

IN THE HIGH COURT OF JUSTICE
KINGS BENCH DIVISION

Claim No: KB-2025 -002314

Fourth Statement

9 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

Defendants

FOURTH WITNESS STATEMENT OF GARETH BONE

I, Gareth Bone, of 180 Great Portland Street, London W1W 5QZ, say as follows:

1. This is my fourth statement in support of the Claimants' applications for relief against the Defendants. In this statement I confirm certain matters around notice of the Claimants' summary judgment application filed on 27 November 2025 (the "Application") and the review hearing on 12 December 2025 (the "Review Hearing"), and provide a brief update on trespass incidents that have occurred over the very recent days.

2. I attach a bundle of true copy documents to which I shall refer marked as exhibit “GB04”. Numbers in square brackets refer to the page number of exhibit GB04. I adopt definitions from my previous statement.

Notice of the application and hearing

3. I understand from the Claimants’ solicitors that the summary judgment application notice, my third witness statement with exhibits and draft order were filed with the court in the course of the afternoon of 27 November 2025.
4. That afternoon, copies of all these documents were posted on Quintain’s website by Quintain’s website agency at this address: <https://www.quintain.co.uk/site-services/trespass-injunction> . A screenshot of that page as it currently stands is at **[GB04/2]**.
5. Also during the course of the afternoon of 27 November 2025, notices informing third parties of the Review Hearing were placed around the buildings affected by this claim on the areas marked with a coloured shield on the plan at **[GB04/3]** by the Residents’ Team. The teams took photos of each affixed notice, which I have seen. A copy of the Review Hearing notice is at **[GB04/4]** and a document prepared by my team to demonstrate that notices have been affixed on the developments is attached at **[GB04/5-43]**.

Recent incidents of trespass


6. To update the court as to further trespass activity on the Quintain BTR Estate since my last statement was prepared, I note that there have been two further trespass incidents recorded by my teams since I finalised my third witness statement.
7. On 27 November 2025 at 4:39pm while the Fire Marshal was patrolling Canada Gardens he noticed two individuals who appeared to be school aged kids from the CCTV images I have seen. According to his incident report, which I have read, the Fire Marshal noticed activity in Bison and he found ten young school aged kids were in there. He escorted them off the premises.

8. On 29 November 2025 at 5:37pm Patricia Asante-Austin, from the Canada Gardens Resident Team, was reviewing the CCTV when she noticed approximately twelve individuals who appeared to be trespassers, because they were a group of young school aged children, were inside the Club House social space. Patricia notified the Fire Marshal and the Police immediately. The Fire Marshal arrived at 5:42pm and approached the group but the group of trespassers became aggressive, refused to leave the premises and threatened to slap the Fire Marshal if he approached them.
9. The Police gave an estimated arrival time of 60 minutes, but it was 3 hours before they arrived. Two police officers arrived at 8:41pm and escorted the trespassers off the premises. The Police advised that if the trespassers attended again they would return “in force”. At 9pm the group of trespassers were seen in the Robinson by another member of the Residents’ Team. However, they left before the Police arrived.
10. Upon further investigations of the Canada Gardens podium following this trespass incident, the Residents’ Team identified damaged furniture and computer screens in two of the ‘work from home’ sheds (Bison and Caribou). I believe this damage was caused by the group of trespassers during this incident.

Statement of Truth

I believe that the facts stated in this Witness Statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed:

DocuSigned by:

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Gareth Bone

Dated: 9 December 2025