no appearance for the Defendants

AND UPON READING the witness statements of Sarah Birchley and Gareth Bone dated 1 July 2025 and the further witness statements of Gareth Bone dated 11 July 2025, 27 November 2025 and 9 December 2025

AND UPON the Claimants giving the undertakings set out in Schedule 2 to this Order

AND UPON the Court being satisfied that proper notification has been effected of the Howells Order, the Summary Judgment Application and evidence in support pursuant to paragraphs 5 to 7 of the Howells Order

AND UPON the Court reviewing the Howells Order and being satisfied that there has been no material change in circumstances warranting amendments to the relief granted in the Howells Order and that there continues to be a real and imminent threat which justifies continuation of the injunctive relief

AND UPON the Court being satisfied that the Claimants are entitled to a final injunction on a summary judgment basis

AND UPON the Court being satisfied that the grounds for Summary Judgment set out in CPR 24.3 (a) and (b) are met

AND UPON service having been dispensed with by the Howells Order pursuant to CPR 6.16, 6.28 and 81.4(2)(c)

AND UPON provision having been made in paragraphs 3-8 of this Order pursuant to the guidance in Wolverhampton CC v London Gypsies & Travellers [2023] UKSC 47 for further notification of this Order and other documents in these proceedings, which shall be valid to effect service on the Defendants pursuant to CPR 6.15 and 6.27 and CPR 81.4(d)

AND UPON the following terms having the following meaning in this Order:

(1) the “Quintain BTR Estate” the land and buildings referred to in the Claim Form being the land in respect of which the respective Claimants hold the 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
Lunar	4 Marley Street, Wembley, HA9 0EN

IT IS ORDERED THAT:

1. Subject to the annual review set out in paragraph 9 below, for a period of 5 years expiring on 12 December 2030 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. Pursuant to the guidance in *Wolverhampton CC v London Gypsies & Travellers* [2024] 2 WLR 45, any future documents in these proceedings shall be notified to Persons Unknown by the Claimant carrying out each of the following steps:

 - a. Uploading a copy onto the following website: <https://www.quintain.co.uk/site-services/trespass-injunction>.
 - b. Affixing a notice of A4 size in a prominent position on the main 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 shield on the plan at Schedule 1 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.

4. 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: <https://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 main 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 1 of this Order.
 - c. Affixing a warning notice of A4 size at those locations marked with a shield on the plan at Schedule 1 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.
5. In respect of paragraphs 3 and 4 above, effective notification will be deemed to have taken place on the date on which all of the relevant steps have been carried out.
6. For the avoidance of doubt, in respect of the steps referred to at paragraphs 3(b) and 4(b) – (c), effective notification will be deemed to have taken place when those documents are first affixed regardless of whether they are subsequently removed.

FURTHER DIRECTIONS

7. There shall be or around the anniversary of this Order subject to Court availability for as long as this Order is in force, a hearing to review this final Injunction Order with a time estimate of 2.5 hours plus reading time (the “Review Hearing”). The Claimants shall liaise with the Court to list any such hearings and notify the Defendants of the notice of hearing as soon as practicable in accordance with paragraph 9 above.
8. The Claimants shall have permission to file and serve any further evidence which they wish to rely upon at the Review Hearing not less than 14 days before the review hearing.
9. The Claimants are to file the bundle for any review hearing not less than 7 days before the date of any review hearing.
10. The Claimants and any Defendants must file with the Court, and exchange to the extent that there are any named Defendants joined to the claim, skeleton arguments along with a bundle of authorities not less than 3 days before the date of any review hearing.
11. Any person who claims to be affected by this Order and wishes to apply to vary or discharge this Order or be heard at any Review hearing, shall apply for permission to be heard by no later than 7 days before the hearing and must provide the Claimant’s 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 to the Claimants and to the Court, together with any evidence relied upon no later than 7 days before the hearing date 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.

12. If so advised, the Claimant shall have permission to file evidence in response to any evidence filed by persons under paragraph 11 above by no less than 3 days before the hearing date.
13. 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

14. Liberty to apply.
15. No order for costs.

COMMUNICATIONS WITH THE CLAIMANTS

16. 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

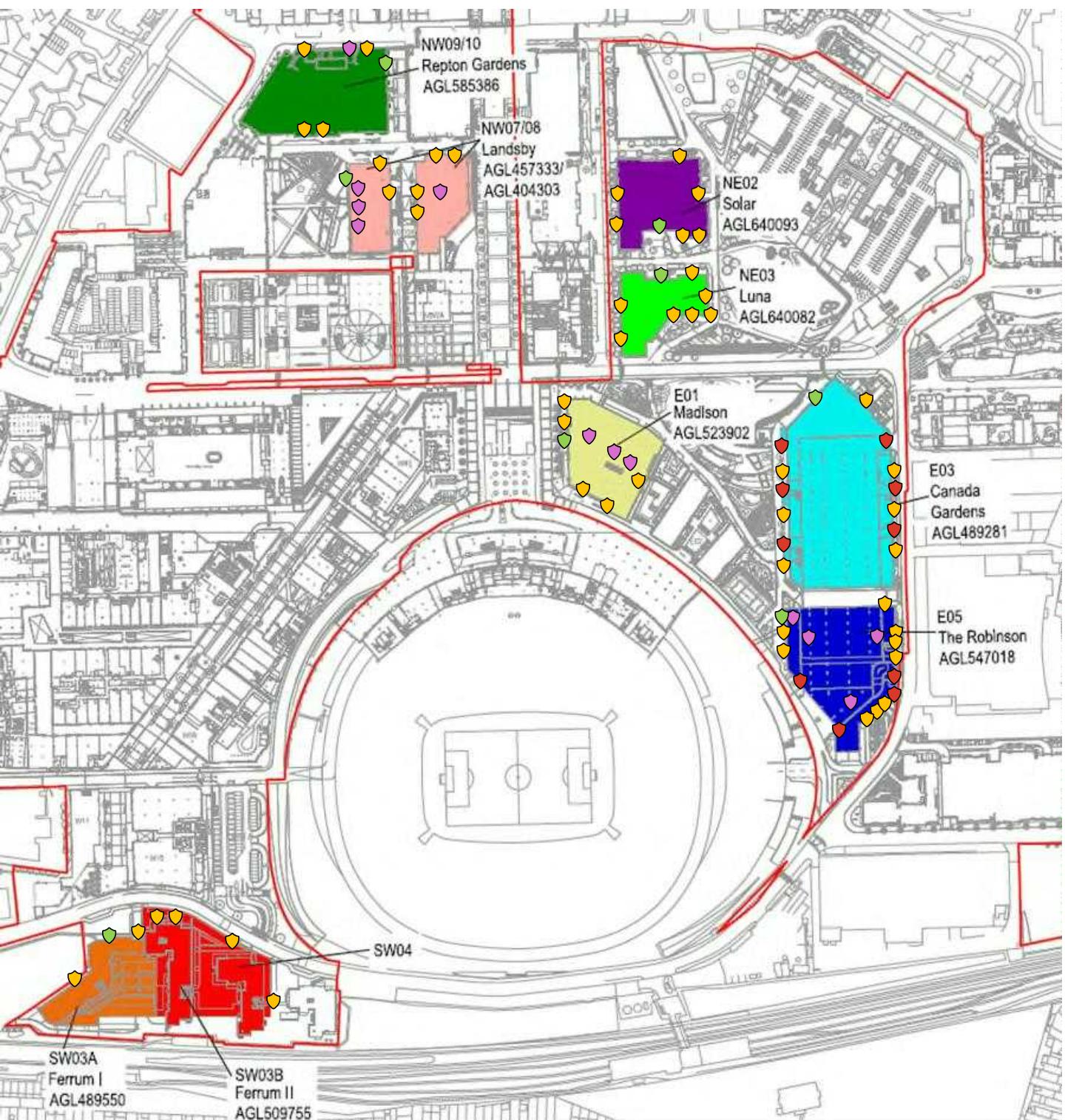
8. All communications to the Court about this Order should be sent to:

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

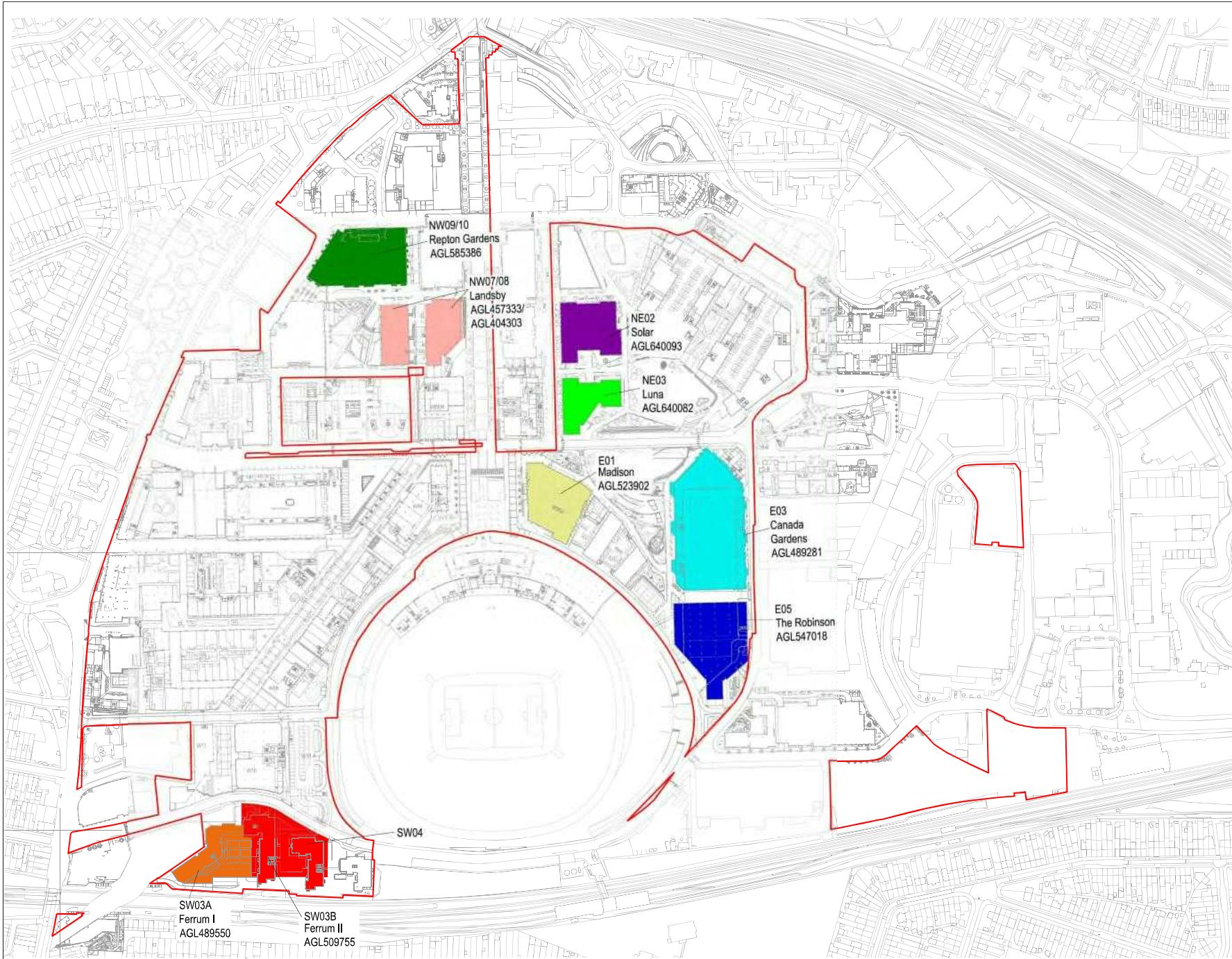
The offices are open between 10.00 a.m. and 4.30 p.m. Monday to Friday (except Bank Holidays). The telephone number is 020 3936 8957

Schedule 1 - Plan

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)



Ref	Plot	Building	Owner	Comments
Ref 100001	Plot 1	Building 1	Owner 1	Comment 1
Ref 100002	Plot 2	Building 2	Owner 2	Comment 2
Ref 100003	Plot 3	Building 3	Owner 3	Comment 3
Ref 100004	Plot 4	Building 4	Owner 4	Comment 4



0 20 40 100m

PRELIMINARY

DO NOT SCALE OFF THIS DRAWING

This is a preliminary drawing and is not to be used for any surveying or legal purposes. It is intended for use in conjunction with the final survey and any necessary legal documents. It is not to be scaled off.

leslie jones
architecture

54-56 Grosvenor Studio
10 Grosvenor Gardens
London SW1W 0DU
T: 020 7235 2100
F: 020 7235 2100
E: info@ljarchitects.co.uk

QUINTAIN Ltd.

WEIMBLEY

QUINTAIN OWNERSHIP
BOUNDARY FREEHOLD &
RESIDENTIAL LEASEHOLD
PLOTS

Scale: 1:2000 Date: APR 2025 Owner: LP
Drawing Ref: 9.4.4.4.1.1.0.312.4.6.0 P.0.0

2. AREAS
QUINTAIN FREEHOLD OWNERSHIP LINE

LANDSBY



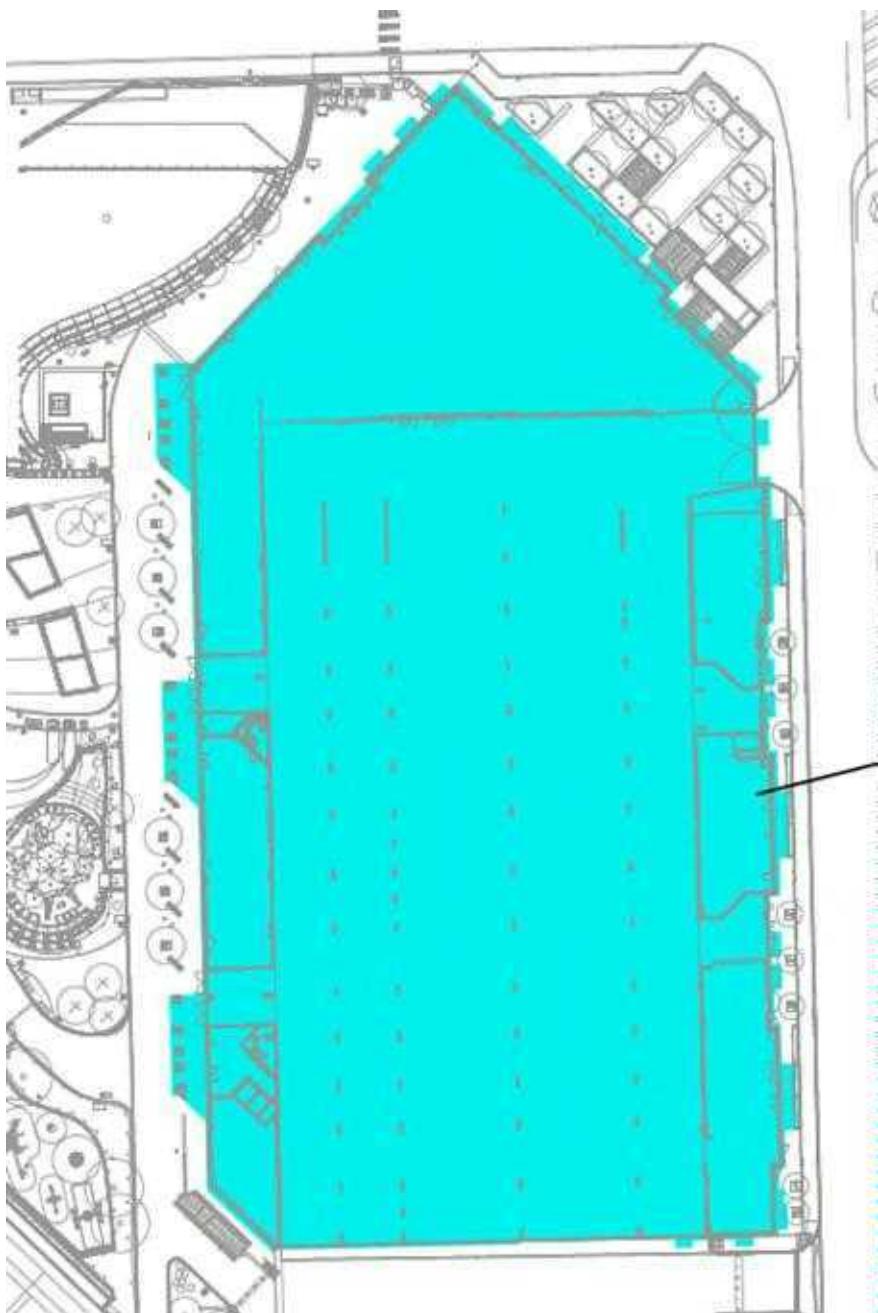
REPTON GARDENS



MADISON



CANADA GARDENS



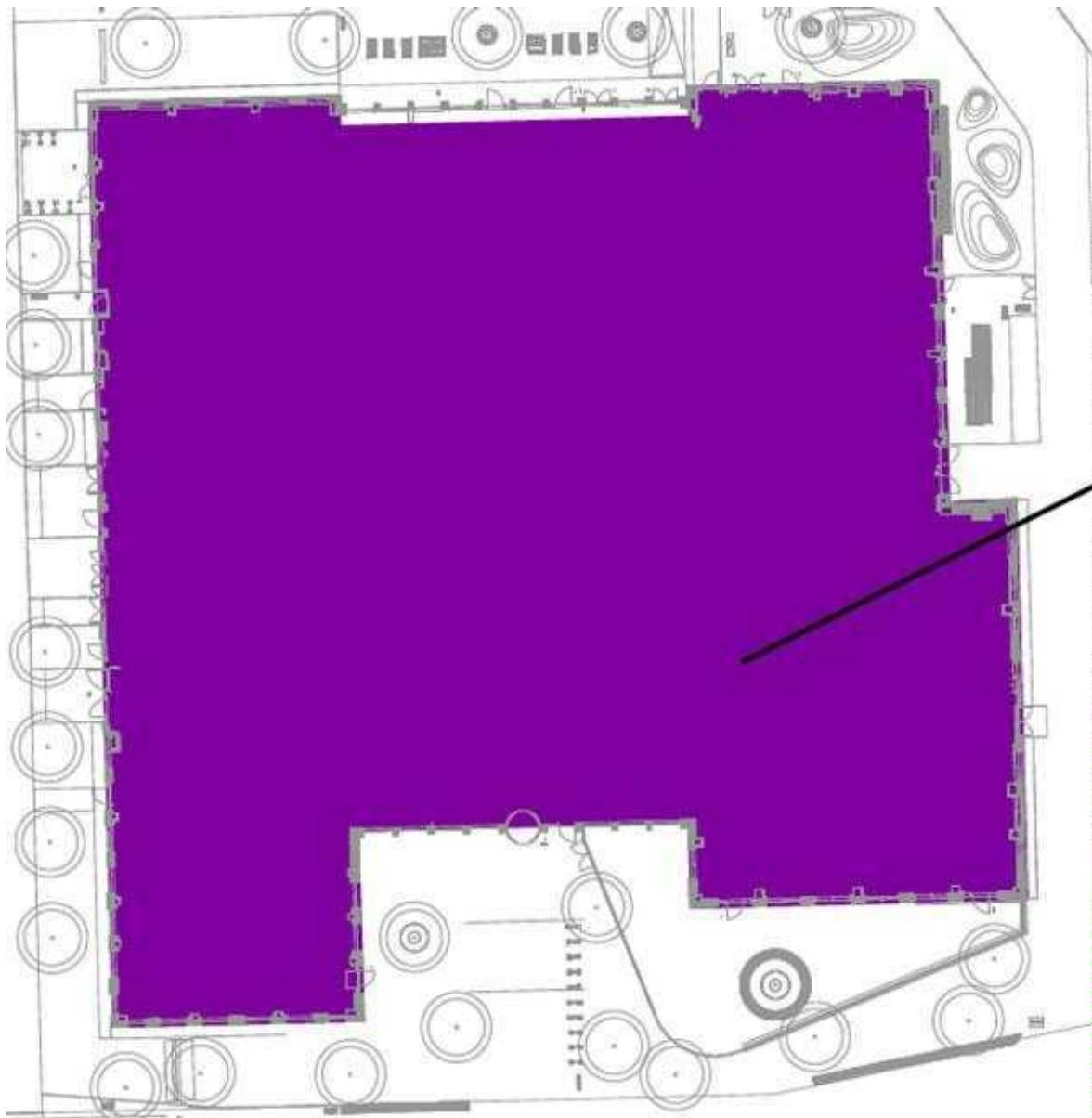
THE ROBINSON



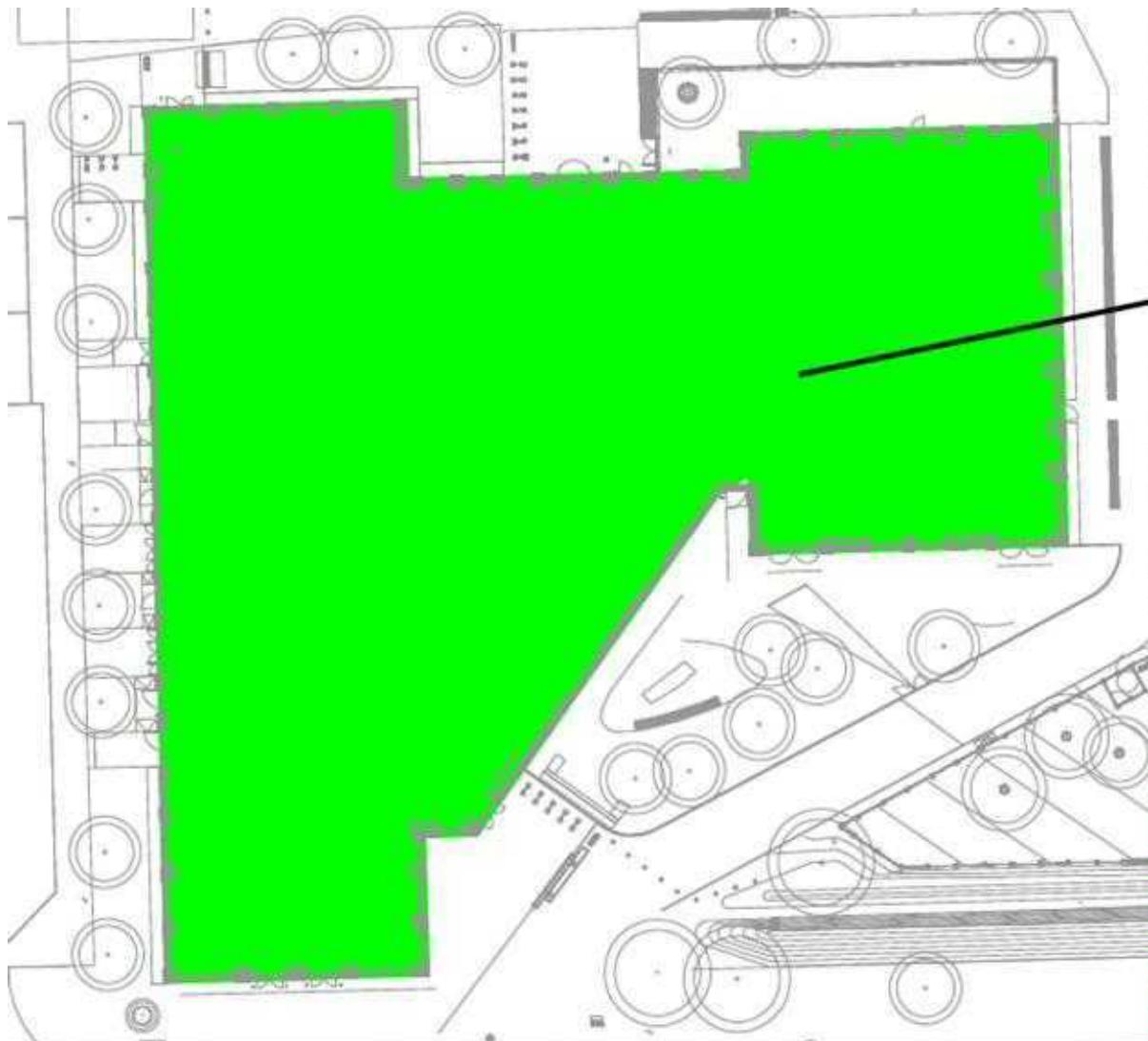
FERRUM I AND FERRUM II & III



SOLAR



LUNA



Schedule 2 - 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.