

# DEFENDANT'S C

# Claim Form

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in the High Court of Justice QUEEN'S BENCH DIVISION			
Royal Courts of Justice			
Fee Account no.	PBA0087211		
Help with Fees - Ref no. (if applicable)	HWF-		

For court use only HQ18 X00612 Claim no. 1 5 FFB 2018 Issue date

Claimant(s) name(s) and address(es) including postcode CANARY WHARF INVESTMENTS LIMITED of One Canada Square, Canary Wharf, London E14 5AB

and others listed in Schedule 1 to the Particulars of Claim



Defendant(s) name and address(es) including postcode

- (1) RIKKE BREWER of
- (2) ALEXANDER FARRELL of
- (3) RYAN TAYLOR of
- (4) ALISTAIR LAW of
- (5) IMOGEN ANDERSON of
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE Brief details of claim

An injunction to restrain trespass and other relief as detailed in the Particulars of Claim.

# Assigned to Master:

Value Not applicable



You must indicate your preferred County Court Hearing Centre for hearings here (see notes for guidance) Royal Courts of Justice, Queen's Bench Division, Strand, London WC2A 2LL

Defendant's name and address for service including postcode

(1) RIKKE BREWER

(2) ALEXANDER FARRELL

(3) RYAN TAYLOR

(4) ALISTAIR LAW

(5) IMOGEN ANDERSON Addresses all as above

(6) PERSONS UNKNOWN

	£
Amount claimed	
Court fee	528.00
Legal representative's costs	
Total amount	528.00

For further details of the courts www.gov.uk/find-court-tribunal.

When corresponding with the Court, please address forms or letters to the Manager and always quote the claim number.

	Claim No.		
Does, or will, your claim include any issues under the Human Right	s Act 1998?	☐ Yes	X No
Particulars of Claim (attached) <b>(ለአንሲአለር)</b>			

Statement of Truth *XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	•
Full name Stuart Sherbrooke Wortley	·
Name of clatimant's legal representative's firm Ev	versheds Sutherland (Intl) LLP
signed  *XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	position or office held Partner  (if signing on behalf of firm or company)  *delete as appropriate

Eversheds Sutherland (Intl) LLP

One Wood Street London EC2V 7WS DX 154280 Cheaps

DX 154280 Cheapside 8 020 7919 4919

Claimant's or claimant's legal representative's address to which documents or payments should be sent if different from overleaf including (if appropriate) details of DX, fax or e-mail.

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

B E T W E E N:



(1) CANARY WHARF INVESTMENTS LIMITED AND THE 68 OTHER CLAIMANTS LISTED IN SCHEDULE 1

Claimants

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE LICENCE OR CONSENT OF THE CLAIMANTS

	<u>Defendants</u>
	_
PARTICULARS OF CLAIM	_

- 1. This is a Claim for an Injunction to prevent the Defendants from trespassing at the Canary Wharf Estate ("the Estate"). The extent of the Estate is shown edged red on the plan attached hereto ("the Plan") but excludes the buildings or property shaded dark blue, pink and orange:
  - the yellow shading denotes private roads, pavements, walkways, open spaces, landscaped areas, piers and bridges ("the Open Areas");
  - b. the light blue shading denotes the footprint at ground level of the retail and office buildings owned and managed by the Claimants ("the Buildings");
  - c. the green shading denotes construction sites for current or future large buildings each surrounded by hoardings ("the Sites");
  - d. the unshaded areas within the red line denote open water;
  - e. the dark blue shading denotes the footprint at ground level of buildings which are either not owned or not managed by the Claimants; and

f. the pink and orange shading denotes public transport infrastructure (pink being Docklands Light Railway and orange being London Underground).

#### The Claimants' Interests

- 2. The Estate comprises the Open Areas, the Buildings and the Sites.
- 3. There are no public rights over the Estate or the Buildings or the Sites. The public has a general licence revocable at will from the Claimants to:
  - use the Open Areas for lawful and non-disruptive purposes including for the purpose of accessing shops, restaurants and other facilities open to the public on the Estate; and
  - b. to enter the ground floor entrance foyers of the Buildings but only as far as the security barriers, turnstiles or gates.
- 4. There is no general licence for the public to:
  - a. pass through the security barriers, turnstiles or gates of the Buildings where access is restricted to tenants, their staff and invited visitors;
  - b. to enter any part of the Sites.
- 5. The Claimants between them have freehold and/or leasehold interests in possession of:
  - a. all the land at ground level comprising the Open Areas;
  - all the publicly accessible ground floor common areas (entrance foyers) of the Buildings;
  - c. all the stairs, lifts and common parts above ground floor of the Buildings.
- 6. Access to any of the Buildings (whether from any public highway, any public transport station, any land over which there are public rights or any third party land) is dependent on crossing land in the possession of one or more of the Claimants.
- 7. Schedule 2 records the Claimants' interests. The full office copy entries can be inspected by any Defendant on request.
- 8. The Estate is one of the largest business quarters in Europe containing many high profile businesses. The security of the Estate is a matter of national significance.
- 9. Business occupiers of the Estate include a number of major companies for whom security against terrorist attacks, intruders and protestors is a major issue.

#### Urban Exploring

- 10. Canary Wharf comprises many of the tallest buildings in the UK and Europe (including One Canada Square) from the top of which there are spectacular views of London. The Sites contain numerous cranes and partially complete structures which are a common target of urban explorers.
- 11. The Defendants are so called "urban explorers" who trespass to climb on the exterior of tall buildings and cranes and who post social media messages and photographs recording their activities.
- 12. "Urban explorers" are constantly seeking to find more adventurous climbs and focus on the most well-known buildings in the most iconic locations or on the largest construction sites often travelling the world to find the most iconic or dangerous locations.
- 13. The method of climbing tall buildings varies depending on the circumstances but in general involves evading security to enter emergency or service stairwells or lifts, or gaining access as purported lawful visitors and when near the top of the buildings to enter restricted servicing areas and then to climb out onto the roof or similar.
- 14. The method of climbing buildings under construction can be via the cranes on the site or by use of the concrete structures (unfinished stairwells) or construction lifts.
- 15. The activities pose serious risks to: (1) those involved; and (2) to the public below should they fall. A trespasser on one of the Sites died on either 1 or 2 January 2018 at the Estate.
- 16. The activities also risk causing damage to the Buildings, exposing security systems, causing sever disruption to occupiers and triggering major security alerts (until the nature of the trespass is ascertained).
- 17. There is no general licence for members of the public to enter the Estate to: (1) enter any of the Buildings (other than the ground floor entrance foyers); (2) enter the stairwells or the lifts within the Buildings; (3) enter restricted areas in any of the Buildings; (4) climb on the exterior of any of the Buildings; (5) climb cranes or unfinished buildings on any of the Sites; or (6) climb on the exterior of any finished buildings on the Sites.

#### The Defendants

- 18. The general public licence subject to management discretion to enter the remainder of the Estate has been withdrawn from the First to Fifth Defendants.
- 19. Each of the First to Fifth Defendants have trespassed at the Estate. Schedule 3 records brief details of the incidents of trespass undertaken by each Defendant.
- 20. Where possible barring notices have been served on the Defendants but those notices have not been complied with. The trespasses continue.
- 21. For the reasons set out in the witness statement of Nicholas John Bennett the Claimants believe that there is a real and significant risk that the Defendants will attempt to climb cranes or tall buildings in the future at the Estate unless restrained by the Court.
- 22. Any such attempts will constitute a further trespass for which damages will not be an adequate remedy. The Claimants' concern is that the trespass has the potential to cause very serious harm to the Defendants, the public, the security staff involved in the incidents, the security of the buildings and the Estate, the interests of the occupiers and the reputation of the Estate.
- 23. The security operations of the Estate are potentially seriously impacted including by diversion of resources, effort and attention and by revealing through social media access routes to and vulnerabilities at the Estate.
- 24. The First to Fifth Defendants have been given the opportunity to offer Undertakings. Even if such undertakings are accepted by the Court, the Claimants intend to pursue the injunction claim against persons unknown because of the significant number of such persons engaged in urban exploring across London and the world.

#### AND THE CLAIMANTS CLAIM:

- (1) An injunction against the First to Fifth defendants restraining them from entering or remaining in any part of the Estate shown edged red on the Plan.
- (2) An injunction against persons unknown from entering or remaining in:
  - i. any of the Sites (shaded green on the Plan) without the Claimants' licence or consent;

- ii. any of the Buildings (shaded light blue on the Plan) beyond the security barriers, turnstiles or gates without the Claimants' licence or consent;
- iii. any part of the Estate (edged red on the Plan) if the general public licence to enter the Open Areas or the Buildings up to the security barriers, turnstiles or gates is revoked for that person (whether orally or in writing) by the Claimants or on their behalf.
- (3) An order requiring the First to Fifth Defendants to give up possession of all video and other photographic and electronic material taken during the former trespasses and restraining them from any further publication of any such material.
- (4) Costs.
- (5) Further or other relief.

David Forsdick QC

I believe that the facts in these Particulars of Claim are true

Nicholas John Bennett Head of Security

Canary Wharf Management Limited

#### SCHEDULE 1

#### List of Claimants

All registered offices are at 30<sup>th</sup> Floor, One Canada Square, London E14 5AB save where indicated

- (1) Canary Wharf Investments Limited
- (2) South Quay Properties Limited
- (3) Heron Quays Properties Limited
- (4) Canary Wharf Limited
- (5) Canary Wharf (Riverside South) Limited
- (6) Heron Quays West (1) T1 Limited
- (7) Heron Quays West (1) T2 Limited
- (8) Heron Quays West (T1) Limited
- (9) Heron Quays West T2 Limited
- (10) Heron Quays (HQ 1) T1 Limited
- (11) Heron Quays (HQ 1) T2 Limited
- (12) Jollygate Limited
- (13) CWG (Wood Wharf Two) Limited
- (14) CWE SPVe Limited
- (15) CWCB Properties (DS7) Limited
- (16) CW Leasing DS7F Limited
- (17) CW Leasing DS7B Limited
- (18) CWC SPVa Limited
- (19) 10 Cabot Square I Trustee No.1 Limited whose registered office is at 47 Esplanade, St Helier, Jersey JE1 OBD
- (20) 10 Cabot Square I Trustee No.2 Limited whose registered office is at 47 Esplanade, St Helier, Jersey JE1 OBD
- (21) Canary Wharf Retail (FC2) Limited
- (22) Canary Wharf Holdings (FC2) Limited
- (23) Canary Wharf Properties (FC2) Limited
- (24) Canary Wharf Investments (FC2) Limited
- (25) 20 Cabot Square I Trustee No.1 Limited whose registered office is at 47 Esplanade, St Helier, Jersey JE1 0BD
- (26) 20 Cabot Square I Trustee No.2 Limited whose registered office is at 47 Esplanade, St Helier, Jersey JE1 0BD
- (27) Canary Wharf Retail (FC4) Limited
- (28) Canary Wharf Investments (FC4) Limited
- (29) Canary Wharf Properties (B2) Limited whose registered office is at 47 Esplanade, St Helier, Jersey JE1 0BD
- (30) CWG Retail Properties (B2) Limited
- (31) CW Investments (B2) Limited
- (32) Canary Wharf Properties (WF9) Limited
- (33) CWCB Investments (WF9) Limited
- (34) CWCB Leasing (DS6) Limited
- (35) CWCB Investments (DS6) Limited
- (36) Canary Wharf (BP4) T1 Limited
- (37) Canary Wharf (BP4) T2 Limited
- (38) Heron Quays (HQ 3) T1 Limited
- (39) Heron Quays (HQ 3) T2 Limited
- (40) HQCB Investments Limited
- (41) Cabot Place Limited
- (42) Cabot Place (RT2) Limited

- (43) Heron Quays (RT3) T1 Limited
- (44) Heron Quays (RT3) T2 Limited
- (45) Canary Wharf Retail (RT4) Limited
- (46) Canary Wharf Properties (RT5) Limited
- (47) Nash Court Retail Limited
- (48) Canada Place Limited
- (49) Canada Square (Pavilion) Limited
- (50) Heron Quays West (Pavilion) Limited
- (51) Vertus NFL Limited
- (52) CW One Park Drive Limited
- (53) CW 10 Park Drive Limited
- (54) Vertus A2 Limited
- (55) CW Wood Wharf B3 T1 Limited
- (56) CW Wood Wharf B3 GP Limited
- (57) Wood Wharf (No.1B General Partner) Limited
- (58) CW Wood Wharf D1/D2 T1 Limited
- (59) CW Wood Wharf D1/D2 GP Limited
- (60) Vertus E1/2 Limited
- (61) Vertus G3 Limited
- (62) CW Wood Wharf H1 Limited
- (63) CW Wood Wharf H4 Limited
- (64) CW Wood Wharf H2 Limited
- (65) CW Wood Wharf H3 Limited
- (66) Canary Wharf (North Quay) Limited
- (67) Canary Wharf NQO Trustee Limited
- (68) Canary Wharf NQO GP Limited
- (69) CW Wood Wharf F2 Limited

SCHEDULE 2

## Part 1 - Common Parts Owners

Title No.	Tenure	Registered Proprietor
EGL200721	Freehold	Canary Wharf Investments Limited
EGL316757	Freehold	Canary Wharf Investments Limited
EGL387040	Freehold	Canary Wharf Investments Limited
EGL393735	Freehold	South Quay Properties Limited
EGL387043	Leasehold	Heron Quays Properties Limited
EGL234067	Leasehold	South Quay Properties Limited
EGL202850	Leasehold	Canary Wharf Limited
EGL316758	Leasehold	Canary Wharf Limited
EGL358949	Freehold	Canary Wharf Investments Limited
EGL358938	Freehold	Canary Wharf Investments Limited
EGL371036	Freehold	Canary Wharf Investments Limited
EGL537098	Freehold	Canary Wharf (Riverside South) Limited
EGL393735	Freehold	South Quay Properties Limited
AGL330512	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited
AGL327584	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited
AGL334128	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited
AGL330515	Freehold	Heron Quays West (T1) Limited and Heron Quays West T2 Limited
AGL311371	Freehold	Heron Quays West (T1) Limited and Heron Quays West T2 Limited
EGL413846	Leasehold	Heron Quays Properties Limited and Canary Wharf Limited
EGL430892	Leasehold	Heron Quays (HQ 1) T1 Limited and Heron Quays (HQ 1) T2 Limited
AGL267199	Freehold	Jollygate Limited
AGL267201	Freehold	CWG (Wood Wharf Two) Limited
AGL267202	Freehold	CWG (Wood Wharf Two) Limited
AGL249212	Leasehold	CWG (Wood Wharf Two) Limited
AGL345278	Leasehold	CWG (Wood Wharf Two) Limited
EGL202810	Leasehold	Canary Wharf Limited
EGL530201	Leasehold	CWG (Wood Wharf Two) Limited
AGL344351	Leasehold	CWG (Wood Wharf Two) Limited

Note: the titles include future building parcels in the development site formerly known as Wood Wharf which will in due course be allocated separate title numbers.

Part 2 - Office Buildings Owned and Managed by Canary Wharf Group

Building	Title No	Tenure	Registered Proprietor
One Canada	EGL343401	Leasehold	CWE SPVe Limited
Square	EGL489728	Leasehold	CWCB Properties (DS7) Limited
	EGL489732	Leasehold	CWCB Properties (DS7) Limited
	EGL489729	Leasehold	CWCB Properties (DS7) Limited
	EGL689730	Leasehold	CWCB Properties (DS7) Limited
	EGL489731	Leasehold	CWCB Properties (DS7) Limited
	EGL489734	Leasehold	CWCB Properties (DS7) Limited
	EGL489733	Leasehold	CWCB Properties (DS7) Limited
	EGL365265	Leasehold	CW Leasing DS7F Limited
	EGL364745	Leasehold	CW Leasing DS7B Limited
	EGL343413	Freehold	CWC SPVa Limited
5 North Colonnade/ 10 Cabot Square	EGL490276	Leasehold	10 Cabot Square I Trustee No.1 Limited and 10 Cabot Square I Trustee No.2 Limited
	EGL489288	Leasehold	10 Cabot Square I Trustee No.1 Limited and 10 Cabot Square I Trustee No.2 Limited
	EGL315564	Leasehold	Canary Wharf Retail (FC2) Limited
	EGL321029	Leasehold	Canary Wharf Retail (FC2) Limited
	EGL490278	Leasehold	Canary Wharf Retail (FC2) Limited
	AGL240295	Leasehold	Canary Wharf Retail (FC2) Limited
	EGL371748	Leasehold	Canary Wharf Retail (FC2) Limited
	EGL399398	Leasehold	Canary Wharf Retail (FC2) Limited
	EGL340911	Leasehold	Canary Wharf Retail (FC2) Limited
	EGL372428	Leasehold	Canary Wharf Holdings (FC2) Limited
	EGL313095	Leasehold	Canary Wharf Properties (FC2) Limited
	EGL399357	Freehold	Canary Wharf Investments (FC2) Limited
10 South Colonnade/ 20 Cabot Square	EGL482553	Leasehold	20 Cabot Square I Trustee No.1 Limited and 20 Cabot Square I Trustee No.2 Limited
	EGL487380	Leasehold	20 Cabot Square I Trustee No.1 Limited and 20 Cabot

			Course I Tourston No. 3
			Square I Trustee No.2 Limited
	AGL257249	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL490282	Leasehold	Canary Wharf Retail (FC4) Limited
	AGL240279	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL369434	Leasehold	Canary Wharf Retail (FC4) Limited
	AGL251663	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL369220	Leasehold	Canary Wharf Retail (FC4) Limited
	AGL251728	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL323690	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL293377	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL343458	Freehold	Canary Wharf Investments (FC4) Limited
7 Westferry Circus	EGL497491	Leasehold	Canary Wharf Properties (B2) Limited
	EGL491907	Leasehold	CWG Retail Properties (B2) Limited
	EGL491910	Leasehold	CWG Retail Properties (B2) Limited
	EGL491908	Leasehold	CWG Retail Properties (B2) Limited
	AGL292294	Leasehold	CWG Retail Properties (B2) Limited
	EGL491913	Leasehold	CWG Retail Properties (B2) Limited
	AGL226942	Leasehold	CWG Retail Properties (B2) Limited
	AGL248853	Leasehold	CWG Retail Properties (B2) Limited
	EGL357830	Freehold	CW Investments (B2) Limited
15 Westferry Circus	EGL425040	Leasehold	Canary Wharf Properties (WF9) Limited
	EGL425043	Freehold	CWCB Investments (WF9) Limited
33 Canada	EGL409259	Leasehold	CWCB Leasing (DS6) Limited
Square	EGL409188	Freehold	CWCB Investments (DS6) Limited
25 Churchill Place	AGL248406	Leasehold	Canary Wharf (BP4) T1 Limited and Canary Wharf (BP4) T2 Limited
	EGL316757	Freehold	Canary Wharf Investments Limited
40 Bank Street	EGL447147	Leasehold	Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited

AGL290844 Leasehold Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited Heron Quays (HQ 3) T1 Limited and Heron Quays (HQ 3) T2 Limited
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Limited and Heron Quays
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EGL570097 Leasehold Heron Quays (HQ 3) T1
Limited and Heron Quays
(HQ 3) T2 Limited
EGL573962 Leasehold Heron Quays (HQ 3) T1
Limited and Heron Quays
(HQ 3) T2 Limited
EGL447146 Freehold HQCB Investments Limited

Part 3 - Retail Buildings Owned and Managed by Canary Wharf Group

Building	Title No	Tenure	Registered Proprietor
Cabot Place	EGL576473	Leasehold	Cabot Place Limited
	AGL363326	Leasehold	Cabot Place Limited
	EGL502160	Leasehold	Cabot Place Limited
	EGL326709	Leasehold	Cabot Place Limited
Canada Place	AGL354228	Leasehold	Cabot Place (RT2) Limited
	EGL574774	Leasehold	Cabot Place (RT2) Limited
	EGL394232	Leasehold	Cabot Place (RT2) Limited
	EGL407012	Leasehold	Cabot Place (RT2) Limited
	EGL574775	Leasehold	Cabot Place (RT2) Limited
Jubilee Place	EGL447192	Leasehold	Heron Quays (RT3) T1 Limited
			and Heron Quays (RT3) T2
	501554105	1	Limited
Churchill Place	EGL554426	Leasehold	Canary Wharf Retail (RT4) Limited
	EGL483118	Leasehold	Canary Wharf Retail (RT4) Limited
Crossrail Place	AGL282639	Leasehold	Canary Wharf Properties (RT5) Limited
One Canada Square	EGL544081	Leasehold	Cabot Place Limited
	EGL383908	Leasehold	Cabot Place Limited
	AGL234897	Leasehold	Cabot Place Limited
Reuters Plaza	EGL423806	Leasehold	Nash Court Retail Limited
16-19 Canada	EGL465308	Leasehold	Canada Place Limited
Square			
Canada Square Pavilion	EGL547789	Leasehold	Canada Square (Pavilion) Limited
	EGL547793	Leasehold	Canada Square (Pavilion) Limited

Part 4 - Buildings Under Construction

Building	Title No	Tenure	Registered Proprietor
1-5 Bank Street	AGL330512	Freehold	Heron Quays West (1) T1
(Office)			Limited and Heron Quays
			West (1) T2 Limited
	AGL327584	Freehold	Heron Quays West (1) T1
			Limited and Heron Quays
			West (1) T2 Limited
	AGL334128	Freehold	Heron Quays West (1) T1
			Limited and Heron Quays
			West (1) T2 Limited
10-20 Bank Street	AGL330515	Freehold	Heron Quays West (T1)
(Office)			Limited and Heron Quays
			West T2 Limited
	AGL311371	Freehold	Heron Quays West (T1)
			Limited and Heron Quays
			West T2 Limited
Heron Quays West	AGL408744	Leasehold	Heron Quays West
Pavilion (Club)			(Pavilion) Limited
	AGL408729	Leasehold	South Quay Properties
			Limited
1 Newfoundland Place	AGL340043	Leasehold	Vertus NFL Limited
1 Park Drive (A1)	AGL344269	Leasehold	CW One Park Drive
			Limited
	AGL411151	Leasehold	CW One Park Drive
			Limited
10 Park Drive (A3)	AGL344273	Leasehold	CW 10 Park Drive Limited
8 Water Street (A2)	AGL344721	Leasehold	Vertus A2 Limited
	AGL417885	Leasehold	Vertus A2 Limited
15 Water Street	AGL344275	Leasehold	CW Wood Wharf B3 T1
(B3) (Office)			Limited and CW Wood
			Wharf B3 GP Limited
B1 (Office)	EGL530677	Leasehold	Wood Wharf (No.1B
			General Partner) Limited
D1/2 (Office)	AGL344276	Leasehold	CW Wood Wharf D1/D2 T1
			Limited and CW Wood
			Wharf D1/D2 GP Limited
2 George Street (E1/2)	AGL344278	Leasehold	Vertus E1/2 Limited
G3	AGL344281	Leasehold	Vertus G3 Limited
H1	AGL344283	Leasehold	CW Wood Wharf H1
			Limited
H4	AGL344288	Leasehold	CW Wood Wharf H4
			Limited
H2 (School)	AGL344287	Leasehold	CW Wood Wharf H2
,			Limited
H3 (GP Surgery)	Pending	Leasehold	CW Wood Wharf H3
	Registration		Limited

Note: All buildings residential save where otherwise indicated.

Part 5 - Development Sites Not Under Construction

Site	Title No	Tenure	Registered Proprietor
1 West India	EGL203899	Leasehold	Canary Wharf Investments Limited
Avenue	EGL350185	Leasehold	Canary Wharf Investments Limited
	EGL350186	Leasehold	Canary Wharf Investments Limited
	EGL421312	Leasehold	Canary Wharf Investments Limited
	EGL191220	Leasehold	Canary Wharf Investments Limited
North Quay	EGL232682	Freehold	Canary Wharf (North Quay) Limited
	EGL297213	Leasehold	Canary Wharf (North Quay) Limited
	AGL410456	Leasehold	Canary Wharf NQO Trustee Limited
			and Canary Wharf NQO GP Limited
F2	AGL344270	Leasehold	CW Wood Wharf F2 Limited

## SCHEDULE 3

## Named Defendants - Incidents of Trespass

Rikke Brewer - The First Defendant			
31 August 2017	Identified on the Estate with a group of urban explorers		
31 August 2017	Issued with 6 month banning notice		
3 September 2017	Jumped from DLR train into Middle Dock in breach of		
	banning notice – see above		
22 September 2017	Identified on the Estate in breach of banning notice and		
	escorted from the Estate		
22 September 2017	Issued with 2 year banning notice		

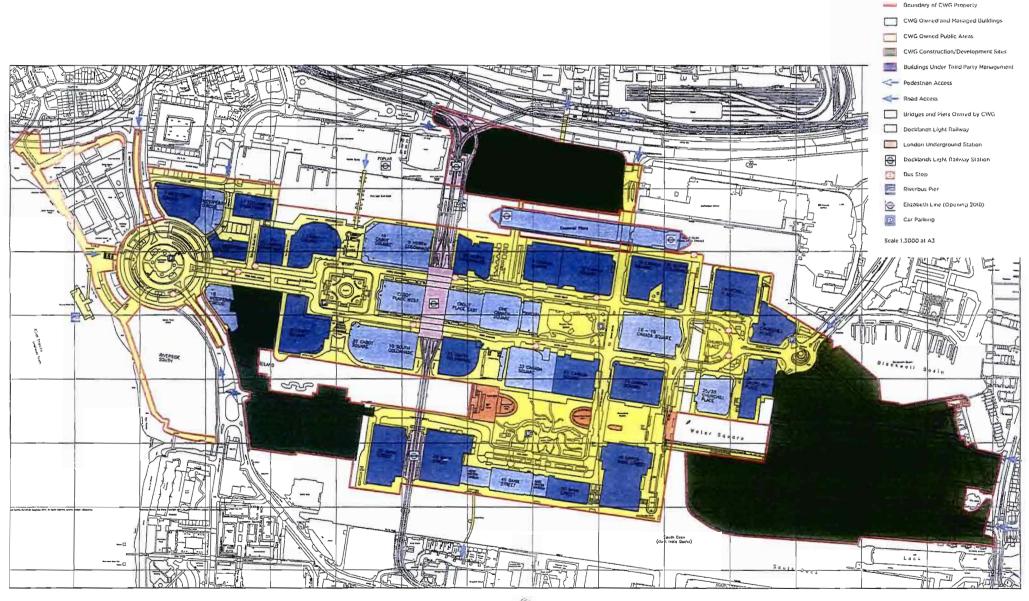
Alexander Farrell - The Second Defendant			
11 February 2017	Trespass on roof of One Canada Square with others		
14 February 2017	Trespass on One Canada Square with others		
3 September 2017	Trespass on the Estate assisting / filming Rikke Brewer jumping from a moving DLR train into Middle Dock		
22 September 2017	Identified on the Estate with a group of urban explorers		
22 September 2017	Issued with 2 year banning notice		
10 November 2017	Identified on the Estate after climbing hoarding around		
	the construction site at One Bank Street in breach of		
	banning notice		
10 November 2017	Issued with 2 year banning notice		
2 December 2017	Identified on the Estate undertaking reconnaissance		
15.5	work in breach of banning notice		
15 December 2017	Trespass on One Canada Square with other urban explorers in breach of banning notice		
13 January 2018	Identified on the Estate with other urban explorers in		
13 January 2018	breach of banning notice – arrested by the Police for		
	"going equipped"		
27 January 2018	Identified in the lobby of 25 Canada Square (CitiBank) in		
	breach of banning notice		
3 February 2018	Identified on the Estate observing the lobby and loading		
	bay of 33 Canada Square in breach of banning notice		

Ryan Taylor ~ The	an Taylor - The Third Defendant			
5 February 2017	Trespass through retail areas at the Estate – riding BMX			
	bike at speed and ignoring instructions from security			
	officers to stop and jumping over the DLR tracks at			
	Canary Wharf station			
5 February 2017	Issued with 6 month banning notice by Canary Wharf			
	security			
20 April 2017	Attempted trespass by seeking to gain access to the			
	Estate in breach of banning notice and unlawful use of an			
	unmanned aerial vehicle (drone)			
December 2017	Uploaded video to YouTube threatening to return to			
	Canary Wharf			
12 December 2017	Attended One Canada Square for the sole reason of			
	asking whether or not his earlier ban had expired			
14 December 2017	Issued with 2 year banning notice			

Alistair Law - The Fourth Defendant			
22 September 2017	Identified on the Estate with a group of urban explorers		
22 September 2017	Issued with a 2 year banning notice		
2 December 2017	Visited the Estate to conduct reconnaissance on access,		
	control and security measures in breach of the banning		
	notice		
15 December 2017	Identified on the Estate in breach of banning notice and		
	escorted from the Estate		
13 January 2018	Identified on the Estate in breach of banning notice and		
,	escorted from the Estate		
28 January 2018	Identified on the Estate attempting to jump over a		
	hoarding onto the Wood Wharf construction site in		
	breach of banning notice		
28 January 2018	Issued with a further 2 year banning notice – responded		
	that he had been advised that such notices had no legal		
	effect		
3 February 2018	Identified on the Estate observing the lobby and loading		
	bay of 33 Canada Square in breach of banning notice		

Imogen Anderson - The Fifth Defendant			
14 May 2017	Trespass on One Bank Street construction site with another		
18 June 2017	Trespass on One Bank Street construction site		
18 June 2017	Issued with a 2 year banning notice by Canary Wharf security		
17 July 2017	Trespass on the Estate in breach of banning notice		

# CANARY WHARF ESTATE PLAN





## N244

# **Application notice**

For help in completing this form please read the notes for guidance form N244Notes.



What is your name or, if you are a legal representative, the name of your firm?

NOTICE OF HEARING
APPLICATON WHA, BE HEARD AT THE
ROYAL COURTS OF JUSTICE, STRAND, LONDON
WCJA 2LL ON:
DATE 2.3 F-8 2018
TIME T.B.:
IN A COURT TO BE CONFIRMED

		ΓΞ
Name of court		Claim no.
High Court of Justi	ce	1160100
		17012 X 000915
Queen's Bench Divis		
Royal Courts of Jus	tice	
Fee account no. (if applicable)	Help with Fe (if applicable)	ees – Ref. no.
PBA0087211	HWF-	
Warrant no. (if applicable)		
CANARY WHARF INVESTMENTS LIMITED AND OTHERS WORTLES/CWE		
Defendant's name (including (1) RIKKE BREWER (2) ALEXANDER FARRE (3) RYAN TAYLOR (4) ALISTAIR LAW (5) IMOGEN ANDERSO (6) PERSONS UNKNOW REMAINING ON THE CANTON THE CANTON THE CANTON CLAIMANTS	ELL N VN ENTERII ANARY WH.	ARF ESTATE
Date		

	EVERSHEDS SUTHERLAND (INTERNATIONAL) LLP				
2.	Are you a	Claimant	Defendant	✓ Legal Repres	entative
		Other (please specify)			
	If you are a leg	al representative whom do	you represent?	CLAIMANTS	
3.	What order are	e you asking the court to ma	ake and why?		
	An injunct	ion to restrain tres	spass and other re	elief	
4.	Have you attac	ched a draft of the order you	u are applying for?	✓ Yes	No
5.	How do you wa	ant to have this application	dealt with?	✓ at a hearing	without a hearing
				at a telephone	e hearing
6.	How long do yo	ou think the hearing will las	?	1 Hours	Minutes
	Is this time esti	imate agreed by all parties	>	Yes	✓ No
7.	Give details of	any fixed trial date or perio	d		
8.	What level of J	Judge does your hearing ne	ed?	HIGH COURT J	UDGE

claimant or defendant) of any party named in question 9.	(2) ALEXANDER FARRELL of
	(3) RYAN TAYLOR of 1501
	(4) ALISTAIR LAW of
	(5) IMOGEN ANDERSON of
What information will you be relying on, in support of your applic	cation?
the attached witness statement	
the statement of case	
the evidence set out in the box below	
If necessary, please continue on a separate sheet.	
Statement of Truth	
Statement of Truth  (I believe) (The applicant believes) that the facts stated in this s	section (and any continuation sheets) are true.
Statement of Truth  (I believe) (The applicant believes) that the facts stated in this s	section (and any continuation sheets) are true.  Dated
Statement of Truth  (I believe) (The applicant believes) that the facts stated in this signed  Applicant('s legal representative)('s litigation friend)	section (and any continuation sheets) are true.  Dated
Statement of Truth  (I believe) (The applicant believes) that the facts stated in this solutions are signed.	section (and any continuation sheets) are true.  Dated
Statement of Truth  (I believe) (The applicant believes) that the facts stated in this stated in	section (and any continuation sheets) are true.  Dated

THE DEFENDANTS

(1) RIKKE BREWER of

9. Who should be served with this application?

9a. Please give the service address, (other than details of the

## 11. Signature and address details

Signed	
	A 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Dated 15.02.2018

Applicants legal representative

Position or office held Partner

(if signing on behalf of firm or company)

## Applicant's address to which documents about this application should be sent

Eversheds Sutherland (Intl) LLP	
One Wood Street Londo	
Postcode E C 2 V 7 W S	

If applicable		
Phone no.	020 7497 9797	
Fax no.	020 7919 4919	
DX no.	DX 154280 Cheapside 8	
Ref no.	WORTLES/CWE	

E-mail address | stuartwortley@eversheds-sutherland.com

**CLAIM NO:** 

#### IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

BETWEEN:

# (1) CANARY WHARF INVESTMENTS LIMITED AND OTHERS

**Claimants** 

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE LICENCE OR CONSENT OF THE CLAIMANTS

Defendants

MR(S) JUSTICE [	]	
[ ] FEBRUARY 2018		
	draft order	

UPON HEARING Leading Counsel for the Claimants and the First, Second, Third, Fourth and Fifth Defendants in person

[ AND UPON the Court explaining the effect of the attached Undertakings to the First, Second, Third, Fourth and Fifth Defendants and accepting their Undertakings ]

#### IT IS ORDERED THAT

1. The First, Second, Third, Fourth and Fifth Defendants do pay the Claimants' costs of the application for an interim injunction to be subject to detailed assessment if not agreed.

- 2. There be no further directions in the Claim against the First, Second, Third, Fourth and Fifth Defendants.
- 3. The Claim against the First, Second, Third, Fourth and Fifth Defendants be stayed generally.
- 4. The Injunction against the Sixth Defendants dated [ ] February 2018 be continued until trial or further order in the terms attached to this Order.
- 5. There be no further directions in the claim against the Sixth Defendants and the Claim be adjourned generally with liberty to apply.
- 6. Service of this Order may be effected on the First, Second, Third, Fourth and Fifth Defendants by sending a copy of it to the postal addresses and / or email addresses provided in the table below:-

Rikke Brewer	
Alexander Farrell	
Ryan Taylor	
Alistair Law	
Imogen Anderson	

7. Service of this Order may be effected on the Sixth Defendants by posting notice of the Injunction and this Order around the perimeter of the Canary Wharf Estate and/or by giving notice to persons unknown through social media.

Dated:

February 2018

#### General form of undertaking In the High Court of Justice QUEEN'S BENCH DIVISION Claimant Between Canary Wharf Investments Limited XXXXXXXX Royal Courts of Justice and Others XAXXXXXXX Claim No. Claimant's Ref. WORTLES/CWE and Rikke Brewer and Others Defendant Defendant's Ref. **XXXXXXXXXXXXX** This form is to be used On the day of only for an undertaking Seal not for an [appeared in person] [was represented by Solicitor / Counsel] injunction and gave an undertaking to the Court promising (2) (1) Name of the person giving (1) not to enter any part of the land shown edged in red on the attached undertaking plan; (2) Set out terms of (2) to deliver up to the Claimants all video and / or other photographic undertaking and / or other electronic material recorded on the land shown edged in red on the attached plan without the Claimants' licence or consent; and 3) Give the date and time or event (3) not to publish any video and / or other photographic and / or other when the electronic material recorded on the land shown edged in red on the undertaking attached plan without the Claimants' licence or consent will expire (4) The And to be bound by these promises until (3) indefinitely judge may The Court explained to (1) direct that the party who the meaning of his undertaking and the consequences of failing to keep his promises, gives the undertaking And the Court accepted his undertaking (4) [and if so ordered directed that shall (1)personally should sign the statement sign the overleaf]. statement overleaf (enter name of Judge) ordered that (5) And

To <sup>(1)</sup> of <sup>(6)</sup>

## Important Notice

- If you do not comply with your promises to the court you may be held to be in contempt of court and imprisoned or fined, or your assets may be seized.
- If you do not understand anything in this document you should go to a Solicitor, Legal Advice Centre or a Citizens' Advice Bureau

The court office at Royal Courts of Justice, Strand, London, WC2A 2LL

is open from 10 am to 4 pm. When corresponding with the court, address all forms and letters to the Court Manager and quote the claim number.

(5) Set out any other directions given by the court

6) Address of the person giving undertaking

Dated

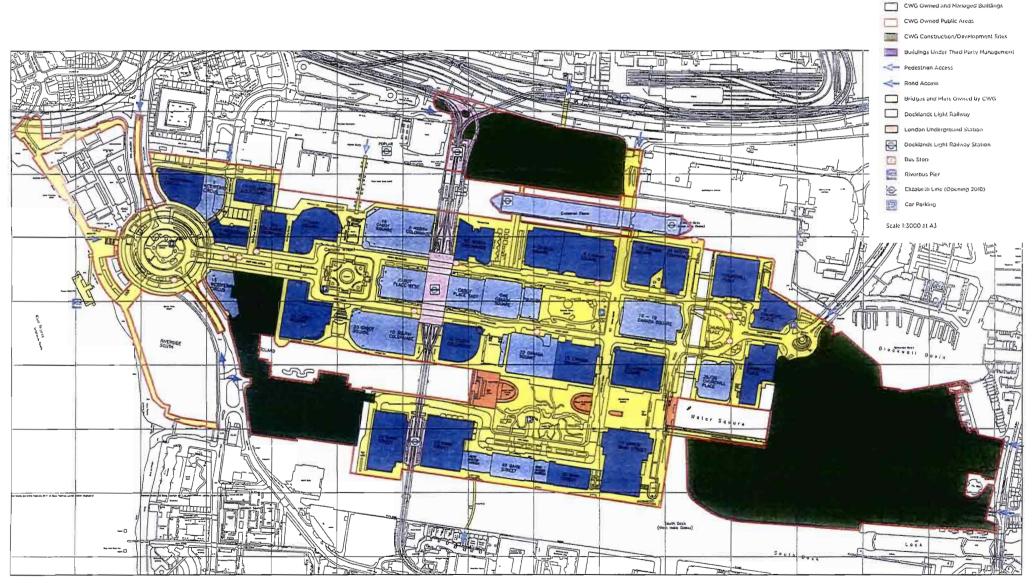
The Court may direct that the party who gives the undertaking shall personally sign the statement below.

Statement	
I understand the undertaking that I have given, and that if I break any of my promises to the Court I may be fined, my assets seized or I may be sent to prison for contempt of court.	
Signed	

To be completed by the Court	
Delivered	
By posting on:	
☐ By hand on:	
☐ Through solicitor on:	
Officer:	

# CANARY WHARF ESTATE PLAN

Boundary of CWG Property





#### Claim No

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

BETWEEN:

(1) CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimant

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE LICENCE OR CONSENT OF THE CLAIMANTS

<u>Defendants</u>

ORDER

Eversheds Sutherland (International) LLP One Wood Street London EC2V 7WS

Ref: Stuart Wortley

Solicitors for the Claimants

# Application for Injunction (General Form)

Name of court	Claim No.
High Court of Justice	HQ18X00617
Queen's Bench Division	MOCION COOL
Royal Courts of Justice	
Claimant's Name and Ref. CANARY WHARF INVESTMENTS LIMITED AN	ND OTHERS
WORTLES/CWE	
Defendant's Name and Ref.	
(1) RIKKE BREWER	
(2) ALEXANDER FARRELL	
(3) RYAN TAYLOR	
(4) ALISTAIR LAW	
(5) IMOGEN ANDERSON	
(6) PERSONS UNKNOWN ENTERING OR RE	
CANARY WHARF ESTATE WITHOUT THE LIC OF THE CLAIMANTS	CENCE OR CONSENT

#### Notes on completion

Tick which boxes apply and specify the legislation where appropriate

- (1) Enter the full name of the person making the application
- (2) Enter the full name of the person the injunction is to be directed to

- (3) Set out any proposed orders requiring acts to be done. Delete if no mandatory order is sought.
- (4) Set out here the proposed terms of the injunction order (if the defendant is a limited company delete the wording in brackets and insert 'whether by its servants, agents, officers or otherwise').
- (5) Set out here any further terms asked for including provision for costs
- (6) Enter the names of all persons who have sworn affidavits or signed statements in support of this application

[4] By application in pending proceedings	113
Under Statutory provision	Seal
This application is made under Part 8 of the Civil Procedure Rules	15 FEB 2
This application raises issues under	
the Human Rights Act 1998 ☐ Yes [✓] No	16 100
The $Claimant^{(1)}$ Canary wharf investments limited	AND OTHERS
applies to the court for an injunction order in the followi	ng terms:
The Defendant (2) (1) RIKKE BREWER	
(2) ALEXANDER FARRELL	

(2) ALEXANDER FARRELL

Fee Account no. PBA0087211

- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE LICENCE OR CONSENT OF THE CLAIMANTS

#### XXXXXXX

#### The Defendant

be forbidden (whether by himself or by instructing or encouraging or permitting any other person)  $^{(4)}$ 

from trespassing on the Canary Wharf Estate as further particularised in the Particulars of Claim  $\,$ 

The grounds of this application are set out in the written evidence

 $of^{(6)}$  Nicholas John Bennett

sworn(signed)on 15.02.2018

This written evidence is served with this application.

The court office at Royal Courts of Justice, Strand, London, WC2A 2LL

is open between 10am and 4pm Mon - Fri. When corresponding with the court, please address all forms and letters to the Court Manager and quote the claim number.

(7) Enter the names and This application is to be served upon (7) addresses of all persons (1) RIKKE BREWER of upon whom it is intended to serve this application (2) ALEXANDER FARRELL of (3) RYAN TAYLOR of (4) ALISTAIR LAW of (5) IMOGEN ANDERSON of (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE LICENCE OR CONSENT OF THE CLAIMANTS This application is filed by (8) Eversheds Sutherland (Intl) LLP (8) Enter the full name and address for service and delete as required whose address for service is One Wood Street London EC2V 7WS

Signed SNAJ WOTTLY

Dated 15.02.2018

aí

This section to be completed by the court

\* Name and address of the person application is directed to

To\*

of

This application will be heard by the (District) Judge

at on

the

day of

20

o'clock

If you do not attend at the time shown the court may make an injunction order in your absence

If you do not fully understand this application you should go to a Solicitor, Legal Advice Centre or a Citizens' Advice Bureau

CLAIM NO:

IN THE HIGH COURT OF JUSTICE

**QUEEN'S BENCH DIVISION** 

ROYAL COURTS OF JUSTICE

BETWEEN:

# (1) CANARY WHARF INVESTMENTS LIMITED AND OTHERS

<u>Claimants</u>

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE LICENCE OR CONSENT OF THE CLAIMANTS

**Defendants** 

MR(S) JUSTICE [ ]

[ ] FEBRUARY 2018

## draft order for an injunction

#### **PENAL NOTICE**

IF YOU, THE SIXTH DEFENDANT, 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 SIXTH DEFENDANT

This Order prohibits you from doing certain acts. 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 should read this Order very carefully. You are advised to consult a solicitor as soon as possible.

#### THE INJUNCTION

#### IT IS ORDERED THAT:

- 1. The Sixth Defendant be restrained until further Order from entering or remaining in:
  - a. any of the Sites (shaded green on the attached plan) without the Claimants' licence or consent;
  - any of the Buildings (shaded light blue on the attached plan) beyond the security barriers, turnstiles or gates without the Claimants' licence or consent;
  - c. any part of the Estate (edged red on the attached plan) if the general public licence to enter the Open Areas (shaded yellow) or the Buildings (shaded light blue) up to the security barriers, turnstiles or gates is revoked for that person (whether orally or in writing) by the Claimants or on their behalf.

#### **VARIATION OR DISCHARGE OF THIS ORDER**

The Defendants may apply to vary or discharge this Order upon giving 48 hours' notice in writing to the Claimant's solicitors at Eversheds Sutherland (International) LLP, One Wood Street, London, EC2V 7WS (Ref: Stuart Wortley tel: 020 79190 9797, fax: 020 7919 4919, stuartwortley@eversheds-sutherland.com).

## **INTERPRETATION OF THIS ORDER**

A Defendant who is ordered not to do something must not do it him/herself or in any other way. He/she must not do it through another acting on his/her behalf or on his/her instructions or with his/her encouragement.

#### **SERVICE OF THIS ORDER**

Service of this Order may be effected on the First, Second, Third, Fourth and Fifth Defendants by sending it to the postal addresses and email addresses provided in the table below:-

Rikke Brewer	
Alexander Farrell	
Ryan Taylor	
Alistair Law	
Imogen Anderson	

Service of this Order may be effected on the Sixth Defendant by posting notice of this Order and its effect at all points of public access to the Canary Wharf Estate and / or by giving notice through social media.

#### **COMMUNICATIONS WITH THE COURT**

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

Queen'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

#### Witness Statements

The Judge read the following Witness Statement before making this Order:

1. Witness Statement of Nicholas John Bennett dated 1.3 February 2018 together with the Exhibits marked "NJB1", "NJB2", "NJB3", "NJB4", "NJB5" and "NJB6".

#### SCHEDULE 2

## Undertakings given to the Court by the Claimant

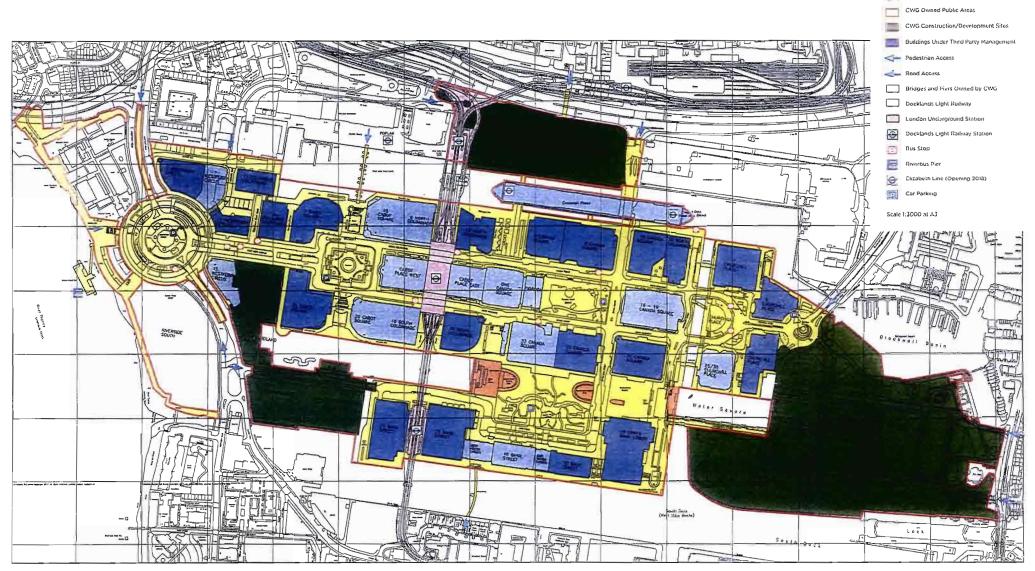
1. To pay any damages which the Sixth Defendant (or any other party served with or notified of this Order) shall sustain which the Court considers the Claimants should pay.

Dated: February 2018

# CANARY WHARF ESTATE PLAN

Boundary of CWG Property

CWG Owned and Managed Buildings





#### Claim No

IN THE HIGH COURT OF JUSTICE
QUEEN'S BENCH DIVISION
ROYAL COURTS OF JUSTICE
B E T W E E N:

HERTSMERE BOROUGH COUNCIL

**Claimant** 

and

- (1) ALISTAIR LAW
- (2) RYAN TAYLOR
- (3) PERSONS UNKNOWN ENTERING OR REMAINING ON THE LAND AT ELSTREE FILM STUDIOS WITHOUT THE CLAIMAINT'S LICENCE OR CONSENT

**Defendants** 

ORDER FOR AN INJUNCTION

\_\_\_\_

Eversheds Sutherland (International) LLP One Wood Street London EC2V 7WS

Ref: Stuart Wortley

Solicitors for the Claimant

Name: N J Bennett Party: Claimant Number: First Date: 15.02.18

Exhibits: "NJB1" - "NJB6"

Claim No: HQ18X00612

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

B E T W E E N

## CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANT'S LICENCE OR CONSENT

Defendants

WITNESS STATEMENT OF

NICHOLAS JOHN BENNETT

I NICHOLAS JOHN BENNETT of One Canada Square, Canary Wharf, London E14 5AB WILL SAY as follows:-

 I am employed by Canary Wharf Management Limited as Head of Security and I am duly authorised to make this statement on behalf of the Claimants.

- 2. Before taking on my current role, I was Chief Inspector in the Metropolitan Police with responsibility for counter-terrorist specialist firearms operations.
- 3. I make this statement in support of the Claimants' application for an injunction to restrain the Defendants from trespassing on the property interests referred to below. The precise terms of the Order sought and the land to which the proposed order relates are set out in the application which this witness statement supports.
- 4. Where the facts given in this statement are within my own knowledge I believe them to be true. Where the facts are not within my own knowledge I have stated the source of my information and I believe them to be true.

#### **Parties**

- 5. The Canary Wharf Estate ("the Estate") is a major financial and business district comprising around 100 acres in East London.
- 6. The Estate is home to the world or European headquarters of numerous major banks, professional services firms and media organisations including Barclays, Citigroup, Clifford Chance, Credit Suisse, Deutsche Bank, EY, Fitch Ratings, HSBC, Infosys, JP Morgan, KPMG, MetLife, Moody's, Morgan Stanley, RBC, S&P Global, Skadden, State Street and Thompson Reuters.
- 7. On a typical working day over 120,000 people come to work on the Estate.
- 8. There is now produced and shown to me marked "NJB1" a plan of the Estate at ground level (save as referred to in paragraph 9.10 below) which has been prepared under the supervision of Christopher Henderson, Managing Director and Chief Counsel of Canary Wharf Group plc ("the Plan").
- 9. I am informed by Mr Henderson that:-
  - 9.1 each of the Claimant companies is a subsidiary or associated company of Canary Wharf Group plc;
  - 9.2 the First Claimant is the freehold owner of various parts of the Estate;
  - 9.3 the Second to Sixty Ninth Claimants are the leasehold owners of various parts of the Estate;

- 9.4 the schedule which is now produced and shown to me at "N382" accurately records the interests which are registered at the Land Registry to each Claimant;
- 9.5 the Claimants, between them, are entitled to possession of the following parts of the Estate at ground level:-
  - 9.5.1 the areas shaded yellow which denote private roads, pavements, walkways, open spaces, landscaped areas, piers and bridges ("the Open Areas");
  - 9.5.2 the areas shaded light blue which denote the footprint at ground level of retail and office buildings ("the Buildings");
  - 9.5.3 the areas shaded green which denote construction sites which are surrounded by hoardings ("the Sites");
- 9.6 the unshaded areas within the red line denote open water;
- 9.7 there are certain other areas shaded yellow on the Plan which fall outside the Estate. These areas are bridges and walkways over open water or roads and the pontoon which serves Canary Wharf Pier on the River Thames. Each of these areas is the subject of a lease, licence or legal easement. The bridge over Water Square has not yet been built;
- 9.8 the Claimants are not entitled to possession of the land shaded on the Plan:-
  - 9.8.1 dark blue as these buildings have been sold to (or are under the management of) third party companies outside the Canary Wharf Group;
  - 9.8.2 orange (land associated with the London Underground stations at Canary Wharf) as this land is in the possession of London Underground Limited;
  - 9.8.3 pink (land associated with the Docklands Light Railway ("DLR")). The DLR track is elevated by around 10 metres above ground level. The three DLR stations are West India Quay, Canary Wharf and Heron Quays. Beneath each station is a concourse with roads or open space beneath the track. The stations, the tracks and the concourse below Canary Wharf station are excluded from these proceedings as these are in the possession of Docklands Light Railway Limited. However, the concourses below West India Quay

and Heron Quays stations and the roads and open spaces beneath the tracks are in the possession of the Claimants.

- 10. There are other major construction sites close to but outside the Estate at The Spire (West India Dock) and the Landmark Pinnacle (off Westferry Road).
- 11. The Defendants are connected by their interest and participation in urban exploring an activity which I describe below. Each of them trespassed on the Estate during at some point since last year. I provide further information about them in paragraphs 51 to 68 below.

#### **Urban Exploring**

- 12. Urban exploring is an activity which involves the exploration of buildings and manmade structures within the urban environment. The activity is associated with trespassing on parts of buildings to which public access is prohibited and which are intended to be secure.
- 13. The term urban exploration is commonly abbreviated to *urbex*, *UE*, *bexing and urbexing*.
- 14. One particular feature of urban exploration is known as 'roof-topping'. This is an activity in which individuals will gain access to the roof of a building (without the consent of the building owner) in order to take photographs and / or videos. Typically urban explorers target the tallest "trophy" buildings of which there are a number on the Estate including One Canada Square.
- 15. Generally, urban explorers do not climb up the outside of buildings. There are exceptions to this (including for example the Lloyd's Building which lends itself to that type of climbing). Rather they will seek to use the internal parts of buildings which are not for public use such as loading bays, service corridors, goods lifts and even fire lifts where they sometimes override the control systems.
- 16. To increase the dramatic effect of photographs / videos urban explorers often engage in extremely dangerous activities for example sitting or standing on (even suspending themselves from) exposed positions or performing acrobatic stunts without safety protection.
- 17. Copies of some recent newspaper articles concerning urban exploring are attached to this statement and marked "NJB3". The article dated 10 November 2016 includes the following quote from an urban explorer called Jed Craine which I recognise from my own experience of this issue as a key driver for many urban

explorers. They know that what they are doing is wrong and disruptive but they simply do not care:-

What he enjoys most, he says, is circumventing security. "It's the challenge of getting in that really interests me. It doesn't even have to be that interesting a space once you're in there."

- 18. Most urban explorers now use social media to promote photographs / videos of their activities with a view to building their social media following (websites such as You Tube, Facebook and Instagram) with the intention of generating income.
- 19. Some urban explorers have many hundreds of thousands of followers on social media and some of their videos have been viewed millions of times. Some are also able to secure sponsorship from brands which wish to target a young audience typically fashion brands for clothing and shoes. Harry Gallagher who is referred to below has sponsorship deals with Superdry (a fashion brand), Palladium (a brand of footwear) and Crep Protect (a product for protecting footwear).
- 20. The risks involved in this activity are apparent from the number of deaths around the world. I am informed by the Claimants' solicitor Stuart Wortley of Eversheds Sutherland (International) LLP that a relatively brief search of the internet identifies the following deaths in recent years:-
  - 20.1 June 2013 Pavel Kashin (aged 24) died when he fell from a building in St Petersburg;
  - 20.2 April 2014 Xenia Ignatyeva (aged 17) died when she fell from a railway bridge in St Petersburg;
  - 20.3 February 2015 Carl Salomon (aged 19) died when he fell from a crane in Sydney;
  - 20.4 October 2015 André Retrovsky (aged 17) died when he fell from a building in Vologda in Russia;
  - 20.5 December 2015 Connor Cummings (aged 24) died when he fell from the roof of the Four Seasons hotel in New York;
  - 20.6 March 2016 Tolya (aged 13) died when he fell from the roof of a building in Saratov;
  - 20.7 October 2016 Christopher Serrano (aged 25) died when he was hit by a train in New York;

- 20.8 November 2016 Yuri Yeliseyev (aged 20) died when he fell from a building in Moscow;
- 20.9 November 2016 Wu Yongning (aged 26) died when he fell from a building in Changsha in China;
- 20.10 January 2017 Nye Frankie Newman (aged 17) died when he was hit by a train in Paris. Nye Newman was a founding member with Rikke Brewer (the First Defendant) of the Brewman Group an urban explorer collective of climbers;
- 20.11 January 2017 Maxime Sirugue (aged 18) died when he fell from a bridge in Lyon in France;
- 20.12 March 2017 Thomas Rhodes (aged 19) died when he fell from a building in Sheffield;
- 20.13 June 2017 a young man who has not yet been named died when he fell from a bridge in Kiev;
- 20.14 August 2017, Leon Hoyle (aged 12) died when he fell through the roof of a disused industrial building in Lancashire;
- 20.15 October 2017 Eric Janssen (aged 44) died when he fell from the London House Hotel in Chicago.
- 21. On 2 January 2018, it was reported that the body of Sam Clarke (aged 21) was found on the construction site at One Bank Street. The precise circumstances surrounding this tragedy are still being investigated but I can say that he did not have permission to be on the construction site.

#### The Current Position

- 22. Climbing on man-made structures without the building owner's permission as a leisure activity is nothing new. However, the scale of the problem has grown significantly in recent years fuelled by the growth in social media and individuals seeking to make a name for themselves and to fund alternative lifestyles.
- 23. Since last year there has been a marked increase in activity (see paragraphs 30 to 34 below).

- 24. As a result of the recent activity, last year I was asked to join a sub-committee of the High Rise Group (known as HiRiG). This is a network of representatives of landlords of some of the iconic tall office buildings in London. Members of the group include the owners of The Shard, the owners of The Leadenhall Building, Tower 42 and the Lloyd's Building, Broadgate Estates and Merlin Entertainments (principally in their capacity as the owners of The London Eye).
- 25. The sub-committee was formed with the intention of sharing information about the scale of the problems associated with urban exploring and how this should be tackled.
- The members of HiRiG obviously recognise that they each have primary responsibility for the security of their buildings. However, we also recognise that despite (a) implementing appropriate security systems and procedures; and (b) taking all reasonable precautions to prevent access by trespassers, commercial buildings inevitably remain vulnerable to the risk of trespass because it is impossible to prevent issues such as security access cards from being lost or stolen, doors being left unlocked owing to human error, locks being "picked", lift control systems being overridden and "tailgating". These problems are increased for an area like the Estate which includes areas to which the public has access.
- A practical difficulty which the owners of these buildings face stems from the fact that urban explorers understand the relevant legal issues and take great care not to commit any criminal offences. On that basis, trespass on land and buildings is purely a civil matter (save in exceptional circumstances which do not apply to the Estate other than the railway lines which run through it). A building owner's primary remedies are an order for possession and damages which are wholly ineffective to deter urban explorers. If caught urban explorers are willing to leave voluntarily they will simply look for another challenge elsewhere or to return on another occasion.
- 28. When trespassers are found in parts of buildings where they should not be, members of HiRiG call the police but they are generally unable to take action beyond taking a note of their name.
- 29. The only step that a building owner faced with the threat of trespass can take is to apply for an injunction to restrain trespass on the basis that the prospect of proceedings for contempt of court will offer a greater deterrent.

#### Recent Incidents in London

- Since last year there has been a marked increase in the activity of urban explorers in London.
- 31. The experience of other HiRiG members includes the following:-
  - 31.1 I am informed by Andy Baker (Head of Security for The Shard) that:-
    - 31.1.1 in July 2017, there were 2 separate incidents in which urban explorers climbed from the viewing platform on the 72<sup>nd</sup> floor for The Shard to the top of the building. On both occasions the police were called. On the first incident no further action was taken but on the second incident fixed penalty fines were issued;
    - 31.1.2 in January 2018, urban explorers were intercepted at The Shard undertaking reconnaissance work;
  - 31.2 I am informed by Stephen Shackell who is a director of Vision Security Group that:-
    - 31.2.1 in January 2018, three urban explorers gained entry to Tower 42 as trespassers. Police were called but not further action was taken;
    - 31.2.2 on 21 January 2018, three urban explorers secreted themselves at closing time but were caught when they emerged to explore. Again police were called but no further action was taken;
  - 31.3 I am informed by Terry Blacker who is the facilities manager at Lloyd's of London that during 2017 there were 21 attempts to climb the iconic Lloyd's building (prompting the building owners to commence their own proceedings for an injunction to restrain trespass in December 2017 including against Rikke Brewer (the First Defendant);
  - 31.4 I am informed by Eric Dench of Merlin Entertainments that on a regular basis, attractions at Thorpe Park, the London Eye and elsewhere are climbed by urban explorers.
- 32. I understand that Merlin Entertainments is considering taking action to restrain trespass across that company's portfolio of leisure parks and entertainment centres in the UK.

- 33. In the final quarter of last year, various premiership football clubs were targeted by urban explorers (including the First, Second and Third Defendants in these proceedings) and this prompted Manchester City, Manchester United and Chelsea Football Club to obtain injunctions to restrain trespass in November and December 2017. Copies of each of these Orders are attached to this statement at pages 10 30 of the exhibit marked "NJB4".
- 34. The Fourth Defendant has uploaded numerous videos to YouTube this year promoting incidents of trespass including incidents at the Celebrity Big Brother House (with the Third Defendant), the 02 Arena, 100 Bishopsgate and Southbank Place (major construction sites in London), a B&Q store, a theme park, a waterpark and (within the last 24 hours) a hotel in Amsterdam.

#### **Urban Explorers on the Estate**

- 35. There were various incidents involving trespass by urban explorers at the Estate last year and these have continued into 2018.
- 36. In addition to 'roof topping' incidents at One Canada Square and individuals climbing tower cranes on the construction site at One Bank Street, there have been other incidents including one in February which Ryan Taylor (the Third Defendant) rode a BMX bike through the retail areas of the Canary Wharf Estate and jumped over the electrified DLR tracks on his bike.
- 37. Last November, Rikke Brewer (the First Defendant) and another individual jumped off a moving train on the Docklands Light Railway into Middle Dock. Photographs and videos of these incidents were uploaded to the internet. See also paragraph 51 and 52 below.
- 38. A summary of recent incidents at the Estate appears below:-

5 February 2017	Ryan Taylor (the Third Defendant) rode a BMX bike through the retail areas of the Estate and jumped over DLR tracks – he was issued with a 6 month banning notice			
11 February 2017	Alexander Farrell (the First Defendant) and others trespassed on the roof of One Canada Square			
14 February 2017	Trespass on the roof of One Canada Square			
15 February 2017	Alexander Farrell (the First Defendant) and others trespassed on the roof of One Canada Square			
11 March 2017	Trespass on the One Bank Street construction site			
11 March 2017	Attempted trespass on the Heron Quay construction site			
9 April 2017	Trespass onto the roof of West Wintergardens			
16 April 2017	Trespass on glass dome above Jubilee Line station at Canary Wharf			

17 April 2017	Attempted trespass on One Bank Street construction			
20 4 11 2017	Site			
20 April 2017	Ryan Taylor (the Third Defendant) attempted to gain unlawful access to the Estate in breach of his banning			
	notice and thereafter with others flew an unmanned			
	aerial vehicles (drone) illegally over the Estate			
23 April 2017	Trespass on the One Bank Street construction site			
13 May 2017	Attempted trespass on One Bank Street construction			
	site			
14 May 2017	Imogen Anderson (the Fourth Defendant) and others			
	trespassed on the One Bank Street construction site			
28 May 2017	Trespass on One Bank Street construction site			
18 June 2017	Imogen Anderson (the Fourth Defendant) and others			
	trespass on the One Bank Street construction site – she			
20 June 2017	was issued with a 2 year banning notice			
20 June 2017 29 June 2017	Trespass onto public artwork on the Estate  Urban explorers on site in contravention of banning			
29 Julie 2017	orders			
14 July 2017	Trespass into One Canada Square			
17 July 2017	Imogen Anderson (the Fourth Defendant) was			
24 7 1 2017	intercepted on the Estate in breach of banning notice			
21 July 2017	Trespass into One Canada Square			
28 August 2017	Trespass on the One Bank Street construction site			
28 August 2017 3 September 2017	Trespass on the One Bank Street construction site  Rikke Brewer (the First Defendant) and another			
2 September 2017	individual climbed onto the roof of a DLR train and			
	jumped from there into Middle Dock – filmed by			
	Alexander Farrell (the Third Defendant) and others			
30 September 2017	Trespass on the One Newfoundland construction site			
10 November 2017	Trespass on the One Bank Street construction site			
11 November 2017	Trespass into One Canada Square			
12 November 2017	Attempted trespass into multiple buildings on the Estate			
2 December 2017	Alexander Farrell (the Second Defendant) and other			
	known urban explorers intercepted in lobby of One Canada Square			
12 December 2017	Ryan Taylor (the Third Defendant) attended Canary			
12 December 2017	Wharf Estate to ask whether his ban from the Estate had			
	expired after threatening to return to the Estate – he			
	was issued with a 2 year banning notice			
15 December 2017	Alexander Farrell (the Second Defendant) and other			
	known urban explorers intercepted by security on the			
	Estate			
16 December 2017	Known urban explorers intercepted by security on the Estate			
2 January 2018	The body of Sam Clarke was found by construction			
	workers at One Bank Street.			
13 January 2018	Known urban explorers including Alexander Farrell (the			
	Third Defendant) intercepted by security on the Estate			
	and arrested for carrying a lock picking kit			
23 January 2018	2 individuals attempted to gain access to One Bank			
20 January 2010	Street construction site at 22.45			
28 January 2018	Alistair Law (the Fourth Defendant) was intercepted by security after jumping over the security hoarding at the			
	Wood Wharf construction site			
28 January 2018	Alistair Law issued with a 2 year banning notice			
	7 7 7 7			

39. There are now produced and shown to me marked "NJB5" screen shots taken from video footage of these incidents and a USB stick on which videos have been recorded.

#### The reasons for seeking an injunction

- 40. I and my team have sought to assess the threat which urban explorers pose to our security operations carefully. We have also sought to ensure that our response is proportionate to the issue.
- 41. Before commencing these proceedings, we have undertaken practical steps to enhance the security of the Estate. This includes increasing the number of security guards (both those on patrol and those who monitor our CCTV systems), investing in enhanced security barriers at some of the buildings including One Canada Square and installing intruder alert systems. All of the significant buildings on the Estate have been subjected to robust penetration testing.
- 42. Whilst I am satisfied that the security arrangements are as robust as they reasonably can be, the open nature of the Estate is such that it can never be 100% secure for the reasons given in paragraph 26 above.
- 43. The nature of urban exploring is such that those involved have come to regard it as a "badge of honour" if they are able to get past our security systems an issue which is recognised by the quotation included in paragraph 17 above.
- 44. The risk posed by urban explorers represents a serious concern for each of the Claimants for the following reasons:-
  - 44.1 the security team at Canary Wharf Management Ltd is responsible for the safety and security of everyone who lives, works and visits the Estate. We take that responsibility seriously and wish to do everything reasonably possible to prevent another tragic accident;
  - 44.2 given the incidents which took place last year, the fact that the Estate includes iconic buildings including One Canada Square (which is the second tallest building in the UK) and the growing trend of urban exploration across London means that there is an obvious and serious risk that further attempts will be made by urban explorers to target the Estate unless they prevented from doing so by an effective deterrent;

- 44.3 the activities which urban explorers engage in are inherently dangerous and are generally carried out by juveniles and young adults. The activities are dangerous not only for the individuals concerned (as the examples in paragraph 20 above so clearly demonstrate) but also for the emergency services and members of our security team who would have to come to their assistance should they get into difficulty;
- 44.4 urban explorers who engage in 'roof topping' generally do so with a view to uploading photographs / video footage on the internet which disclose the route by which they have gained unlawful access. Such photographs / videos undermine the security of the buildings (by disclosing sensitive "behind the scenes" information to the world at large) and encourage other "copy-cat" incidents;
- 44.5 the behaviour of urban explorers is the irresponsible behaviour of individuals who have no comprehension of the impact which their activities have on the efforts of my security team to keep the Estate safe and secure. This is particularly true at the present time given that the national threat level from international terrorism is categorised as SEVERE;
- 44.6 the businesses which operate from the Estate need our security staff who are engaged in counter-terrorism operations (whether plain clothes or monitoring CCTV screens) to be focussed on identifying potential terrorist activity. They are currently unable to have that focus because they are also alert to the risks posed by urban explorers and 'roof toppers' individuals who typically have very different characteristics. The fact that our security personnel are having to look out for another category of risk necessarily dilutes the overall counter-terrorism effort which is seriously unhelpful and something we absolutely want to avoid.
- 44.7 incidents of urban exploration across London and beyond are on the increase and the next one could happen at any time.
- 45. We have considered alternatives to seeking this injunction:-
  - 45.1 members of our security team have the power to issue notices to ban individuals from the Estate. Whilst these powers are exercised sparingly, where appropriate we issue banning notices typically for 6 months or 2 years depending on the circumstances. Unfortunately, our experience shows that such notices have little or no deterrent effect. As noted below,

- every one of the 5 named Defendants was issued with a banning notice but breached it;
- 45.2 Ryan Taylor attempted to breach his banning notice around 2 months after it was issued in February 2017. In December 2017, he uploaded a video to YouTube in which he referred to the incident in February (when he cycled through the shopping centre avoiding security guards and jumped over the DLR tracks) and then goes on to say:-

"if I'm not banned I'm going straight there on the crazy karts to do an absolute madness in that whole shopping centre and I think it would be wild."

- 45.3 I am informed by Roger Cowland one of our security supervisors that when Alistair Law (the Fourth Defendant) was issued with a banning notice on 28 January, he responded that he had been advised by his lawyers that the banning notice was no effect. Mr Law's Instagram account includes a banning notice from the Arndale Centre dating back to August 2015;
- 45.4 attempts to serve banning notices on others have not been successful;
- when urban explorers are apprehended, a member of our security team will generally call the police. However, our experience (like that of other HiRiG members) is that in the absence of aggravating factors such as criminal damage (which is rare), the police take no further action against those involved in this sort of activity.
- 46. Having given careful consideration to the matter, the Claimants have decided that applying for this injunction is in the best interests of maintaining the safety and security of the Estate and those who live and work here and those who visit.

#### **Named Defendants**

- 47. In identifying the named Defendants to these proceedings, I and my security team have sought to identify those individuals who represent the greatest risk to safety and security on the Estate. We have applied weighted criteria which take account of the perceived risk of repeated incidents (notwithstanding the banning notices).
- 48. All of the named individuals have trespassed at least once on the Estate last year and according to their social media profiles all of them remain active urban explorers. As noted above, both of the individuals who have been issued with banning notices have breached those notices or attempted to do so.

- 49. There is now produced and shown to me marked "NJB5" a bundle of profiles concerning each of the named Defendants including (where relevant) copies of the notices banning them from the Estate.
- 50. In the following paragraphs, I have summarised the relevant details relating to each individual:-

#### Rikke Brewer - First Defendant

51. As noted in paragraph 37 above, Rikke Brewer was one of the individuals who jumped from the roof of a DLR train into Middle Dock at Canary Wharf on 3 September 2017 – an offence for which he was sentenced to 150 hours community service in December 2017. He carried out this dangerous stunt just 4 days after he had been issued with a banning notice after being identified on the Estate with other urban explorers. Whilst I am not aware of any media coverage of this sentence, in late December he uploaded a video in which he explains that he was fortunate to avoid a custodial sentence.

#### https://www.youtube.com/watch?v= HoVMUAg PI

- On 21 January 2018, The Times included a feature about the amount of time of the emergency services is wasted on YouTube related stunts. This included references to Mr Brewer's stunt and a link to the video. A copy of this article is at the Exihibit marked "NJB3"
- 53. Rikke Brewer has committed the following acts of trespass on the Estate:-

31 August 2017	Identified on the Estate with a group of urban explorers			
31 August 2017	Issued with 6 month banning notice			
3 September 2017	Jumped from DLR train into Middle Dock in breach of			
	banning notice – see above			
22 September 2017	Identified on the Estate in breach of banning notice and			
	escorted from the Estate			
22 September 2017	Issued with 2 year banning notice			

54. According to his social media profile, Mr Brewer has also trespassed on buildings / structures / private property which include:-

https://www.youtube.com/channel/UCdlhVqIm 2ZsRCImA4VN4Yg/videos

https://www.instagram.com/rikke\_brewman/?hl=en

#### Snapchat - Rikkevlogurbex

- the Leadenhall Building London;
- the O2 Arena London;
- the Orbit at the Olympic Park London;

- sports stadia including Twickenham, Stamford Bridge, Old Trafford and the Etihad;
- the Stealth Rollercoaster at Thorpe Park;
- Blackpool Tower and the Big One Blackpool;
- Trinity Shopping Centre Leeds;
- the Paris Metro (train surfing);
- the Areva building Paris;
- Guildford Spectrum;
- Cabot Circus, Shopping centre Bristol;
- Coral Reef Waterwold Bracknell;
- building site next to Sidemen Tower;
- indoor Ski Slope Centre Milton Keynes;
- Tate Modern.
- 55. I am informed by Andy Baker that last August, Mr Brewer was identified by the security team on the viewing platform at The Shard where he was either looking for an opportunity to climb or else undertaking reconnaissance for a future attempt.
- I am informed by Stuart Wortley, the Claimants solicitor that in October, November and December 2017, Rikke Brewer was made the subject of injunctions to restrain further trespass by Manchester City, Manchester United and Chelsea Football Clubs respectively (having previously trespassed on each of those football clubs stadia) see "NJB4" referred to in para 33 above.
- 57. I am informed by Stuart Wortley that in January 2018, Rikke Brewer was added as a named Defendant in the proceedings issued by Lloyd's of London in which they seek an injunction not to trespass on their building.

#### Alexander Farrell - Second Defendant

58. Alexander Farrell (also known as Alex Groom) has committed the following acts of trespass on the Estate:-

11 February 2017	Trespass on roof of One Canada Square with others				
14 February 2017	Trespass on One Canada Square with others				
3 September 2017	Trespass on the Estate assisting / filming Rikke Brewer				
	jumping from a moving DLR train into Middle Dock				
22 September 2017	Identified on the Estate with a group of urban explorers				
22 September 2017	Issued with 2 year banning notice				
10 November 2017	Identified on the Estate after climbing hoarding around				
	the construction site at One Bank Street in breach of				
	banning notice				
10 November 2017	Issued with 2 year banning notice				
2 December 2017	Identified on the Estate undertaking reconnaissance work				
	in breach of banning notice				
15 December 2017	Trespass on One Canada Square with other urban				
	explorers in breach of banning notice				

13 January 2018	Identified on the Estate with other urban explorers in			
	breach of banning notice - arrested by the Police for			
	"going equipped"			
27 January 2018	Identified in the lobby of 25 Canada Square (CitBank) in			
	breach of banning notice			
3 February 2018	Identified on the Estate observing the lobby and loading			
	bay of 33 Canada Square in breach of banning notice			

59. According to his social media profile, Alexander Farrell has also trespassed on other buildings / structures which include:-

https://www.facebook.com/alexander.farrell.39/about?lst=517747299%3A10 0007048864340%3A1516290922

https://www.instagram.com/alexanderfarrell1999/?hl=en

#### Snapchat - alexfarrell1999

- the Leadenhall Building;
- the O2 Arena;
- sports stadia including Twickenham, Stamford Bridge, Old Trafford and the Ethiad stadium;
- Trinity Shopping Centre Leeds;
- Blackpool Tower and The Big One Blackpool;
- the Stealth rollercoaster Thorpe Park.
- 60. I am informed by Stuart Wortley that Alexander Farrell is also a named defendant in each of the three sets of proceedings referred to in paragraph 33 and 53 above and that he also gave an undertaking not to trespass on the Lloyd's of London.

#### Ryan Taylor - Third Defendant

61. Ryan Taylor has committed the following acts of trespass on the Estate:-

5 February 2017	Trespass through retail areas at the Estate – riding BMX bike at speed and ignoring instructions from security officers to stop and jumping over the DLR tracks at Canary Wharf station		
5 February 2017	Issued with 6 month banning notice by Canary Wharf security		
20 April 2017	Attempted trespass by seeking to gain access to the Estate in breach of banning notice and unlawful use of an unmanned aerial vehicle (drone)		
December 2017	Uploaded video to YouTube threatening to return to Canary Wharf		
12 December 2017	Attended One Canada Square for the sole reason of asking whether or not his earlier ban had expired		
14 December 2017	Issued with 2 year banning notice		

62. Also in December 2017, Mr Taylor rode his BMX bike into the middle of an active construction site at Southbank Place which is managed by Canary Wharf

Contractors Ltd another Canary Wharf Group company. The police were called but Mr Taylor was released with no further action.

63. According to his social media profile, Ryan Taylor has also trespassed on other buildings / structures which include:-

https://www.youtube.com/channel/UCITG5vjtyA-FwiYjkr8bzPA

https://www.facebook.com/ryantaylorbmx

https://www.instagram.com/ryan\_taylor/?hl=en

#### Snapchat - bmxsnapper

- the Humber Bridge; and
- riding a BMX bike off a diving board at Walsall Leisure Pool diving board.
- 64. I am informed by Stuart Wortley that Mr Taylor is also a named defendant in the proceedings which were issued by Chelsea Football Club referred to in paragraph 55 above and the proceedings which Lloyd's of London is currently pursuing.
- On 19<sup>th</sup> and 26<sup>th</sup> January, Mr Taylor (along with Alistair Law, the Fourth Defendant) created 2 security alerts by gaining unlawful access to the Celebrity Big Brother house. Some media coverage of these incidents is included at the Exhibit marked "NJB3".
- I am informed by Stuart Wortley that on 31 January 2018, a further injunction was granted against Mr Taylor and the Fourth Defendant to restrain them from trespassing on Elstree Film Studios (which includes the Celebrity Big Brother house). At the return date Messrs Taylor and Law signed undertakings not to trespass. Copies of the Injunction and the undertakings are now produced and shown to me at the Exhibit marked "NJB4".

#### Alistair Law - Fourth Defendant

67. Alistair Law has committed the following acts of trespass on the Estate:-

22 September 2017	Identified on the Estate with a group of urban explorers			
22 September 2017	Issued with a 2 year banning notice			
2 December 2017	Visited the Estate to conduct reconnaissance on access, control and security measures in breach of the banning notice			
15 December 2017	Identified on the Estate in breach of banning notice and escorted from the Estate			
13 January 2018	Identified on the Estate in breach of banning notice and escorted from the Estate			

28 January 2018	Identified on the Estate attempting to jump over a hoarding onto the Wood Wharf construction site in breach of banning notice	
28 January 2018	Issued with a further 2 year banning notice – responded that he had been advised that such notices had no legal effect	
3 February 2018	Identified on the Estate observing the lobby and loading bay of 33 Canada Square in breach of banning notice	

68. According to his social media profile, Alistair Law has also trespassed on other buildings / structures / private property which include:-

https://www.youtube.com/channel/UCagHkTCCSbohFMJIn7JYgMO

https://www.Facebook.com/AllyALaw

https://www.Instagram.com/MrAllyLaw

#### Snapchat - ItsAllyLaw

- the O2 Arena London;
- the Orbit London;
- London Zoo;
- Southbank Place construction site London;
- 100 Bishopsgate construction site London;
- Scalpel Building construction site London;
- the National Gallery London;
- Blackpool Tower and the Big One at Blackpool;
- sports stadia including the London Stadium, the Etihad and St Marys;
- Glasgow Tower;
- rollercoasters at Thorpe Park;
- Coral Reef Waterwold Bracknell;
- retail stores including B&Q, Toys R Us and Ikea;
- West Quay Shopping Centre Southampton;
- Dumbleton Towers Southampton;
- Chill Factore indoor ski centre Manchester;
- crane in Copenhagen, Denmark;
- Crane Hotel, Amsterdam;
- Princess Tower, Dubai;
- Vision Tower, Dubai;
- Soi Sukhumvit, Bangkok;
- Sydney Tower, Sydney.
- 69. I am informed by Stuart Wortley that Mr Law is also a named defendant in each of the three sets of proceedings referred to in paragraph 33 and 53 above and that he also gave an undertaking not to trespass on the Lloyd's of London. I am also informed by Stuart Wortley that Mr Law is also bound by the injunction obtained in respect of the Celebrity Big Brother house referred to in paragraph 66.

#### Imogen Anderson - Fifth Defendant

70. Imogen Anderson (also known as Spidergirl) has committed the following acts of trespass at the Canary Wharf Estate this year.

14 May 2017	Trespass on One Bank Street construction site with another		
18 June 2017	Trespass on One Bank Street construction site		
18 June 2017	Issued with a 2 year banning notice by Canary Wharf security		
17 July 2017	Trespass on the Estate in breach of banning notice		

71. According to her social media profile, Imogen Anderson has also trespassed on other buildings / structures which include:-

https://www.facebook.com/5pidergirl/

https://www.instagram.com/spidergirl/

https://twitter.com/5pidergirl

#### Snapchat SpiderGirlLDN

- St Paul's Cathedral
- Sea Containers House
- Various construction sites around London (including those at Southbank Place and 22 Bishopsgate)
- 72. Copies of photographs which have been posted on social media by each of the five named Defendants in these proceedings are attached to this statement marked "NJB6".

# A serious issue to be tried, the balance of convenience and the adequacy of damages

- 73. The order sought by the Claimants is to prevent unlawful activity, for which there can be no lawful justification.
- 74. Attempts to climb the tall buildings and on the building sites on the Estate entail a significant risk of death and personal injury (not only to the Defendants but to members of the public and members of staff and the emergency services).
- 75. In those circumstances, damages would clearly not be an adequate remedy for the Claimants.
- 76. Conversely, since the Order which the Claimants seek is only to prevent unlawful activity, there is no question of the Defendants suffering any actionable losses or needing compensation in damages.

Defendants to invite each of them to give undertakings to the Court as a means of avoiding them being made the subject of a restraining Order (provided the terms of each undertaking are acceptable to the Court and provided that the Court is satisfied that each of them has received independent legal advice). The Defendants have responded to say that they are willing to provide undertakings but to date none of them has done so (either with or without independent legal advice). Copies of the email messages are attached at the Exhibit marked "NJB4".

78. There number of active urban explorers in the UK is significant and growing. We are not only concerned with British nationals but with people from around the world – increasingly individuals will travel to the major cities of the world to climb trophy buildings like The Shard. The named Defendants to these proceedings have climbed buildings in Australia, France, Denmark, Dubai, Hong Kong and Thailand.

79. We cannot possibly know who all these people are let alone where they all live. In addition to seeking injunctions against the five named Defendants who pose a particular threat to the Estate, the Claimants also seek an injunction against Persons Unknown entering or remaining on the Estate without their consent in the interests of the safety and security of all those law abiding people who live, work and visit here.

80. For these reasons I respectfully ask the Court to make an order for an immediate injunction against each of the Defendants in the terms requested.

I believe that the facts in this Witness Statement are true

Nicholas John Bennett

15 February 2018

Claim No: HQ18x00612

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

B E T W E E N

#### CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANTS' LICENCE OR CONSENT

Defendants

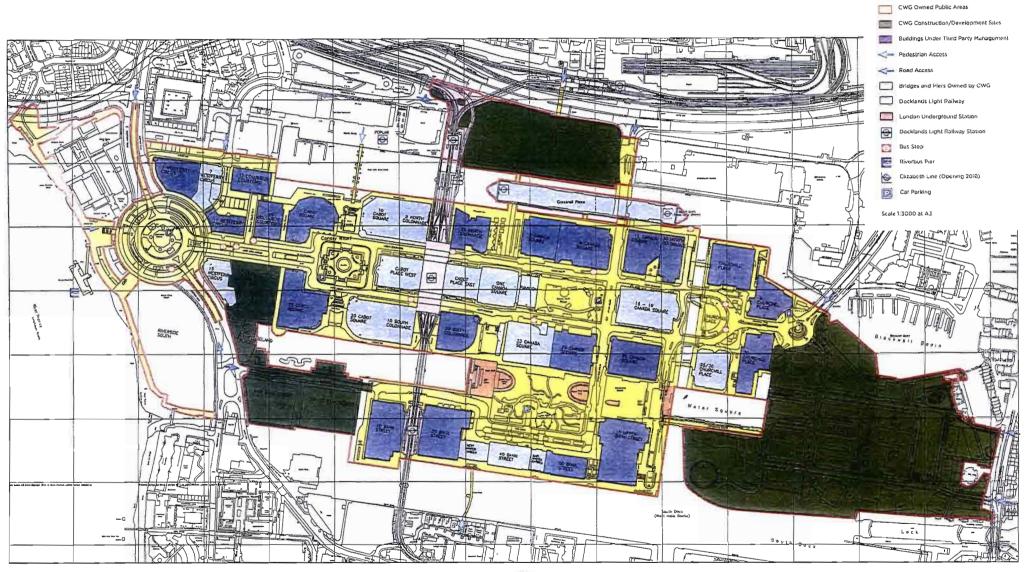
"NJB1"

This is the exhibit marked "NJB1" referred to in the witness statement of Nicholas John Bennett dated 15 February 2018

### CANARY WHARF ESTATE PLAN

Boundary of CWG Property

CWG Owned and Managed Buildings





Claim No: HQ16X00612

IN THE HIGH COURT OF JUSTICE QUEEN'S BENCH DIVISION ROYAL COURTS OF JUSTICE BETWEEN

#### CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

- (1) RIKKE BREWER(2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANTS' LICENCE OR CONSENT

Defendants

"NJB2"

This is the exhibit marked "NJB2" referred to in the witness statement of Nicholas John Bennett dated 15 February 2018

Part 1 - Common Parts Owners

Title No.	Tenure	Registered Proprietor	
EGL200721	Freehold	Canary Wharf Investments Limited	
EGL316757	Freehold	Canary Wharf Investments Limited	
EGL387040	Freehold	Canary Wharf Investments Limited	
EGL393735	Freehold	South Quay Properties Limited	
EGL387043	Leasehold	Heron Quays Properties Limited	
EGL234067	Leasehold	South Quay Properties Limited	
EGL202850	Leasehold	Canary Wharf Limited	
EGL316758	Leasehold	Canary Wharf Limited	
EGL358949	Freehold	Canary Wharf Investments Limited	
EGL358938	Freehold	Canary Wharf Investments Limited	
EGL371036	Freehold	Canary Wharf Investments Limited	
EGL537098	Freehold	Canary Wharf (Riverside South) Limited	
EGL393735	Freehold	South Quay Properties Limited	
AGL330512	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited	
AGL327584	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited	
AGL334128	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited	
AGL330515	Freehold	Heron Quays West (T1) Limited and Heron Quays West T2 Limited	
AGL311371	Freehold	Heron Quays West (T1) Limited and Heron Quays West T2 Limited	
EGL413846	Leasehold	Heron Quays Properties Limited and Canary Wharf Limited	
EGL430892	Leasehold	Heron Quays (HQ 1) T1 Limited and Heron Quays (HQ 1) T2 Limited	
AGL267199	Freehold	Jollygate Limited	
AGL267201	Freehold	CWG (Wood Wharf Two) Limited	
AGL267202	Freehold	CWG (Wood Wharf Two) Limited	
AGL249212	Leasehold	CWG (Wood Wharf Two) Limited	
AGL345278	Leasehold	CWG (Wood Wharf Two) Limited	
EGL202810	Leasehold	Canary Wharf Limited	
EGL530201	Leasehold	CWG (Wood Wharf Two) Limited	
AGL344351	Leasehold	CWG (Wood Wharf Two) Limited	

Note: the titles include future building parcels in the development site formerly known as Wood Wharf which will in due course be allocated separate title numbers.

Part 2 - Office Buildings Owned and Managed by Canary Wharf Group

Building	Title No	Tenure	Registered Proprietor
One Canada	EGL343401	Leasehold	CWE SPVe Limited
Square	EGL489728	Leasehold	CWCB Properties (DS7)
Square	202103720	Leasemora	Limited
	EGL489732	Leasehold	CWCB Properties (DS7)
		Leasenara	Limited
	EGL489729	Leasehold	CWCB Properties (DS7)
	202103723	Ladounia	Limited
	EGL689730	Leasehold	CWCB Properties (DS7)
			Limited
	EGL489731	Leasehold	CWCB Properties (DS7)
		•	Limited
	EGL489734	Leasehold	CWCB Properties (DS7)
			Limited
	EGL489733	Leasehold	CWCB Properties (DS7)
			Limited
	EGL365265	Leasehold	CW Leasing DS7F Limited
	EGL364745	Leasehold	CW Leasing DS7B Limited
	EGL343413	Freehold	CWC SPVa Limited
5 North	EGL490276	Leasehold	10 Cabot Square I Trustee
Colonnade/			No.1 Limited and 10 Cabot
10 Cabot Square			Square I Trustee No.2
			Limited
	EGL489288	Leasehold	10 Cabot Square I Trustee
			No.1 Limited and 10 Cabot
·			Square I Trustee No.2
			Limited
	EGL315564	Leasehold	Canary Wharf Retail (FC2)
	501001000	<u> </u>	Limited
	EGL321029	Leasehold	Canary Wharf Retail (FC2)
	FCI 400270	Langhald	Limited Sansil (563)
	EGL490278	Leasehold	Canary Wharf Retail (FC2) Limited
	AGL240295	Leasehold	Canary Wharf Retail (FC2)
	AGL240293	Leaseriolu	Limited
	EGL371748	Leasehold	Canary Wharf Retail (FC2)
	LGL3/1/40	Leaseriolu	Limited
	EGL399398	Leasehold	Canary Wharf Retail (FC2)
	EGESSSSS	Leaseriora	Limited
	EGL340911	Leasehold	Canary Wharf Retail (FC2)
	202010521		Limited
	EGL372428	Leasehold	Canary Wharf Holdings (FC2)
			Limited
	EGL313095	Leasehold	Canary Wharf Properties
			(FC2) Limited
	EGL399357	Freehold	Canary Wharf Investments
			(FC2) Limited
10 South	EGL482553	Leasehold	20 Cabot Square I Trustee
Colonnade/			No.1 Limited and 20 Cabot
20 Cabot Square			Square I Trustee No.2
		<u> </u>	Limited
	EGL487380	Leasehold	20 Cabot Square I Trustee
			No.1 Limited and 20 Cabot

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			Cause I Tructos No 3
			Square I Trustee No.2
	AGL257249	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL490282	Leasehold	Canary Wharf Retail (FC4)
	AGL240279	Leasehold	Limited  Canary Wharf Retail (FC4)
			Limited
	EGL369434	Leasehold	Canary Wharf Retail (FC4) Limited
	AGL251663	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL369220	Leasehold	Canary Wharf Retail (FC4) Limited
	AGL251728	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL323690	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL293377	Leasehold	Canary Wharf Retail (FC4) Limited
	EGL343458	Freehold	Canary Wharf Investments (FC4) Limited
7 Westferry Circus	EGL497491	Leasehold	Canary Wharf Properties (B2) Limited
	EGL491907	Leasehold	CWG Retail Properties (B2) Limited
	EGL491910	Leasehold	CWG Retail Properties (B2) Limited
	EGL491908	Leasehold	CWG Retail Properties (B2) Limited
	AGL292294	Leasehold	CWG Retail Properties (B2) Limited
	EGL491913	Leasehold	CWG Retail Properties (B2) Limited
	AGL226942	Leasehold	CWG Retail Properties (B2) Limited
	AGL248853	Leasehold	CWG Retail Properties (B2) Limited
	EGL357830	Freehold	CW Investments (B2) Limited
15 Westferry Circus	EGL425040	Leasehold	Canary Wharf Properties (WF9) Limited
Cir das	EGL425043	Freehold	CWCB Investments (WF9) Limited
33 Canada	EGL409259	Leasehold	CWCB Leasing (DS6) Limited
Square	EGL409188	Freehold	CWCB Investments (DS6) Limited
25 Churchill Place	AGL248406	Leasehold	Canary Wharf (BP4) T1 Limited and Canary Wharf
	EGL316757	Freehold	(BP4) T2 Limited Canary Wharf Investments
			Limited
40 Bank Street	EGL447147	Leasehold	Heron Quays (HQ 3) T1 Limited and Heron Quays
	L		(HQ 3) T2 Limited

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AGL290844	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
AGL290848	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
AGL290845	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
AGL290850	Leasehold	Heron Quays (HQ 3) T1
/\GE250050	Leasenoid	Limited and Heron Quays
ACL 266601	Longohald	(HQ 3) T2 Limited
AGL366691	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
AGL366696	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
AGL366692	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
AGL366698	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
EGL576243	Leasehold	Heron Quays (HQ 3) T1
2020,0210	Leasenora	Limited and Heron Quays
		(HQ 3) T2 Limited
EGL573959	Leasehold	Heron Quays (HQ 3) T1
LGE5/5555	Leasenoid	Limited and Heron Quays
		(HQ 3) T2 Limited
AGL223407	Leasehold	
AGL223407	Leasenoid	Heron Quays (HQ 3) T1
		Limited and Heron Quays
4.01.222222		(HQ 3) T2 Limited
AGL222999	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
EGL570096	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
EGL573960	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
EGL570097	Leasehold	Heron Quays (HQ 3) T1
		Limited and Heron Quays
		(HQ 3) T2 Limited
EGL573962	Leasehold	Heron Quays (HQ 3) T1
2023/3302	Louserroid	Limited and Heron Quays
		(HQ 3) T2 Limited
EGL447146	Freehold	
LGL77/140	Treenoid	HQCB Investments Limited

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Part 3 - Retail Buildings Owned and Managed by Canary Wharf Group

Building	Title No	Tenure	Registered Proprietor
Cabot Place	EGL576473	Leasehold	Cabot Place Limited
	AGL363326	Leasehold	Cabot Place Limited
	EGL502160	Leasehold	Cabot Place Limited
	EGL326709	Leasehold	Cabot Place Limited
Canada Place	AGL354228	Leasehold	Cabot Place (RT2) Limited
	EGL574774	Leasehold	Cabot Place (RT2) Limited
	EGL394232	Leasehold	Cabot Place (RT2) Limited
	EGL407012	Leasehold	Cabot Place (RT2) Limited
	EGL574775	Leasehold	Cabot Place (RT2) Limited
Jubilee Place	EGL447192	Leasehold	Heron Quays (RT3) T1 Limited and Heron Quays (RT3) T2 Limited
Churchill Place	EGL554426	Leasehold	Canary Wharf Retail (RT4) Limited
	EGL483118	Leasehold	Canary Wharf Retail (RT4) Limited
Crossrail Place	AGL282639	Leasehold	Canary Wharf Properties (RT5) Limited
One Canada Square	EGL544081	Leasehold	Cabot Place Limited
·	EGL383908	Leasehold	Cabot Place Limited
	AGL234897	Leasehold	Cabot Place Limited
Reuters Plaza	EGL423806	Leasehold	Nash Court Retail Limited
16-19 Canada Square	EGL465308	Leasehold	Canada Place Limited
Canada Square Pavilion	EGL547789	Leasehold	Canada Square (Pavilion) Limited
	EGL547793	Leasehold	Canada Square (Pavilion) Limited

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Part 4 - Buildings Under Construction

Building	Title No	Tenure	Registered Proprietor
1-5 Bank Street (Office)	AGL330512	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited
	AGL327584	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited
	AGL334128	Freehold	Heron Quays West (1) T1 Limited and Heron Quays West (1) T2 Limited
10-20 Bank Street (Office)	AGL330515	Freehold	Heron Quays West (T1) Limited and Heron Quays West T2 Limited
	AGL311371	Freehold	Heron Quays West (T1) Limited and Heron Quays West T2 Limited
Heron Quays West Pavilion (Club)	AGL408744	Leasehold	Heron Quays West (Pavilion) Limited
	AGL408729	Leasehold	South Quay Properties Limited
1 Newfoundland Place	AGL340043	Leasehold	Vertus NFL Limited
1 Park Drive (A1)	AGL344269	Leasehold	CW One Park Drive Limited
	AGL411151	Leasehold	CW One Park Drive Limited
10 Park Drive (A3)	AGL344273	Leasehold	CW 10 Park Drive Limited
8 Water Street (A2)	AGL344721	Leasehold	Vertus A2 Limited
	AGL417885	Leasehold	Vertus A2 Limited
15 Water Street (B3) (Office)	AGL344275	Leasehold	CW Wood Wharf B3 T1 Limited and CW Wood Wharf B3 GP Limited
B1 (Office)	EGL530677	Leasehold	Wood Wharf (No.1B General Partner) Limited
D1/2 (Office)	AGL344276	Leasehold	CW Wood Wharf D1/D2 T1 Limited and CW Wood Wharf D1/D2 GP Limited
2 George Street (E1/2)	AGL344278	Leasehold	Vertus E1/2 Limited
G3	AGL344281	Leasehold	Vertus G3 Limited
H1	AGL344283	Leasehold	CW Wood Wharf H1 Limited
H4	AGL344288	Leasehold	CW Wood Wharf H4 Limited
H2 (School)	AGL344287	Leasehold	CW Wood Wharf H2 Limited
H3 (GP Surgery)	Pending Registration	Leasehold	CW Wood Wharf H3 Limited

Note: All buildings residential save where otherwise indicated.

Part 5 - Development Sites Not Under Construction

Site	Title No	Tenure	Registered Proprietor
1 West India	EGL203899	Leasehold	Canary Wharf Investments Limited
Avenue	EGL350185	Leasehold	Canary Wharf Investments Limited
	EGL350186	Leasehold	Canary Wharf Investments Limited
	EGL421312	Leasehold	Canary Wharf Investments Limited
	EGL191220	Leasehold	Canary Wharf Investments Limited
North Quay	EGL232682	Freehold	Canary Wharf (North Quay) Limited
	EGL297213	Leasehold	Canary Wharf (North Quay) Limited
	AGL410456	Leasehold	Canary Wharf NQO Trustee Limited
	· ·		and Canary Wharf NQO GP Limited
F2	AGL344270	Leasehold	CW Wood Wharf F2 Limited

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Claim No: HQ 18X00612

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

B E T W E E N

#### CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANTS' LICENCE OR CONSENT

Defendants

"NJВЗ"

This is the exhibit marked "NJB3" referred to in the witness statement of Nicholas John Bennett dated 15 February 2018

# guardian

## Meet the rooftoppers: the urban outlaws who risk everything to summit our cities

## Bradley L Garrett

The practice of scaling skyscrapers to take dizzying photographs has been hit by security crackdowns and arrests. Shouldn't these thrill seekers have the right to take risks?

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Tue 17 Feb 2015 08.00 GMT



ast October, at the height of the umbrella movement in Hong Kong, a YouTube video was posted that went viral. In it, four masked 'rooftoppers' hijacked the feed of the enormous LED screen on top of the 52-storey China Online Centre by splicing into the control panel with a laptop. They looped on to the enormous screen a spine-chilling video of the same individuals climbing the under-construction Shanghai Tower in Beijing over a sea of earlymorning fog, then filmed themselves watching the illegal screening from a drone.

Meet the rooftoppers: the urban outlaws who risk everything to summit our cities | Citi... Page 2 of 6

The spectacle concluded, we follow the masked men as they jet down the stairs of the China Online Centre, change clothes in the stairwell and calmly walk out of the lobby like a scene from Mission Impossible.

Vadim Makharov and Vitaly Raskalov, the orchestrators of this meta-selfie, are part of a loose network of people who used to be called urban explorers. But the practice of urban exploration has now splintered under the weight of relentless media attention, crackdowns by authorities and attempts at marketing exploitation - reforming along divergent lines.

One of those lines is 'rooftopping', a practice of accessing rooftops to take dizzying skyline photography, often peppered with symbolic political messages and displays of bravado imported from parkour. Many will have encountered the Channel 4 documentary Don't Look Down, featuring James Kingston, a free-runner turned explorer, who can be seen all over the internet hanging one-handed from construction cranes and doing somersaults in precarious places.

Rooftopping, or 'buildering' as yet another variant is called, is nothing new. A 1937 book called The Night Climbers of Cambridge was full of photographs of agile young men (exclusively) climbing up drainpipes, over fences and balancing atop the spires of the old colleges.

In recent years rooftopping has spiked in popularity, attracting a more diverse set of practitioners. As an ethnographer who has studied urban exploration cultures around the world since 2008, each day I awake to new sets of click-bait assemblages with titles such as The 10 Most Death-Defying Rooftopping Photos or Heart-stopping Pictures of Daredevils Risking Their Lives trending in my social media feeds.



Scaling Battersea Power Station in London. Photograph: Bradley L Garrett

This bloated exposure was recently ruptured by three events in rapid succession. First, the pseudonymous climber Mustang Wanted repainted a Soviet star on one of Moscow's Stalin-era Seven Sisters skyscrapers in Ukrainian colours and topped it with a flag, to the delight of Pussy Riot. Soon after, I got a message from a rooftopper in New York City telling me that the whole scene there was on lockdown after two German artists, Mischa Leinkauf and Matthias Wermke, put white flags on the Brooklyn Bridge and that the FBI were dragging urban explorers in for questioning. Finally, three explorers were arrested earlier this month in Toronto, arguably the most historically relaxed city for rooftopping, and are headed to court to answer multiple charges including breaking and entering, and "mischief".

It is clear that rooftoppers have been taking increasing physical and legal risks in recent years. Adrian Chen, in an article on the Outlaw Instagrammers of New York City, argues that younger generations of rooftoppers see the practice as a quick way to internet stardom.

Relative newcomers to the scene can amass hundreds of thousands of followers in mere months by posting photos of their dirty sneakers dangling off buildings or, even better, photos of themselves dangling off buildings. Not long before before the Toronto arrests, a well-respected local explorer, Neil Ta, announced he was retiring from rooftopping precisely because of this behaviour:

Something fundamentally changed when it became less about just going up and having a good time with friends and more about who can take the photo of the other person in the most precarious situation.

That precarity has extended to the legal landscape, where harsher sentences are being handed down with each arrest. As much as I might agree with Neil, I do not think the search for fame sufficiently explains why people seem to want to take ever greater risks. After all, rooftoppers 'get up' in Dubai, Hong Kong, Moscow and New York, where the consequences of being caught are much more severe than in Toronto or Paris, for instance. If their missions were just about fame, surely the risk/reward ratio would tip the scales to places where they are less likely to end up in court or prison.

A second theory is that the escalation is coming from certain rooftoppers using the practice as a pathway into political activism – and the Hong Kong hijack and the Moscow star stunt certainly indicate this may be the case. After the China Online Centre hack, Vadim and Vitaly told Euan McKirdy at CNN that they have no philosophy, but reading a little deeper into the event does not take much effort. Only a five-minute cab ride from the skyscraper, a heaving crowd of thousands of prodemocracy protesters stood outside the Central Government Offices calling out "Beijing" and asserting their rights to the city.

There is also a third explanation, however: that exploration is inevitable. When you put people in cities where there is little available to explore on their own terms, activities like rooftopping are bound to take place – as is the escalation of those activities as people press up against the boundaries of freedom.

It turns out that a good deal of attention has been paid to these kinds of behaviours by psychologists and sociologists. Psychologists have tried to quantify what they call Type T behaviour (the T stands for thrill-seeking). In the words of researchers Kari Knutson and Frank Farley, these people "prefer high levels of stimulation, complexity, and are distinguished by flexibility in thinking styles". The authors go on to suggest that Type T people not only comprise 25% of the population, but that there is a higher percentage of people who are risk-seeking than risk adverse.

Why, then, do we create risk adverse cities when this goes against majority desires? The foreseeable follow-up question is this: what does living in risk-adverse cities do to Type T people? Turning to sociology might provide an answer. Stephen Lyng worked with people undertaking what he called 'edgework' (a term coined by Hunter S Thompson); activities where individuals placed themselves in unnecessarily risky situations, close to the edge of death and chaos. Lyng goes further than Knutson and Farley to suggest that as people feel increasingly disempowered, edgework activities actually increase. Lyng's study seems to suggest that the escalation we are experiencing in rooftopping activities is as much about our environment as it is about personal needs and desires.

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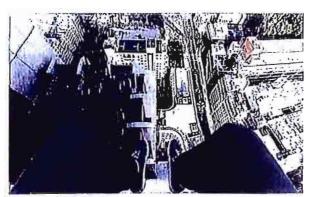


Rooftopping in Las Vegas. Photograph: Bradley L Garrett

Trying to separate these three motivations makes less sense than combining them. Recognition, politics and desire make for a pretty convincing motivational cocktail. The more people's conversations are eavesdropped, movements curtailed and houses raided, the more they feel a need to push back. This arms race did not begin with urban exploration. It began when our rights to the city began to be stripped back and when curiosity - a natural and necessary inclination - became criminalised.

This is not armchair speculation: I have always been a Type T personality. I cave, I Scuba-dive, I skydive, I trespass, I drink too much and I work too hard ... like most other T Types. In response to my explorations in the UK (part of my doctoral research), the police have raided my house twice and I have been on bail for most of the past three years under various charges.

But just being charged is massively disruptive to one's life, which I think is the point. The Home Office has held my US passport almost constantly since August 2012, and I have spent much of my time living here with my possessions in police storage facilities. I have turned to publishing as a productive outlet, but I am filled with a frustration that no amount of crane-dangling will ever quell.



Looking down on the streets of London. Photograph: 'Gary'

Rooftoppers may have trouble articulating their motivations, but the message comes through loud and clear in their photography - they want to be free to make choices to explore their cities, and the more those choices diminish, the more militant their reactions become.

Arresting and charging people does not stop rooftopping. Changing security protocols is unlikely to either - explorers have vaulted incredibly complicated security measures, including those at the new World Trade Center in New York.

The answer, it seems to me, lays in paying attention to the research and in coming to terms with the fact that a segment of every urban population needs to take risks to be

Meet the rooftoppers: the urban outlaws who risk everything to summit our cities | Citi... Page 6 of 6

content. Or, more accurately, a segment of every urban population needs to feel that they have agency, some sense of control over their lives.

While no one would recommend inexperienced climbers tackle skyscrapers, perhaps we should just let rooftoppers take the risks they want to take. If we can take off our health-and-safety blinkers for a moment, we may also realise that the photos, videos and stories produced by rooftoppers - many of them highly experienced adventurers - make the city a richer place to live.

Perhaps, too, it is time for us to all be honest with ourselves - we enjoy living vicariously through these thrill seekers. As Will Self has argued, let us reinstate the freedom to explore.

Bradley L Garrett is cultural geographer at the University of Southampton and the author of Explore Everything: Place-hacking the City and Subterranean London: Cracking the Capital. He is currently compiling a new book on rooftopping in London for release by Prestel Publishing next year.

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Topics Cities Urban decay

# guardian



# Urban explorers risking lives and arrest for social media glory, say experts

Growing popularity of daredevil stunts fuelled by competition for acclaim on YouTube and Instagram, warn academics

#### David Batty

Fri 18 Mar 2016 14.01 GMT

A rising number of daredevil stunts such as scaling skyscrapers and parachuting from tall structures is being fuelled by competition for online acclaim, according to "urban explorers", who warn more people are dying as a result.

The immense popularity of online videos of people climbing the world's tallest buildings, including the London Shard, had turned urban exploration, which traditionally involves surreptitiously exploring the off-limits corners of towns and cities, into an extreme sport, said academics from Southampton and Greenwich universities.

Their comments come after a court barred four men from scaling structures in England and Wales after they posted online photographs and videos of themselves hanging 15 storeys above ground from a building in Lowestoft; climbing a crane in the town centre; and parachuting from a wind turbine.

A Suffolk police spokesman said officers had no alternative but to take action as they could have fallen and not only killed themselves but passersby. "Evidence gathered by police showed they had repeatedly carried out the activity and had been posting footage on the internet," he added.

Dr Bradley Garrett, a cultural geographer at Southampton University, said the case illustrated how a younger generation of "urbex" enthusiasts compete for attention and credibility online by combining their adventures with riskier activities such as base jumping, where people parachute from structures, and parkour, which involves navigating urban spaces by climbing, jumping, balancing and running through buildings.

Garrett, who penetrated London's secret underground tunnels and scaled the Shard while researching his PhD on urban explorers, said: "The community has changed drastically. A lot of these kids are putting themselves at greater risk to gain credibility on social media channels. There have been an increased number of deaths in the urban exploration community worldwide in the pastfew years and that's gone hand in hand with the increased desire to publish these exploits on social media."

His views are shared by Theo Kindynis, doctoral candidate at the University of Greenwich, said: "If you look at what these kids [in Lowestoft] were actually doing it's this new offshoot of urban exploration which seems to be all about internet fame and making a name for themselves. The problem with these guys is not only was what they were doing so reckless they were publicising it flagrantly online."

Kindynis said these riskier practices had been popularised in recent years by viral videos of climbers such as the Russian duo Vadim Makhorov and Vitality Rasklov, known as On The Roofs, and British "professional adventurer" James Kingston. These typically showed them scaling an under-construction skyscraper, tower or crane before dangling their legs or hanging their entire bodies, without safety equipment, from a concrete or steel precipice, he added.

One of On The Roof's videos, which shows them ascending the 632-metre-high (2,073 ft) Shanghai Tower, then high-fiving one another while balancing on a crane arm, has more than 50m views on YouTube.

Matthew Adams, one of the four urban explorers found guilty at Lowestoft magistrates court last week of causing alarm and distress to residents, said social media had pushed people more into "the stunts and hanging while climbing rather than just photographing the views" while exploring.

Adams, who publishes photographs and videos of his climbs on his Facebook page, Unexposed Explorations, said social media was "a massive part" of his practice but denied this was his sole motivation. "That might look like I'm just doing it for attention but I consider myself an artist," said Adams, who studied art and photography at Lowestoft College.

Adams, 23, Daniel Batchelor, 26, and a 17-year-old boy, who cannot be named for legal reasons, all from Lowestoft, along with Javier Centeno-Gomez, 24, from Ellough, were given criminal behaviour orders banning them from climbing

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manmade structures. The order also prevents them going beyond safety barriers on any building and bans them from parachuting off any structure without permission from the owner.

Adams said: "It's quite over the top for a first offence and when you're pleading guilty. We were [at St Peter's Court building in Lowestoft] for three hours uninterrupted by anyone, so no one could have felt that alarmed or distressed."

Bradley Garrett, who last year received a conditional discharge for conspiring to commit criminal damage during sorties into disused London Underground tunnels and stations such as Aldwych, condemned the penalty imposed on Adams and his friends, warning it would provoke riskier behaviour rather than act as a deterrent.

"The community will be much more militant ... if we start clamping down," he said. "I guarantee that locks will start coming off, windows will be broken. The only result of these convictions is going to be an escalation of tension between people who are undertaking subversive practices in the city and authorities."

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**Topics UK** news





# Politics, thrills or social media: what drives the new breed of urban explorer?

The global craze for exploring secret, closed-off city spaces is escalating – as are the risks some thrill-seekers are willing to take. So what's the appeal? There was only one way for Stephen Moss to find out ...

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#### **Stephen Moss**

Thu 10 Nov 2016 09.56 GMT

The pursuit of urban exploration has always been dangerous, but - largely as a result of the oneupmanship generated by social media - the risks taken by today's young breed of explorers are reaching new and terrifying extremes. They are not just descending into sewers but climbing ever-taller towers, risking their lives in train and tube tunnels, and indulging in photogenic stunts in an effort to win instant internet fame.

"The community has changed drastically," says Bradley Garrett, author of Explore Everything: Place-hacking the City. "A lot of these kids are putting themselves at greater risk to gain credibility on social media channels. There have been an increased

number of deaths in the urbex community worldwide in the past few years, and that's gone hand-in-hand with the increased desire to publish these exploits on social media."

The US-born Garrett, a geographer at Southampton University, is the most prominent writer on the subject; Explore Everything, which drew on a four-year study of urbex and was published in 2013, could be said to have put this strange, cultish pastime on the map. He penetrated the world of urban exploration – which is an odd combination of the secretive and the brash – and set about understanding what motivates urban explorers, old and new.

"Exploring the city gives you a chance to understand it in a different way," Garrett tells me. "You are able to see the abandoned buildings, the infrastructural systems, the construction sites, all the things that comprise the city. There's an addictive quality to it, because once you start going into these spaces and understanding the city in a different way, it's very hard to fall back into normal rhythms."

Garrett talks about the "personal sense of empowerment" urban exploration provides. "There's a very particular kind of agency that comes from using the body to get into spaces that you're not supposed to access," he says, "and that translates very easily into a kind of politics."

This breaking into closed-off spaces isn't an explicitly political act - there is usually no attempt to change anything specific - but in an over-regulated, over-securitised world, it feels like a way of kicking against the system.

It's also fraught with difficulty and danger. In 2012, Garrett and several fellow explorers were arrested and charged with conspiracy to commit criminal damage. "They didn't have any evidence that we had committed any criminal damage, so they charged us with a thought crime," he says. The case dragged on for two years, and he was eventually given a conditional discharge and ordered to pay costs of £2,000.

"When I reflect on the whole process," he says now, "I realise that the trauma we were subjected to was actually the point. What the British Transport police wanted to do was stop me from publishing photos [of the sites visited] and stop me from writing about this thing, because what we did undermined their narrative of security." Garrett had demonstrated that the secret, impenetrable world was not so secret or impenetrable after all.



Bradley Garrett at the top of Battersea Power Station in London. Photograph: Winch

Garrett reckons there are around 100 active urban explorers in London, perhaps a few thousand in the UK, and tens of thousands across the world, concentrated in major cities and often communicating with explorers elsewhere. They share information and photographs on urban exploration websites such as 28 Days Later, and even stage events such as the International Drain Meet, where "drainers" (the popular term for committed sewer explorers) congregate.

Garrett admits urban explorers are mostly men, but claims it is more diverse than mountain climbing or scuba diving. He dislikes what he calls the growing "commodification" of the activity, with explorers building up a profile by performing some stunt in a hard-to-access location, thereby attracting sponsors for their next undertaking. "Every attempt at radical expression becomes appropriated," he says regretfully.

Jed Craine, a 27-year-old Londoner who says he has been an urban explorer since his early teens, gives me a somewhat less politicised view. He grew up near a closed Victorian asylum in south London, and used to enjoy sneaking in with his mates. As he got older, he added layers of planning to every operation.

Craine goes out in a small group, and puts great emphasis on the research that real "infiltration" requires. He explores high-rise construction sites, utility tunnels, Crossrail and new tunnel-boring projects such as the Lee Tunnel supersewer. He clearly sees the Thames Tideway supersewer as another target rich in possibility once construction starts.

What he enjoys most, he says, is circumventing security. "It's the challenge of getting in that really interests me. It doesn't even have to be that interesting a space once you're in there."

Politics, thrills or social media: what drives the new breed of urban explorer? | Cities | ... Page 4 of 6



There are around 100 active urban explorers in London, and tens of thousands across the world. Photograph: Matthew Adams/PA

Craine is sceptical about the political dimension Garrett claims for urban exploration. "I mainly do it because it's fun," he says. "It's no more politically motivated than any other hobby, except that the people who engage in it are more willing to break the law."

In any case, he says, it is possible to see many of these locations on private tours—that is the whole idea of Open House, to give the public access to the usually inaccessible—but the urban explorer wants access on his own terms. If he or she does get access, they may well want to keep it to themselves.

"There are places people have accessed but they've never posted the photographs online, "Craine says, "not only because the legal repercussions could be severe, but also because if anyone else knows those places are accessible that could heat the place up. Very few people are really trying to publicise these places."

Craine goes exploring at least one night a week. He says construction sites are usually easy, but other locations are very tricky and need a lot of reconnaissance – and perhaps a few failed attempts – before you work out how to get in. He doesn't like to go out in a group of more than three: any more would be too visible, too unwieldy.

Like Garrett, he is wary of the "new generation of kids" who explore in order to post pictures on Instagram and build up their online celebrity. "I don't think they're bothered about the challenge of getting into these places, or take an interest in the history of who built this tunnel and why. For them it's: 'Go in there, get this picture and leave.' They just want to rack up likes and followers. Increasingly it's more about the image, while the experience takes a back seat."

### 'I became a bit of a junkle for it'

One evening I meet another young explorer, Gregory Grealing, who offers to take me on an exploration – a nice easy one since I'm new to the game. Grealing, in his early 20s, tells me he started as a graffiti artist, got to hear about people "painting" (the term he prefers to my throwaway "doing") graffiti in abandoned mental hospitals, and joined them.

"It was exactly the kind of atmosphere I was looking for, and I became a bit of a junkie for it," he says. "It was like stepping into the past: certain places you found had everything left in them, as if somebody had just walked out of that door one day and left everything behind.

"I've been on tours across Belgium and other places to see old castles and manor houses where people have left all of their belongings behind, including paintings, chandeliers, jewellery - even their letters, which you can runmage through to piece together people's lives. But this fleeting chance won't be there forever; some hooligan will find their way in and steal everything, or set it on fire."



An urban explorer inside the abandoned Shougang Steel Plant on the outskirts of Beijjing. Photograph: James Wasserman for the Guardian

I ask him where he stands on whether urban exploration can be interpreted as a political act. "The majority of people taking part in mainstream urban exploration are thrill-seeking," he says. "There are people around the world doing it for the right reasons - uncovering fantastic history and gems that haven't been seen before - but a lot of it is quite lazy tourism. Somebody finds a place, and then everybody else rushes after it with their big lenses and tripods, photographs the crap out of it and rushes home to their computer to badly post-process the images on Photoshop. Urban exploration tourism is quite tedious." He makes it sound like competitive birdspotting.

Grealing has had his own run-ins with the law - he asks me not to reveal exactly why - ending up with a conditional discharge and £1,000 in costs after one particularly spectacular incident. These days he is concentrating on getting on to roofs - he is especially interested in locations used by pirate radio stations - and that is where he intends to take me.

We go to a tower block in central London where he has been before. He produces a skeleton key to get into the building – he says fire services have access to master keys, and that it's relatively easy to obtain copies of them – and we take the lift to the top. There, the only obstacle is a skylight.

We quietly unhook the ladder that will lead us to it (we must avoid disturbing the people in the flats on this floor) and climb up. Once again Grealing has a key to unlock the skylight, and we are quickly out on to the roof, which is flat and uncluttered. There are cobwebs on the lock of the skylight, suggesting we are the first people up here in a while. I worry that when we get back, the ladder will have been removed and we'll be stuck here for the night - but he tells me not to fret.

This rooftop offers gorgeous views all over London. The sun is starting to set, and Grealing extols the beauty of the scene - overlooking one of London's main arteries, which is soon aglow with the lights of rush-hour traffic.

"I love this view," he says. "I like the geometry of this street, the twinkling lights and the chance to see some of the old terraced housing which has been obscured by more modern buildings. You can look across to north London and see the hills. It's all laid out before your eyes, almost as if you could pick up the buildings. It's a one-of-a-kind view."

Grealing says a vantage point such as this makes you rethink the way different parts of the city fit together. "Climbing on to rooftops like this is a way of feeling your way around London, making sense of it all – watching it twist and turn year by year."

Somehow, though, I can't quite share his epiphany. I still worry that someone will close the skylight behind us, or that the roof will give way under my weight and I'll end up in a crumpled heap half-a-dozen floors below.

I am relieved when, after an hour or so, we retrace our steps, lock the skylight, put the ladder back and take the stairs down to the street. I think I may have too little courage for urban exploration. Or perhaps too much sense.

Bradley Garrett is accurately identified, but pseudonyms have been used for the other two urban explorers interviewed as they do not wish to make their identities known. To experience the Guardian's virtual reality exploration of London's Victorian sewers, guided by Bradley, go to theguardian.com/vr

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# Generation urbex: The extreme urban adventurers risking all for the right to roam

A new breed of activists-cum-urban explorers – urbexers – are testing the limits of both the law and their own mortality to challenge a world of growing boundaries and restrictions and reassert the right to freedom of movement

Lee Williams | @leeroy112 | Thursday 16 February 2017 14:23 GMT |

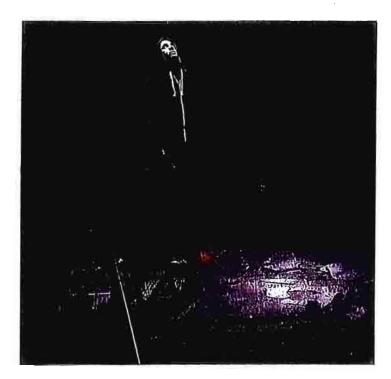


'Urban exploring is a calculated risk. When the risk/reward ratio is out of whack, you walk away from it. But the best explorations are right on that line': urbexer Bradley Garrett surveys Edinburgh from atop the Forth Bridge *Bradley Garrett* 

In Edmonton, Canada, the rain is falling heavily outside. In a storm drain under the city one man sees the water levels rise alarmingly. He

approaches a large pipe where the water is gushing into his tunnel. As he gets closer, instead of stepping onto solid concrete as he expected, he drops into a 12-foot-deep pit filled with pounding water. He tries to climb out but powerful currents keep pulling him back. He flails desperately for seven or eight minutes before he starts to swallow water. He is drowning. The man isn't a drainage worker or a rescuer looking for trapped people. He isn't a homeless person sheltering from the weather. He is in fact a hobbyist, a practitioner of "urbex", the modern art of urban exploration.

Urban explorers visit parts of the city that have been abandoned, condemned or pronounced off limits. They wade through sewers, scale buildings, scamper like rats through abandoned tube stations and tiptoe through derelict factories, hospitals and insane asylums. But what makes these people risk capture, injury and sometimes even death can be as varied as the sites themselves.



Time trip: 'These are places the world's just forgotten about people like us bring them back to life' (Alex Tredrea)

Urbexers photograph their excursions compulsively, posting the often lavishly produced images on specialist forums. "When you take a photo of a derelict site and edit it, it looks like a film set," says urban

explorer and professional photographer, Alex Tredrea. "The colours are always good. Everything's very textured. It's just extremely interesting." Tredrea, who has explored abandoned farms, factories, schools, hospitals and military installations, gets a thrill from the often-spooky atmosphere of the places. He is fascinated by the objects people leave behind, which still have the power to shock and surprise. Like an abandoned RAF base in Sopley, Hampshire, where he stumbled upon a room filled with Second World War army boots ready for action with a poster of Hitler looking on from the wall.

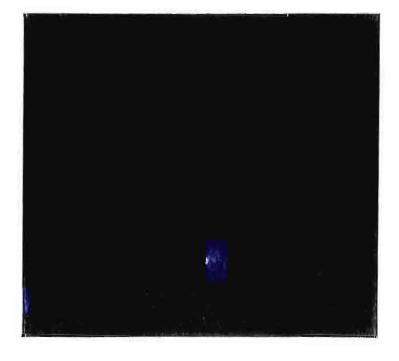
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Explorer films: Explorers who don't return is fertile subject for film

'Bored' 15-year-old schoolboy runaway slept rough to explore UK cities

Documenting these forgotten corners assumes an importance as great as the discovery itself. "That's one of the biggest parts of the photography side of it," says Tredrea. "These places did have life buzzing around them. They were important and thought about and all of a sudden the world's just forgotten them. Then people like us go around and take photos and bring them back to life."





Battleworn: WWII army boots stumbled upon in an abandoned RAF base in Sopley, Hampshire (Alex Tredrea)

Creating a permanent record of something about to be lost is one of the motivations for another urban explorer, Simon Cornwell. Cornwell has his own website, Urbex UK, and was one of the first of the modern urban explorers in Britain, exploring sites at the turn of the millennium – a period he describes as the "classic years". For Cornwell urban exploration is not just the chance to explore and document, but to make sense of a site and its past before it is lost for ever. This mixture of historical research and exploration can throw up some interesting results, even debunking long-held myths.

Such was the case of Cane Hill Hospital, a derelict Victorian insane asylum in Groydon which, even in the early 2000s, some locals believed was haunted and cursed. Some tunnels near the asylum contained weird machinery that was purportedly used for carrying out horrific experiments on patients. Cornwell explored the tunnels with a man whose father had worked there. "After the war a firm moved in who made lenses for telescopes," says Cornwell. "All of those weird contraptions that people thought had sinister medical uses were used for grinding and polishing lenses."



Generation urbex: The extreme urban adventurers risking all for the right to roam [Th... Page 5 of 9

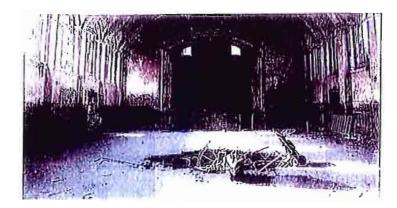


Underground resistance: 'We demand a right to be actively involved in how our cities are shaped and function,' says Garrett (youtube)

But urban exploration has evolved a great deal since the classic days Cornwell describes. Today urbexers are no longer content with just wandering around derelict buildings. They explore so-called "live sites" like working metros, sewer systems and construction sites. Motivations have shifted, and the stakes have become immeasurably higher. One person who perhaps most typifies the move from a fascination with the past to a complex engagement with the present is Bradley Garrett, academic, photographer, urban explorer and one-time head of London Transport Police's most-wanted list.

Garrett, who has "hacked" over 500 sites in 15 different countries, originally moved to the UK as an American archaeologist and cultural geographer looking for new subjects to research. "I found urban explorers," says Garrett, "and it seemed to me what they were doing was another kind of archaeology. They're recording places that an archaeologist or historian maybe wouldn't." For his research Garrett embedded himself with a group called the London Consolidation Crew, or LCC, who had a growing reputation for daring explorations. Soon Garrett found himself being sucked into the life of the urban explorer and his motivations moving beyond academic interest to a full-on engagement with the quest for increasingly audacious hacks. The quest took him to the top of the newly constructed Shard, down some of London's deepest and most secret tunnels, and inside a town-sized nuclear bunker beneath Bath.





Take this dance: the abandoned ballroom at Hellingly Hospital, formerly East Sussex County Asylum (Simon Cornwell)

During his time with the LCC, Garrett discovered a number of different motivations beyond the mere thrill of exploration. These people, he discovered, were looking for a closer connection to the cities they lived in, combined with an almost geeky fascination with infrastructure and the way things worked - an interesting counterpoint to their image as a cool underground collective decked out in hoodies and face masks. Garrett found his own greatest thrill in hacking the London Underground to find the city's abandoned Tube stations. "I absolutely love being in metro systems," he says, "hiding out behind small walls and having trains flying by in front of you just inches from your face. God, it's such an adrenaline rush. And the more time you spend in the system, the more you can't help but marvel at the incredible feat of engineering that it is to build a metro system." Listening to Garrett enthuse about the Tube, you begin to understand that the make up of a "typical" urbexer is a perfect storm of nerd and adrenaline junky.

But the adrenaline side can bring its dangers. Garrett has been in a few scrapes that were less than comfortable. Once, crossing the top of the Forth rail bridge at night, it began to rain, making the girders Garrett and his companions were sliding across extremely slippery. "If we don't start crawling really fast right fucking now, we are going to die on this bridge!" one of Barrett's companions screamed. Quickening their pace, the team just managed to get to the other side before the beams got too slippery to hold on.

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'Participation is the linchpin': urbexers in Red Run Drain, Detroit, Michigan (Bradley Garrett)

Judging what is and what is not safe to tackle is all about weighing the risks and rewards, Garrett says. "Urban exploring is a calculated risk. When you go into a place you make a very conscious decision about what risks you're going to take and if the rewards are worth it. When that risk/reward ratio is totally out of whack, then you walk away from it. But the best explorations are right on that line."

Garrett and the LCC found just such a line trying to "crack" the London Underground by being the first urbex collective to hack every one of its disused stations. Little did they know at the time but London Transport Police were hot on their heels. "As the stations were narrowing down – four left, three left, two left, they were trying to catch us at one of these stations," recounts Garrett.



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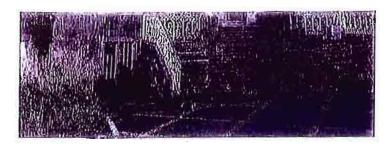
Rogue one: Garrett has 'place-hacked' hundreds of forbidden urban spaces (Creative Commons)

The axe finally dropped in August 2012. Flying back from Cambodia, Garrett's plane was stopped on the runway and he was led through Heathrow in handcuffs. Charged with conspiracy to commit criminal damage, Garrett and several of his companions had their front doors burst open and all their computers, hard drives and cameras confiscated. They faced a maximum sentence of 10 years in prison and Garrett, as an immigrant, spent two years without his passport trapped inside the country. The case ultimately collapsed before trial but after two years of restriction and anxiety, the damage had been done.

Garret remains philosophical about his arrest and trial. And it helped him identify with another motivation that drives some of the more hardcore urban explorers – a kickback against global capitalism and its steady encroachment on our freedom. "The people who own London and want to make money out of London are not the people who live in London," says Garrett. "These are global financiers who see space only as a commodity."



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Mad world: the administration block of now-closed Denbigh Asylum in Wales (Simon Cornwell)

By exploring parts of the urban landscape officially closed off to them, urbexers are reasserting the individual's right to freedom of movement, according to Garrett. They are defending the right of the citizen to participate in the workings of his or her own city, in the face of encroaching private interests. Not everyone can don a ski mask and hop down a manhole cover, of course, but as Garrett affirms, "participation is the linchpin. If we demand a right to be actively involved in how our cities are shaped and function then whatever these forces want is a moot point. We shape it anyway. Global capitalism is a force that seeds itself into our brains and makes us think that we can't do these things, and then we police ourselves, and that's much scarier than being policed."

The man who found himself drowning in a storm drain under Edmonton did not die. He eventually managed to pull himself out. But others have died, and perhaps this is something they would have thought worth dying for – asserting the freedom of the individual amid a world of growing boundaries and restrictions.

For more visit bradleygarrett.com or follow @goblinmerchant

More about: | urbexers | Exploration | London Consolidation Crew | London Underground | right to roam | Activism | Bradley Garrett

# guardian



# The lure of tall buildings: A guide to the risky but lucrative world of 'rooftoppers'

The ultimate selfie can bring kudos and cash to urban rooftoppers

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Jamie Doward and Alice Gibbs

Sun 26 Feb 2017 00.04 GMT



hen teenager Harry Gallagher clambered on to the roof of Canary Wharf's highest building his exploits went viral. Gallagher, 19, aka Nightscape, is a rooftopper, someone who gains access to buildings and restricted spaces to take photographs of themselves, often

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hanging in precarious poses. To the uninitiated, it might appear to be a new phenomenon, but rooftopping's genesis lies in the long-established urban explorer movement, known as urbex.

An early exponent was Jeff Chapman, or Ninjalicious, the late Toronto-based explorer who in the early noughties infiltrated buildings and underground systems, recording his adventures in his zine, Infiltration. Chapman tended to shun the limelight, but now rooftoppers are aiming ever higher in their quest for personal glory and reward.

"Urban exploring is beginning to splinter into different practices," said Theo Kindynis, a criminologist at Roehampton University. "What was traditionally thought of as urban exploration, fetishists exploring abandoned mental asylums, that sort of thing, is mutating. You've now got subway explorers and you've got rooftoppers like Nightscape doing the foot-dangling thing. As a result, you've got new attitudes and etiquettes evolving. The old 'take-nothing-but-photos-leave-nothing-but-footprints' adage is increasingly irrelevant."

Gallagher has previously targeted Robin Hood airport in Doncaster, the roof of West Ham's new stadium, and the London Olympic park's Orbit structure. His exploits are posted on his YouTube channel and promoted through Instagram, Twitter and Snapchat. His latest "hack", released online last week, will have helped send his reputation soaring. Gallagher and a friend can be seen climbing on to the roof of One Canada Square and scaling its pyramid.

At the start of the video, already viewed 450,000 times and liked by 45,000 people on YouTube, the pair describe the challenge as "almost impossible" and express astonishment that they were able to pull it off. But Kindynis is not convinced. "These guys are notorious within the scene for poaching other people's spots. I highly doubt they were the first people to get on to the roof of One Canada Square. They were probably told how to do it by someone else. Within the urbex community, these things tend to be kept hush-hush, but now it's on YouTube and they will have changed their security measures so nobody else will be able to enjoy that rooftop.

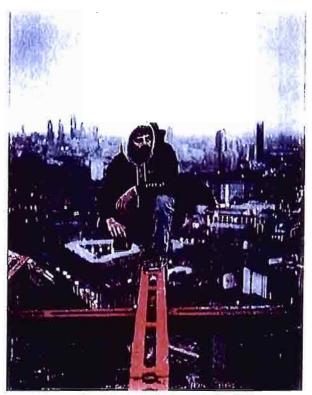
"Within certain elements of the community, these guys are not liked. They are seen as a problem. Cranes and construction sites and rooftops are getting locked down because these guys are prostituting it to social media."

The high-profile stunts of Gallagher and his cohorts seem a world away from urbex's original ethos and its political overtones. In an article for *Domus* magazine in 2011, Dr Bradley Garrett, an urban explorer and a geographer at Southampton University, suggested that urbex practitioners were reviving the practice of "usufruct" - "which basically means that someone has the right to use and enjoy the property of another, provided it is not changed or damaged in any way".

But Kindynis suggests the selfie generation are not in it for the philosophy.

"For the people doing it, it's all about the image, getting the cool, exclusive YouTubable footage. It's about building their personal brand, all about the image, all about the spectacle."

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Harry Gallagher. Photograph: @night.scape

And why not? Building a rooftopping brand can be lucrative. Gallagher's Nightscape website sells original T-shirts for £24.99 and hoodies for £39.99. Not that he is unique in turning his exploits into cash. Urban free climber James Kingston's website sells posters of him balancing precariously in a variety of places as well as a range of T-shirts.

But selling merchandise is only one element. Gallagher's highly stylised video of the One Canada Square hack has its own soundtrack, which carries links to promote the featured songs. He recently appeared in a short film for fashion brand Palladium's new range of waterproof boots.

As Gallagher's mother, Amanda, told the *Times*: "We come from a modest background and never had any financial stability. The day he went up West Ham [stadium], we couldn't buy a jar of coffee that morning. By that night, he'd gone viral. That's when he came to me and said: 'Now, you get it, Mum. Now you see what this is, what it's all about.'"

Milo Hale, a photographer and rooftopper with 15,000 followers on Instagram, believes the movement is coming out of the shadows and into the mainstream. "The whole Instagram scene has helped it develop over the last few months," Hale said. "It has completely blown up around the world. It was definitely one of those things that was quite underground and people didn't really know about it and now it's come out to the wider audience through social media."

Hale, 20, who got into rooftopping through parkour, or free-running, acknowledges that its growing popularity poses new challenges. Brands are gravitating towards

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rooftoppers as social media influencers because they cut through to younger audiences far more effectively.

One survey suggested that 70% of teenage YouTube subscribers trust influencer opinions over traditional celebrities. But the rooftoppers risk losing credibility if they are seen to be too commercial.

"There's a lot of companies I'm in talks with," Hale said. "But for people like me and rooftoppers on Instagram, there's this desire to want to keep your work authentic. Obviously, I want to work with brands and create content for them, and to be able to fund what I want to do, but at the same time I think there's a sort of caution from creators and rooftoppers, particularly to not sell it off in the wrong light and not just sell out just because they can."

Not everyone seems to have such qualms, and there is a sense that many rooftopping images are in danger of becoming cliched. "Every day I look at Instagram and there are literally hundreds of kids doing it," Kindynis said.

The surge in interest also brings problems. "I get a lot of messages from people asking, 'oh can you show me how to get up on that rooftop blah blah blah', and I always say no because I don't want to be responsible for someone going up somewhere they're not comfortable with, and if that goes wrong, that's on my conscience," Hale said. "It's difficult finding that balance between sharing it and not not forcing people to do it - but not pushing people into it when you know they shouldn't be doing it."



A rooftopper in Dubai. Photograph: Keow Wee Loong/Barcroft Media

The UK's burgeoning army of rooftoppers is unlikely to eclipse the success of Viki Odintcova, a Russian model recently snapped in a precarious pose leaning out of Dubai's Cayan Tower skyscraper – the world's tallest building when it opened in 2013.

The 22-year-old, whose Instagram account now has more than 3 million followers, uses her social media presence to promote a bewildering variety of brands. Visitors can click on tags in the images that take them to other Instagram sites promoting everything from teeth-whitening products to bracelets and underwear.

Odintcova is not the only Russian model to use outlandish rooftop stunts to promote herself. Angela Nikolau, 23, was photographed on a crane at the top of a 640m tower under construction in China. With around 450,000 followers on Instagram, she is fast

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carving out a reputation for taking the most dangerous selfies in the world. Like Odintcova, her account is tagged to a growing range of brands. One of the stunts was sponsored by a Russian travel insurance company.

Unsurprisingly, the major fashion brands have also clocked the trend. In 2014 Nike launched its All Conditions Gear range, complete with a promotional video in which a hooded figure is poised dramatically on a roof edge. Gallagher has promoted Converse Chuck II trainers in an edgy urban explorer montage. Red Bull TV has an urbex section featuring a "group of urban explorers [who] risk life and limb to get inside, above and around some of the most forbidden places on Earth".

But the appropriation of urban exploration by the selfie generation is triggering a backlash. Kindynis said that some within the movement, especially the subterranean explorers who roam sewers and subways, were "going offline because they don't want to attract the same attention and don't want it turned into a spectator sport the way rooftopping has been".

They are, however, likely to be outnumbered by the many others who know that taking the ultimate selfie can earn them kudos and cash. Kindynis is worried about where rooftop mania will end. "More and more risks are being taken. I don't think anyone's died in London, but it's only a matter of time."

#### YOUTUBE STARS

**November 2014** Cosmo Calisse explores the rooftops of Toronto with two parkour enthusiasts: 17,000 views

**February 2016** Jimmy Cheung films the view from the One World Trade Center in New York: 20,000 views

**September 2016** Harry Gallagher, aka Nightscape, sneaks into West Ham's stadium in London: 4m views

**9 February** Angela Nikolau climbs one of Shanghai's highest buildings with boyfriend Ivan Beerkus: 41,946 views

**26 February** Russian model Victoria Odintcova hangs off Dubai's 1,005ft Cayan Tower: 5.4m views

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### Police ire at YouTube stunt pranksters

Growing numbers are filming risky stunts for YouTube — and wasting emergency services' time when things go wrong

Andrew Gilligan and Chris Stokel-Walker

January 21 2018, 12:01am, The Sunday Times



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The stunts infuriating emergency service EPT AND CLOSE

After getting stuck in the microwave oven in which he had decided to Polyfilla his own head, Jay Swingler, from Wolverhampton, earned the nation's mockery.

It turns out that stupidity coupled with incompetence is catching. Amid an epidemic of dogs giving Nazi salutes, teenagers driving against traffic on the M4 and comedians pretending to slice off their arms, callouts by the emergency services to people filming YouTube pranks have risen more than two-thirds in five years.

Data released under freedom of information (FoI) laws shows that police, fire and ambulance services responded at least 2,794 times to "YouTube-related incidents" in 2017.

Jay Swingler had his microwave encounter filmed

These included Rikke Brewer, 18, from Aldershot, filmed riding on the roof of a London Docklands Light Railway train before jumping off as it... Want to read more?

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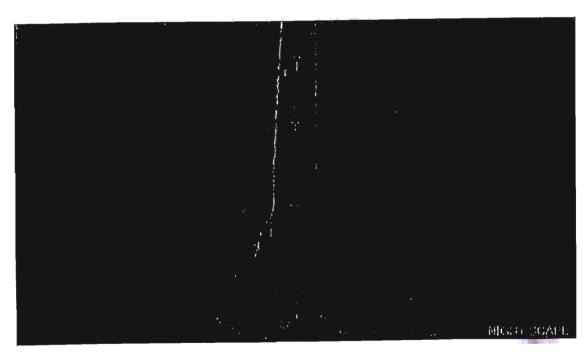
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"Urban explorer" who climbed Humber Bridge fined

19 January 2018





A video was posted online showing a group of young men using suspension wires as handholds to reach the top of the Humber Bridge in May last year

A self-styled urban explorer who scaled the Humber Bridge without safety equipment has been fined.

Ryan Taylor, of Walsall, West Midlands, who was part of a group which climbed the 156m (510ft) structure, was ordered to pay £400 by Hull magistrates.

A video of the "irresponsible" stunt drew criticism when it was posted online last May.

The Humber Bridge Board, which brought the prosecution, said it would look at taking action against others involved.

Taylor, of Litchfield Road, was also ordered to pay an additional £165 in costs after he admitted entering parts of the structure not open to the public.

The group climbed over a safety barrier at Barton-Upon-Humber in the early hours of 15 May.



Police urged people not to take part in "potentially hazardous" activity

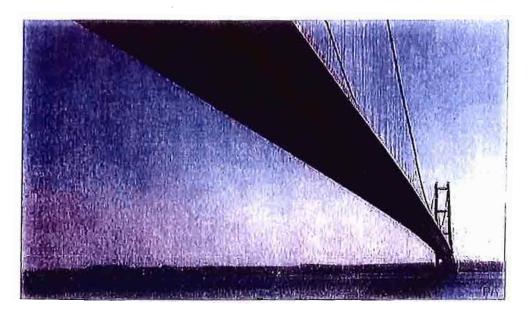
They then proceeded to "illegally walk up the cables to the top of the south tower" without harnesses or other safety equipment, the board said.

Speaking after the hearing on 12 January, chief executive Dr Kevin Moore said the board were "pleased it was a heavy fine".

"The fact that we prosecuted shows how seriously we take this offence," he said.

At the time of the incident, Taylor was seen in the video saying he was "in control" throughout the climb.

Humberside Police previously condemned the footage, and urged people not to take part in "such potentially hazardous activity".



The Humber Bridge's towers are 156m (510ft) tall

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# 'TONIGHT WAS MAD' YouTubers Ally Law and Ryan Taylor break into the Celebrity Big Brother house and film the housemates in show's biggest security breach EVER

They filmed Jonny Mitchell, Ginuwine and Ashley James from the house's front door and posted the footage on Snapchat

EXCLUSIVE Dy Issy Sampson, Deputy Digital Showbiz Editor and Ellie Henman 21st January 2018, 9:41 am Updated: 25th January 2018, 8:43 am









YOUTUBE pranksters Ally Law and Ryan Taylor claimed they broke into the Celebrity Big Brother compound last night and filmed the celebrities through the glass doors.

Both Ryan and Ally posted footage of the 'break-in' on Snapchat and have promised fans that they'll post a full YouTube video of the stunt online soon.





The security breach is one of the biggest in Big Brother history.

Ryan and Ally, who are known for their stunts where they break into buildings, parrated the stunt on Snapchat to their followers.

In the video, posted online, Ryan whispers to Ally that they "have to be quick" as they film through what looks like the front door.

Ashley James and Ann Widdecombe can be clearly seen standing in the living room.



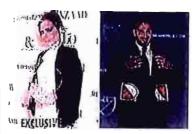
#### **MOST POPULAR**



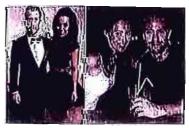
TLL RUIN HIS LIFE LOL' Rape cops jailed teen dospite having texts that could've freed him



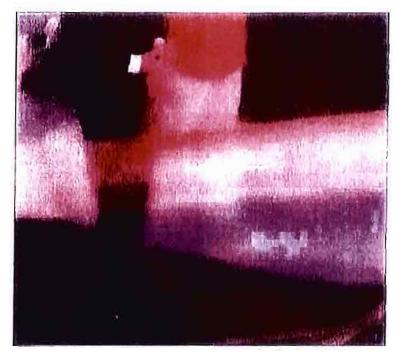
GLEE 'SUICIDE' Mark Sailing 'hanged himself' as he faced jail over 50,000 child abuse pics



SPITE GIRL! Beckhams' marriage in crisis' as Posh is 'seething & furious' over Miami move



HOLIDAY BLUES Honeymooners return from holiday to find car written off by valet



BOOZY BRITS It could've been worse Cambodia - ples show drunk Brits in European party spots

Ginuwine and Jonny are seen chatting

#### MOST READ IN TV AND SHOWBIZ











FEELING LUCKY? Winning EuroMillions numbers for Tuesday January 30 £85million jackpol

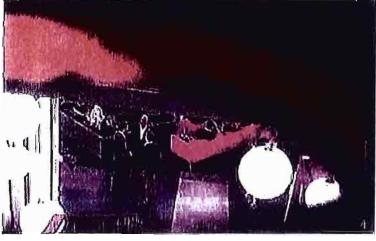
SPITE GIRL!
Beckhams'
marriage in crisis'
as Posh is
'seething & furious'
over Miami move

OUT IN THE COLE Strictly's Brendan Cole axed 'due to huge ego and difficult behaviour'

MICKNAPPED EastEnders fans spot something odd about Linda's reaction as Mick's kidnapped

SLICK NICK Nick Knowles attends wedding with new lover, 25, as bitter divorce battle tages

's



The housemates can clearly be seen through the window

At another point, Ginuwine and Jonny Mitchell are filmed standing at the bottom of the stairs.

On Byan's Snapchat, he seems to be filming through a hole at the top of the stairs and sees Jonny, Dapper Laughs and John Barnes talking in a circle with their backs to the camera.

DEADLINE DAY LIVE Aubameyang done, but will Giroud & Mahrez move by 11pm tonight?

LIVE BLOG

'SHAMEFUL' Council fits 'anti-homeless' bars to town centre benches to stop rough sleepers

# YouTubers Ally Law and Ryan Taylor break into the Celebrity Big Brother house and... Page 4 of 6

I also filmed Ally, who seems to be wearing a bright orange jacket and a head a make him look like an onset worker.

On Twitter, fans claimed they were caught and threatened with arrest, but the pair retweeted fans who said they were 'eating cookies from Tesco'.

Addition and Ancient the atomical opidous



4

Ashley and Ann can be seen sitting down

Ally posted "tonight was a madness!! There will be no video but I promise it will make sense soon, stay tuned".

👺r changed his mind and said: "Guuduys, there should be a video tomorrow night! Bear with me, I've been stupidly busy.

#### EXCLUSIVE

OUT IN THE COLE Strictly's Brendan Cole axed 'due to huge ego and difficult hehavlour

Ally Law @AllyAtaw

tonight was a madness!! There will be no video but I promise It will make sense soon, stay tuned ;)

12:35 AM - Jan 20, 2018

15 18

mrallylaw Follow Southampton

CHILD'S PAY Mum slammed for charging £6 per kid to come to her twins' fifth birthday party

121 comments 3,420 likes I'm coming for that milli plaque DECEMBER 6, 2017



ryan\_taylor London, United Kingdom



Follow

Previous stunts carried out by the YouTubers - who both have over half a million followers and lots of young fans – include breaking into Bracknell's Coral Reef waterpark overnight, riding a BMX off a diving board at the Olympic pool and breaking into the O2 Arena after hours.

Big Brother confirmed the story to The Sun Online, saying: "Last night, two intruders were apprehended by security at Elstree Studios. The safety of housemates, production and audience members is of paramount importance and Big Brother has appropriate security measures in place at all times."



id Ryan have also been contacted for comment.





Ally Law teases his next social media shint on Snapchat

story? email digishowbiz@the-sun.co.uk or call us direct on 02077824220



Colonel Mustard

10 days ago

Thankgoodness this happened when the ratings were at their lowest

BYWWTIKE BELLY





A concerned citizen

10 days ago

My thoughts too but maybe we're just cynical.

2 M M LIKE HEPLY

TTE DESERVED BETTER EastEnders fans slam Johnny Carter's 'disappointing' low-key taxi ...

WINCHESTER WIDOWThe rifle heiress who a Built 500-room house for the souls who hau...

A TRIO OF GOODBYESCBB's Ashley James, Malika **P**aqq and Amanda Barrie get the boot

Sponsored Units

The IPhone X - for only £150 Instead of £1,149 SWOGGI

'Celebrity Big Brother': YouTuber Ally Law Claims He Was Detained 'For 20 Hours' ... Page 1 of 4

EDITION (b) UK

P

ENTERTAINNENT 28/01/2018 09:58 GMT

## 'Celebrity Big Brother': YouTuber Ally Law Claims He Was Detained 'For 20 Hours' Following Break-In

He broke into the 'CBB' house twice in the space of a week.

By Daniel Welsh

YouTuber Ally Law has claimed that he was detained for 20 hours after breaking into the 'Celebrity Big Brother' house on Friday (26 January), only to be removed by the police.

Over the weekend, Ally and fellow \*sigh\* "prankster" Ryan Taylor managed to sneak their way into the 'CBB' residence for the second time in a week as part of a stunt for their online following.

A 'CBB' spokesperson said the following morning: "Two intruders attempted to enter the Big Brother house on Friday night. They were apprehended by security in the garden. Police were in attendance and removed them from site."



'Celebrity Big Brother': YouTuber Ally Law Claims He Was Detained 'For 20 Hours' ... Page 2 of 4

PAWIREPALIAGES
Ally and Ryan on Friday (26 January)

Speaking about what happened next, Ally tweeted on Saturday night (27 January): "We're free!! Me [and Ryan] just spent 20 hours in a cell. Last night was a fucking MADNESSIII"

He later added: "Guys, can't release any footage atm. We've been put on bail under some [bullshit] circumstances.

"The police are corrupt as hell buuuut we'll get this footage out to you ASAP, I'm working on it. It's fucking golden."

We're free!! me & @ryantaylorbmx just spent 20 hours in a cell. last night was a fucking MADNESS!!!

- Ally Law (@AllyALaw) January 27, 2018

Guys, cant release any footage atm. We've been put on bail under some ballshit circumstances, the police are corrupt as hell buuuut we'll get this footage out to you ASAP, I'm working on it. Its fucking golden

— Ally Law (@AllyALaw) January 27, 2018

HuffPost UK has reached out to Hertfordshire Police for further comment.

The two managed to make their way into the garden during the most recent live eviction, with many housemates visibly shocked as Dapper Laughs prepared to say goodbye to the rest of the contestants.

While Jess Implazzi admitted she was "scared" to see unfamiliar figures in the garden, Wayne Sleep attempted to alert producers to the break-in through his microphone.

Presenter Emma Willis eventually assured 'CBB' viewers: "We have to say, people watching may have seen somebody get into the garden, you may have heard Wayne mention It.

"Just so you know, everybody's fine. They didn't get into the house, and everything is under control."



# Round 3 this week RY yeah?

Ryan Taylor O @iyantaylorbmx

Replying to @ElstreeAngelLC @ElstreeAngelTN @AllyAtaw

For that matter... @AllyALaw is getting double the views your show gets. Feel free to log out of your twitter account and go to bed.

3:07 am - 30 Jan 2018

9 Retweets 105 Likes

Ally Law  $\bigcirc$  5 t] 9 105 @AllyALaw It's better to try and fail the allowing Osborne @Kingdanny30 - Jan 30 wonder what if .. :) Replying to @AllyAtaw jump into the garden and motor boat the hell outta ann widecombes tatly bo On a Madnesst Janyles!! Haaaal Madness!!! Doined January 2015 Q Born in 1997 K,dot251 @k\_dot251 - Jan 30 Replying to @AllyALaw S gitdolt 300 Newman @KIERANNEWMAN94 · 23h 1 to @AllyALaw ass @ryantaylorbmx let me Join in. I'll bang out a security guard and and get out....Ih 501,125 teabag him live on tv ! Ò.

New to Twitter

faith @eclypsed - Jan 30 Replying to @AllyALaw Sign up now to get your of you are insand personalised timeline! t]

Sign up

Ste @JustSte\_ · 17h Replying to @AllyALaw

ţŢ.

Ü

IF you lads were to hit the BB house for a THIRD time.... THAT would be monumental!

You may also like Refresh Ryan Taylor o

@ryantaylorbms NightScape







Claim No: 4Q18X00612

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

B E T W E E N

## CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANTS' LICENCE OR CONSENT

Defendants

"NJB4"

This is the exhibit marked "NJB4" referred to in the witness statement of Nicholas John Bennett dated 15 February 2018

CLAIM NO:

IN THE HIGH COURT OF JUSTICE

QUEENS BENCH DIVISION

BETWEEN:

TEXORMORE LIMITED

Claimant

and

HARRY GALLAGHER

Defendant

MR JUSTICE CUITANT

APRIL 2017

ORDER FOR AN INJUNCTION

## PENAL NOTICE

IF YOU, THE DEFENDANT, 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 DEFENDANT

This Order prohibits you from doing certain acts. If you disobey this Order you may be found guilty of contempt of court and you may be sent to prison or your assets selzed.

You should read this Order very carefully. You are advised to consult a solicitor as soon as possible.

## THE APPLICATION

An application was made without notice on 21 April 2017 by Counsel for Telghmore Limited (which is the intended Claimant against Harry Gallagher ("the Defendant")) to the Judge.

The Judge heard the application and read the witness statement referred to in Schedule 1 to this Order and accepted the undertakings in Schedule 2 to this Order.

## THE INJUNCTION

## AT IS ORDERED THAT:

- 1. Service of this Order and the proceedings may be effected by emul source on the night-scape lan @ grain. Com and by posting through the late box of life Covenar Dane, Ilford 165 Die
- 2. The Defendant be restrained until after the further hearing of this Application on ("the Return Date"), without the prior written consent of the Claimant, from entering or remaining upon the land shown edged red on the plan attached to the Particulars of Claim [for the purpose of climbing the building known as The Shard].

## **FURTHER HEARING**

A further hearing of this application will take place on the Return Date of at 10.30 am / pm in the Interim Applications Court, Court 37, Royal Courts of Justice, Strand WC2A 2LL. The Return Date is 26th April 2013

## VARIATION OR DISCHARGE OF THIS ORDER

The Defendant may apply to vary or discharge this Order upon giving 48 hours' notice in writing to the Claimant's solicitors at Eversheds Sutherland (International) LLP, One Wood Street, London, EC2V 7WS (Ref: Stuart Wortley tel: 020 79190 9797, fax: 020 7919 4919).

## INTERPRETATION OF THIS ORDER

A Defendant who is ordered not to do something must not do it him/herself or in any other way. He/she must not do it through other acting on his/her behalf or on his/her instructions or with his/her encouragement.

# SERVICE OF THIS ORDER

The Order shall if reasonably practicable be served by the Claimant on the Defendant by way of personal service within 48 hours of this Order being made. CISTANDER IN THE ORDER.

## COMMUNICATIONS WITH THE COURT

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

Queen'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

## Witness Statements

The Judge read the following Witness Statements before making this Order:

1. Witness Statement of Andre Frank Baker dated 21 April together with the exhibit marked AB1.

## SCHEDULE 2

# Undertakings given to the Court by the Claimant

- To pay any damages which the Defendant (or any other party served with or notified of this Order) shall sustain which the Court considers the Claimant should pay.
- To serve on the Defendant the Application Notice and evidence in support of this
   Order as soon as practicable, by together with an
   application notice for the hearing on the Return Date.
- 3. To Issue the Claim Form and pay the appropriate fee and to serve the Claim Form on the Defendant as soon as practicable.
- 4. To file and serve a note of the Application made on April 2017 by

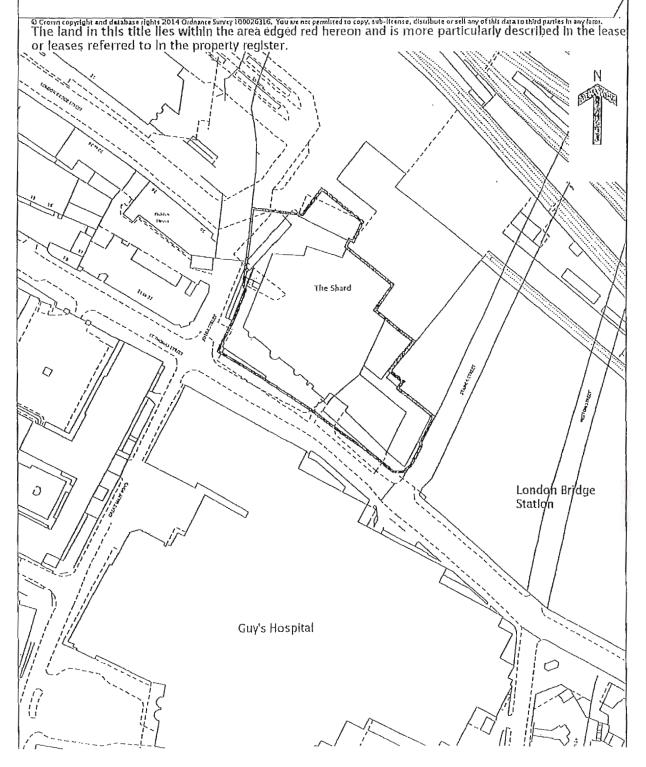
Dated: Z | April 2017

Claim No

# Land Registry Official copy of title plan

Title number TGL386845 Ordnance Survey map reference TQ3280SE Scale 1:1250 Administrative area Southwark





IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

BETWEEN

Before Mrs Justice Elisabeth Laing

26th April 2017

HQ17X0139

25 APR 787

**TEIGHMORE LIMITED** 

Claimant

And

HARRY GALLAGHER

Defendant

**ORDER** 

PENAL NOTICE:

IF YOU, THE DEFENDANT, BREACH THE TERMS OF YOUR UNDERTAKING DATED 25TH APRIL 2017 YOU MAY BE HELD 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 DEFENDANT TO BREACH THE UNDERTAKING MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED

## THE ORDER

Upon the Court accepting the undertaking of the Defendant dated 25<sup>th</sup> April 2017 attached hereto and being satisfied that the Defendant is aware of the terms of the Undertaking and of the consequences of failure to comply with it

## IT IS ORDERED THAT:

- 1. There be no order on the interim application:
- 2. These proceedings be stayed;
- 3. There be liberty to apply to the Claimant and to the Defendant; each party to give the other 48 hours' written notice of any application;
- 4. The Penal Notice shall take effect;
- 5. Service of this Order may be effected by email service on <u>nightscapeldn@gmail.com</u> and by posting through the letterbox of 44 Caernarvon Drive, Ilford IG5 OXE;
- 6. There be no Order for Costs.

Elis Men Lamy
Mrs Justice Elisabeth Laing

IN THE HIGH COURT OF JUSTICE

QUEENS BENCH DIVISION

ROYAL COURTS OF JUSTICE

BETWEEN:

CLAIM NO: HQ17XQ0139

26 APR 2017

TEXCHMORE LYMITED

Claimant

and

HARRY GALLAGHER

Defendant

UNDERTAKING TO COURT

PURSUANT TO CPR Part 81.4(4)

I HARRY GALLAGHER of

undertake as follows:-

- (1) Save as provided for in paragraph (2) below, I shall not enter the land shown edged red on the attached plan.
- (2) I shall not visit any of the bars, restaurants or other public areas within the land shown edged red without the prior written approval of Andre Baker, Head of Security at Real Estate Management (UK) Limited having first provided the following information by email to <a href="mailto:andy.baker@remlimited.com">andy.baker@remlimited.com</a>:-
  - proposed venue
  - proposed date and time
  - the names of anyone I intend to attend with or meet at the proposed venue

The terms of this undertaking and the consequences of breaching it have been explained to me by Mark Lorrell a qualified (but non-practising) solicitor and barrister. I therefore understand that if I breach this undertaking, I may be held in contempt of court and may be imprisoned, fined or have my assets selzed.

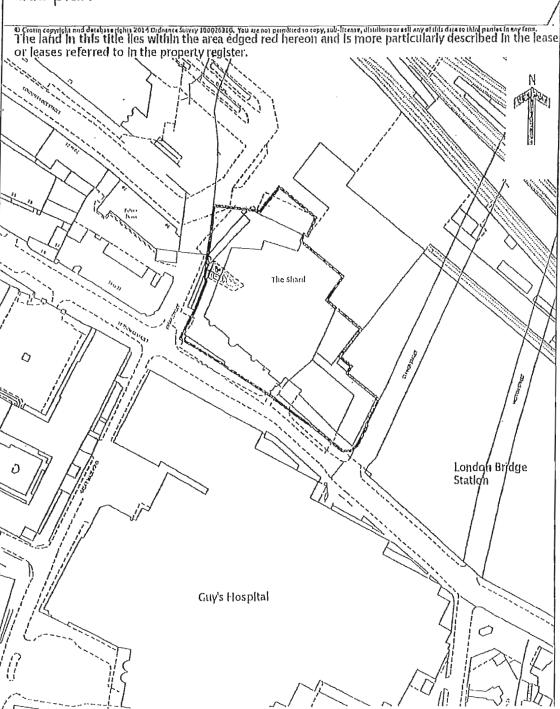
25 April 2017

Harry Gallagher

Land Registry Official copy of title plan

Title number TGL386845 Ordnance Survey map reference TQ3280SE Scale 1:1250 Administrative area Southwark





Land Registry Official copy of title plan

Title number TGL386845 Ordnance Survey map reference TQ3280SE Scale 1:1250

Administrative area Southwark



The land in this title lies within the area edged red hereon and is more particularly described in the lease or leases referred to in the property register. London Bridge Station Guy's Hospital house style 21 April 2017 eversheds sotherland

Claim no. D30MA930

IN THE HIGH COURT OF JUSTICE BUSINESS AND PROPERTY COURTS IN MANCHESTER PROPERTY TRUSTS AND PROBATE LIST (ChD)

HHJ Pelling QC sitting as a Judge of the High Court 12 October 2017

BETWEEN:

(1) CITY FOOTBALL GROUP LIMITED

(2) MANCHESTER CITY FOOTBALL CLUB LIMITED

(3) NEW YORK CITY FOOTBALL CLUB LLC

(4) CITY FOOTBALL AUSTRALIA PTY LIMITED (5) TERENTI S.A.D.

(6) GIRONA FUTBOL CLUB S.A.D.

(7) CITY FOOTBALL JAPAN K.K.

(8) CITY FOOTBALL MIDDLE EAST FZ LLC

(9) CITY FOOTBALL SINGAPORE PTE LIMITED

(10) MELBOURNE CITY FOOTBALL CLUB PTY LIMITED



Claimants/Applicants

- (1) HARRY DAVIES
- (2) HANZA AHMED
- (3) ALISTAIR LAW
- (4) ALEXANDER FARRELL
  - (5) KLAUS GUIP (a child)
    - (6) RUCKE BREWER (7) ADAM MARR
- (8) PERSONS UNKNOWN WHO ENTERED THE ETIHAD CAMPUS WITH THE THIRD, FOURTH, FIFTH AND SIXTH RESPONDENTS ON 29 JULY 2017
  - (9) PERSONS UNKNOWN ENTERING THE APPLICANTS' PROPERTIES LISTED IN SCHEDULE 3 TO THIS ORDER AND SITUATED IN ENGLAND AND WALES WITHOUT THEIR EXPRESS OR IMPLIED CONSENT

Dofendants/Respondents

# ORDER

## PENAL NOTICE

IF YOU, HARRY DAVIES, HANZA AHMED, ALISTAIR LAW, ALEXANDER FARRELL, RIKKE BREWER, ADAM MARR OR ANY PERSON DESCRIBED ON THE FIRST PAGE OF THIS ORDER NEXT TO THE NUMBERS (8) OR (9), DO NOT COMPLY WITH THIS ORDER YOU MAY BE HELD IN CONTEMPT OF COURT AND IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED

ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE RESPONDENTS 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

UPON the Applicants' application by notice dated 6.10.17

AND UPON reading the evidence listed in Schedule 1 to this Order

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

AND UPON hearing Mr David Casement QC and Mr Ben Harding for the Applicants and the

Seventh Respondent in person; and reading an email dated 10.10.17 and timed at 18:12 from the

Third Respondent to the Applicants' solicitors

#### IT IS ORDERED AS FOLLOWS:

- The First, Second, Third, Fourth, Sixth, Seventh and Eighth Respondents must not until the
  conclusion of the trial of this action or until further order in the mean time, enter the properties
  listed in the table in Schedule 3 at any time and for any purpose without the express consent of the
  Applicant referred to in the 'Control' column of that table.
- 2. The Ninth Respondent must not until the conclusion of the trial of this action or until further order in the mean time enter the properties listed in the table in Schedule 3 that are situated within England and Wales at any time and for any purpose without the express consent of the Applicant referred to in the 'Control' column of that table.
- 3. The proceedings against the Fifth Respondent are by consent dismissed.
- 4. This Order shall be served as follows:
- 4.1. The Applicants shall by 4pm on 19.10.17 serve this order, together with a note of the hearing and judgment, on the First, Second, Third, Fourth, Sixth and Seventh Respondents in accordance with the Civil Procedure Rules.
- 4.2. Service of this Order on the Fifth Respondent shall be deemed effected by serving a copy on his mother Isabella Ceausu in accordance with the Civil Procedure Rules.
- 4.3. Service on the Eighth Respondent shall be deemed effected by service on one or other of the First, Second, Third, Fourth, Sixth or Seventh Respondents in accordance with paragraph 3.1.

- 4.4. The Applicants shall by 4pm on 19.10.17 effect service of this Order on the Ninth Respondent as follows:
- 4.4.1. By affixing at the Etihad Campus transparent envelopes containing copies of the Application Notice dated 6.10.17, the evidence in support and the sealed order in the same places as the envelopes containing the order dated 22.09.17 were affixed.
- 4.4.2. A notification that this order has been made shall be prominently displayed on a website of the Applicants, with a link to a page where copies of the following shall be displayed or may be viewed:
  - (i) the Claim Form;
  - (ii) the Application Notice dated 19.09.17 and the evidence in support;
  - (iii) the order dated 22.09.17;
  - (iv) the Application Notice dated 6.10.17 and the evidence in support;
  - (v) this order.
- 4.5. The Applicants' solicitors must file certificates of service within 3 days after service has been effected in accordance with paragraph 3.
- 5. Any person may apply to the court at any time to vary or discharge paragraphs 1 or 2 of this order but if he wishes to do so he must first inform the Applicants' solicitors in writing at least one working day beforehand.
- The First, Second, Third, Fourth, Sixth and Seventh Respondents must jointly and severally pay
  the Applicants' costs of this application and the application dated 19.09.17, summarily assessed in
  the sum of £45,875.50.
- Any application by the Fifth Respondent for costs must be made no later than 14 days after service of this order on him, in default of which there shall be no order as to costs in respect of the Fifth Respondent.
- 8. A Respondent who is an individual who is ordered not to do something must not do it himself or in any other way. He must not do it through others acting on his behalf or on his instructions or with his encouragement.
- It is a contempt of court for any person notified of this order knowingly to assist in or permit a
  breach of this order. Any person doing so may be imprisoned, fined or have their assets seized.

# COMMUNICATION WITH THE COURT

All communications to the Court about this order should be sent to:
The Manchester District Registry
Manchester Civil Justice Centre, Manchester
Telephone number 0161 240 5000
The offices are open between 10 g.m. and 2 p.m. Monday to Friday.

# NAME AND ADDRESS OF THE CLAIMANT'S LEGAL REPRESENTATIVES

Pinsent Masons LLP (Julian Diaz-Rainey, Ref: JD20.649218.07042)
3 Hardman Street, Manchester, M3 3AU

# SCHEDULE I

# The evidence read by the Court

- 1. First Witness Statement of Julian Diaz-Rainey dated 19.09.17
- 2. First Witness Statement of Graham Smith dated 19.09.17
- 3. Second Witness Statement of Julian Diaz-Rainey dated 25.09.17
- 4. Third Witness Statement of Julian Diaz-Rainey dated 5.10.17.

# SCHEDULE 2

# Undertaldings given by the Applicants

- If the Court later finds that this Order has caused loss to any Respondent (other than the Fifth Respondent) and decides that that Respondent should be compensated for that loss, the Applicants will comply with any order made
- 2. The Applicants undertake that anyone notified of this order will be given a copy of it by the Applicants' solicitors.

# SCHEDULE 3

Asset	Address	Control	
Manchester City	Football Club		
Etihad Stadium	Etihad Campus, Manchester M11 3FF	MCFC control the stadium (and areas inside the gated perimeter) under a long lease from Manchester City Council	
City Football HQ	North Gate, 400 Ashton New Road, Manchester M11 4TQ	MCFC owns the freehold	
The Academy	West Gate, Etihad Campus, Alan Turing Way, Manchester M11 4TQ	MCFC owns the freehold	
First Team Centre	South Gate One, Etihad Campus, 161 Clayton Lane, Manchester M11 4TS	MCFC owns the freehold	
Facilities Management Building	South Gate One, Etihad Campus, 161 Clayton Lane, Manchester M11 4TS	MCFC owns the freehold	
London Office	14th Floor, 10 Brock Street, Regent's Place, London NW1 3FG	Office space rented by MCFC from British Land	
City Football Japan	Level 14 Hibiya Central Building, 1-2-9 Nishi Shimbashi Minato-ku, Tokyo 105- 0003	City Football Japan K.K. rent the office space	
City Football Middle East	TwoFour54 Park Rotana Complex, Khalifa Park, Office 807 – C, P.O Box 769321, Abn Dhabi, UAE	City Football Middle East FZ LLC rent the office space	
City Football Singapore	1 George Street, #15-01, Singaporo 049 145	City Football Singapore Pte Limited rent the office space	
New York City F	ootball Club		
Headquarters	600 Third Avo, 30th Floor, New York, NY 10016	New York City Football Club LLC rent the office space	
Training Facility	SUNY Purchase, 735 Anderson Hill Road, Purchase, New York, NY 10577	New York City Football Club LLC rent the land from the State University of New York	
Yankee Stadium	1 East 161st Street, Bronx, New York	Only occupied by New York City Football Club LLC on match days	
Melbourne City	Football Club		
City Football	2 Crissane Road, Bundoora, Victoria 3083	City Football Australia PTY Limited	

Academy Australia Melbourne		Tease the land from La Trobe University		
AAMI Park Stadium	Edwin Flack Field, Olympic Boulevard, Melbourne City, Victoria, Australia	Only occupied by Melbourne City Football Club Pty Ltd on match days		
Club Atlético To	rque			
Headquartors	Roque Grásoras 694, Montevideo, Uruguay	Terenti S.A.D. lease from Algranati Group		
Estadio Parque Alfredo Víctor Viera Stadium	Avenida Buschental s/n, 11.700, Montevideo, Uruguay	Terenti S.A.D. lease from Montevideo Wanderers Futbol Club		
Complejo Daniel Marsicano Training Facility	Camino Curuzu Cuatia 3070, Montevideo, Uruguay	Terenti S.A.D. lease from Torque's Civil Association		
Girona FC				
Estadi Municipal Montivili Stadium	Avinguda Moutivili, 141 (17003), Girona, Spain	Girona Futbol Club S.A.D. rent from Girona Municipality		
Anexo Estadi Municipal Montivili Training Facility	Avinguda Montivili, 141 (17003) Girona, Spain	Girona Futbol Club S.A.D.rent from Girona Municipality		
Camp de Futbol  Municipal de  Riudarenes, Girona, Spain  Riudarenes  Training Facility		Girona Futbol Club S.A.D.rent from Riudarenes Municipality		

Municipal De Peralada Training Facility	Municipal Péralada Passeig Catalunya, s/n (17491 Peralada), Spain	Girona Futbol Club S.A.D.rent from Peralada Municipality	
Camp de Futbol Vilablareix Training Facility	Avda, Lluis, Companys, 75 (17180 Vilablareix), Spain	Girona Futbol Club S.A.D.rent from Vilablareix Municipality	
Camp de Futbol Municipal de Rindellots Training Facility	C/ Pineda, 18 (17457) Riudellots de la Selva, Girona, Spain	Girona Futbol Club S.A.D.rent from Riudollots Municipality	
Camp de futbol Municipal de Torres de Palau Training Facility  Complejo Deportivo Torres de Palau, C/ Església de Sant Miquel, 16 (17003 Girona), Spain		Girona Futbol Club S.A.D.rent from Girona Municipality	
Camp Municipal Grup Vila-Roja 181 (17004 – Girona), de Vila-Roja Spain Training Facility		Girona Futbol Club S.A.D.rent (at certain times) from Girona Municipality	

Claim No:D31MA023

IN THE HIGH COURT OF JUSTICE

**BUSINESS AND PROPERTY COURTS IN MANCHESTER** 

PROPERTY, TRUSTS AND PROBATE LIST (ChD)

BEFORE HIS HONOUR JUDGE BIRD

17 NOVEMBER 2017

BETWEEN

- (1) MANCHESTER UNITED FOOTBALL CLUB LIMITED
- (2) MANCHESTER UNITED LIMITED



Claimants

~V-

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) HARRY DAVIES
- (4) ALISTAIR LAW
- (5) ADAM MARR
- (6) HANZA AHMED
- (7) PERSONS UNKNOWN BEING PERSONS ENTERING LAND AT OLD TRAFFORD OR AT THE AON TRAINING COMPLEX WITHOUT LICENCE OR CONSENT OF THE CLAIMANTS

Defendants

ORDER

#### **PENAL NOTICE**

IF YOU, RIKKE BREWER, ALEXANDER FARRELL, HARRY DAVIES, ALISTAIR LAW OR ANY PERSON DESCRIBED ON THE FIRST PAGE OF THIS ORDER NEXT TO THE NUMBER (7) DO NOT COMPLY WITH OR BREACH THE TERMS OF THIS ORDER YOU MAY BE HELD 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 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

### THE ORDER:

UPON the Claimant's application by notice dated 6 November 2017

AND UPON reading the evidence listed in schedule 1 to this order

AND UPON hearing Mr David Forsdick QC for the Claimant and Mr Adam Marr and Mr Hanza Ahmed in person

cam\_1b\5717645\1 7 November 2017 wortles

P19

AND UPON there being no attendance by or on behalf of RIKKE BREWER, ALEXANDER FARRELL, HARRY DAVIES, ALISTAIR LAW OR PERSONS UNKNOWN

AND UPON the Court explaining the implications of the undertaking offered by ADAM MARR AND HANZA AHMED to them and upon ADAM MARR AND HANZA AHMED confirming they understood the undertaking being given, the areas of land concerned and the seriousness of the undertaking

### IT IS ORDERED THAT:

- Rikkle Brewer, Alexander Farrell, Harry Davies, Alistair Law and Persons Unknown be restrained from entering or remaining upon the land shown edged red on the plans attached to this Order and marked Plan 2 and Plan 3.
- 2. The Penal Notice shall take effect.
- Service of this Order may be effected (including for the purposes of CPR 81.5 (1)) by first class post and/or by sending it by email to each of the Defendants at the email addresses recorded in the Schedule attached to this Order.
- 4. There be an order for substituted service on Persons Unknown by (1) placing notice of the order in a local newspaper or display on the Manchester United Football Club website; and (2) by display of the order at locations on the land.
- The order against the 7<sup>th</sup> Defendant be a final order. The order against the First, Second, Third and Fourth Defendants be until trial or further order.
- 6. The First Defendant do pay the Claimants' costs to be assessed.
- 7. There be no Order for Costs against the Second, Third, Fourth, Flifth and Sixth Defendants.
- Liberty to the Claimants and the Defendants to apply any Defendant to give 48 hours written notice of any such application to the Claimant's solicitors at Eversheds Sutherland (International) LLP, One Wood Street, London, EC2V 7WS (Ref: Stuart Wortley tel: 020 79190 9797).

## **COMMUNICATIONS WITH THE COURT**

All communications to the Court about this Order should be sent to: Manchester Civil Justice Centre, 1 Bridge Street, Manchester M60 9DJ

The offices are open between 10.00 a.m. and 4.30 p.m. Monday to Friday (except Bank Holidays). The telephone number is 0161 240 5000.

HIS HONOUR JUDGE BIRD

# Schedule to Order

RIKKE BREWER	-
ALEXANDER FARRELL	
MENNINGER I MILLER	
HARRY DAVIS	-
ALISTAIR LAW	
ADAM MARR	
HANZA AHMED	
HANEA ATMED	



Claim 000168

PT-2017-000168

IN THE HIGH COURT OF JUSTICE

IN THE BUSINESS AND ROPERTY COURTS OF ENGLAND AND WALES

PROPERTY TRUSTS AND PROBATE LIST (ChD)

The Hon. Mr Justice Nugee

7 December 2017

BETWEEN:

(1) CHELSEA FC PLC

Claimants

Defendants

(2) CHELSEA FOOTBALL CLUB LIMITED

And

(1) RIKKE BREWER

(2) ALEXANDER FARRELL

(3) RYAN TAYLOR

(4) USAMA QURAISHI

(5) ALISTAIR LAW

(6) HARRY DAVIES

(7) PERSONS UNKNOWN ENTERING OR REMAINING IN STAMFORD BRIDGE FOOTBALL GROUND, FULHAM ROAD, LONDON AND/OR ON CHELSEA FOOTBALL CLUB TRAINING GROUND, STOKE ROAD, COBHAM, SURREY WITHOUT PERMISSION

ORDER

# PENAL NOTICE

IF YOU, RIKKE BREWER, ALEXANDER FARRELL, RYAN TAYLOR, USAMA QURAISHI ALISTAIR LAW, HARRY DAVIES OR ANY PERSON DESCRIBED ABOVE NEXT TO THE NUMBER (7) DO NOT COMPLY WITH THIS ORDER YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED OR FINED OR YOUR ASSETS MAY BE SEIZED

ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR

1

014-3094-0242/1/EUROPE

## HAVE THEIR ASSETS MAY BE SEIZED

## IMPORTANT:-

# NOTICE TO THE DEFENDANTS

- This Order prohibits you from doing the acts set out in this Order. You should read it all carefully. You are advised to consult a solicitor as soon as possible. You have a right to ask the Court to vary or discharge this Order.
- 2. If you disobey this Order you may be found guilty of Contempt of Court and may be sent to prison or fined or your assets may be seized.

UPON the Claimants' application by notice dated 29 November 2017

AND UPON HEARING Mr. Toby Watkin for the Claimants and the Third, Fifth and Sixth Defendants in person

AND UPON READING the evidence listed in Schedule 1 to this Order

AND UPON ACCEPTING the undertakings from the Claimant in Schedule 2 of this Order.

AND UPON ACCEPTING the undertakings from the Third, Fifth and Sixth Defendants in Schedule 3 of this Order

## ORDER:-

## THE INJUNCTION

- 1. This injunction relates to:
  - (a) The Claimants' Stamford Bridge football stadium and its surrounding roads walls, accessways and their perimeter fences gates and walls, shown edged red on the plan attached to this order, referred to in this order as the "Stamford Bridge Football Ground".
  - (b) The particular parts of Stamford Bridge Football Ground, which are shown coloured red and green on the first plan attached to this order and referred to in this order respectively as the "Red Area" and the "Green Area".
  - (c) The Chelsea Football Club Training Ground, Stoke Road, Cobham, Surrey, KT11 3PT, referred to in this order as "the Chelsea Training Ground" shown on the second plan attached to this order.

- 2. Until the conclusion of the trial of this action or until further order in the meantime, the First, Second and Fourth Defendants must not enter:
  - (1) Stamford Bridge Football Ground; or
  - (2) The Chelsea Football Club Training Ground, at any time, and for any purpose, without the express written permission of the Claimants.
- 3. The Seventh Defendant must not, without the permission of the Claimants:
  - (1) enter or remain in the Red Area of Stamford Bridge Football Ground at any time; or
  - (2) enter or remain in the Green Area of Stamford Bridge Football Ground between the hours of 12am and 6am; or
  - (3) enter the Chelsea Football Club Training Ground.

## RECONSDIERATION OF THE CLAIMANTS' INTERIM APPLICATION

4. The Court will reconsider the Claimants' Application for an interim injunction at [ ] am on [ ] (the first available date after 8<sup>th</sup> January 2018) at the Rolls Building, Royal Courts of Justice, Fetter Lane, London.

# **VARIATION OR DISCHARGE OF THIS ORDER**

5. Any person may apply to the Court at any time to vary or discharge paragraphs 1 to 3 of this order but must first inform the Claimants' solicitors in writing at least 24 hours before doing so.

## COMMUNICATIONS WITH THE COURT

5A All communications to the Court about this order should be sent to:

Chancery Associates

Ground Floor
The Rolls Building
7 Rolls Buildings
Fetter Lane
London EC4A 1NL
quoting the case number.
The telephone number is 020 7947 6733

## NAME AND ADDRESS OF CLAIMANTS' SOLICITORS

 The Claimants' solicitors are: Squire Patton Boggs (UK) LLP 7 Devonshire Square London EC2M 4YH Ref. NI3/AH10/CHE.270-0332

## INTERPRETATION OF THIS ORDER

7. In this Order, where more than one person has been ordered not to do something, then none of those persons may do that thing, whether alone or in combination with any other person.

## THE EFFECT OF THIS ORDER

- 8. A person who is an individual who is ordered not to do something must not do it himself or in any other way. He must not do it through others acting on his behalf or on his instructions or with his encouragement.
- It is a contempt of court for any person notified of this order knowingly to assist or permit a breach of this order. Any person doing so may be imprisoned, fined or have their assets seized.

# SERVICE OF THE PROCEEDINGS

- 10. In this part of this Order, the tenn "the Proceedings" means copies of the following documents:
  - (i) A sealed copy of the Claim Form;
  - (ii) A copy of the Particulars of Claim;
  - (iv) A copy of the Response Pack (an Acknowledgement of Service Form (N9).

    Admission Form (N9C), and Defence and Counterclaim Form (N9D);
  - (v) A copy of the Claimants' application for an interim injunction and draft order;
  - (vi) A copy of the statement of Keith Overstall dated 29 November 2017;
  - (vii) A copy of the statement of Alison Cheney Hardy dated 29 November 2017; and
  - (viii) A copy of the notice of hearing in respect of the first hearing of the interim injunction application.
- 11. Service of the Claim Form, Particulars of Claim and of the Claimants' application for an interim injunction shall be deemed to have occurred in respect of each of the First, Second, Third, Fourth, Fifth and Sixth Defendants one day after the Proceedings have been served upon them by each of the methods identified in paragraph 14 of this order.
- So far as is necessary, the time for service of the Claimants' application for an interim injunction shall be abridged so that service of the Proceedings in accordance with paragraph 11 of this order shall constitute sufficient notice of the application.
- 13. Service of the Claim Form, Particulars of Claim and the Claimants' application for an injunction upon the Seventh Defendant is dispensed with.

- 14. The methods of service referred to in paragraph 12 of this order, are:
  - (i) in the case of the First, Second, Third, Fifth and Sixth Defendants, service upon that defendant personally or by leaving a copy of the relevant documents addressed to that defendant at the addresses identified paragraphs 25 and 42 of the statement of Keith Overstall dated 29 November 2017;
  - (ii) service upon the Fourth Defendant by leaving a further copy of the relevant documents, addressed to the Fourth Defendant with, or at the address for service of, each of the First, Second and Sixth Defendants and shall be deemed to have occurred the day after such service has been effected on one or more of the First, Second and Sixth Defendants; and
  - (iii) by posting to the email addresses of the First, Third, Fourth and Fifth Defendants and to social media addresses for the Second and Sixth Defendants identified in paragraph 16 of the statement of Alison Hardy dated 29 November 2017 wording describing the application and identifying how copies of the relevant documents can be obtained.

## SERVICE OF THE ORDER

- 15. This Order shall be served as follows:
  - (i) Upon each of the Third, Fifth and Sixth Defendants, by first class post;
  - (ii) Upon each of the First, Second and Fourth Defendants, by the methods identified in paragraph 14 of this order;
  - (iii) Upon the Seventh Defendant:
    - by displaying copies of the Order (omitting Schedule 3) prominently at all pedestrian and vehicular entrances to the Stamford Bridge Football Ground and the Chelsea Training Ground;
    - b) by displaying copies of the Order (omitting Schedule 3) in the vicinity of the boundary between the Green Area and the other areas of the Stamford Bridge Football Ground;
    - by displaying on the Claimants' website home page, until the return date, a link entitled "Stamford Bridge Important Legal Notice" leading to a web page reciting the content of the Order (Omitting Schedule 3) and providing instructions as to how copies of the

- Proceedings and of the Order may be obtained from the Claimant's Solicitors.
- 16. The Claimants' application to continue this Order, and the notice of hearing of the same, shall be served upon the First, Second and Fourth Defendants together with the Order, and in the same manner.

# DISPOSAL OF CLAIMS AGAINST THE THIRD, FIFTH AND SIXTH DEFENDANTS

- 17. The costs of the claims against the Third, Fifth and Sixth Defendants be reserved.
- 18. Save that there be liberty to the Claimants to apply to restore its claim in respect of such costs, there shall be no further order against the Third, Fifth and Sixth Defendants.

### **FURTHER DIRECTIONS**

- 19. The Claimants shall have permission to amend their Particulars of Claim in accordance with the draft submitted to the Court at the hearing. Copies of the same shall be served upon the First, Second and Fourth Defendants together with this Order.
- Any of the First, Second and Fourth Defendants who wishes to defend the Claim shall file his or her Acknowledgement of Service not more than 14 days after the Proceedings are served upon him or her;
- 21. In the event that any such Defendant files an Acknowledgement of Service in accordance with paragraph 20 of this order, at the next hearing, as well as considering the continuation of the interim injunction, the Court shall give further directions for the determination of the Claim;
- 22. In the event that none of the said Defendants files an Acknowledgement of Service in accordance with paragraph 20 of this order, on the return date the Court may determine the Claim.

## COSTS OF THE APPLICATION

20. Save as aforesaid, the costs of this Application be reserved.

# SERVICE OF THE ORDER

The court has provided a sealed copy of this order to the serving party: Squire Patton Boggs (UK) LLP at 7 Devonshire Square, London, EC2M 4YH. Ref. NI3/AH10/CHE.270-0332

# SCHEDULE 1

# Witness statements

The Judge read the following Witness Statements before making this Order:

- 1. First Witness Statement of Alison Hardy dated 29 November 2017.
- 2. First Witness Statement of Keith Overstall dated 29 November 2017.
- 3. First Witness Statement of Natalie Ingram dated 4 December 2017
- 4. Second Witness Statement of Natalie Ingram dated 7 December 2017

# Schedule 2

# Undertaking given to the Court by the Claimants

- 1. If the Court later finds that this Order has caused loss to anyone and decides that the Claimants should be compensated for that loss, the Claimants will comply with any Order the Court may make.
- 2. The Claimants undertake to serve this Order in accordance with its provisions.

CLAIM NO: HOLK Y () (4)

IN THE HIGH COURT OF JUSTICE

QUEENS BENCH DIVISION

ROYAL COURTS OF JUSTICE

BETWEEN



## HERTSMERE BOROUGH COUNCIL

Claimant

and

- (1) ALISTAIR LAW
- (2) RYAN TAYLOR
- (3) PERSONS UNKNOWN ENTERING OR REMAINING ON THE LAND AT ELSTREE FILM STUDIOS WITHOUT THE CLAIMAINT'S LICENCE OR CONSENT

**Defendants** 

MR JUSTICE CHOUDHURY

**31 JANUARY 2018** 

OBUED	EOB	V VI	TOTI	INCTION

### PENAL NOTICE

IF YOU, THE DEFENDANT, 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 DEFENDANT

This Order prohibits you from doing certain acts. 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 should read this Order very carefully. You are advised to consult a solicitor as soon as possible.

## THE APPLICATION

An application was made without notice on 31 January 2018 by Counsel for Hertsmere Borough Council (which is the intended Claimant against Alistair Law, Ryan Taylor and Persons Unknown ("the Defendants")) to the Judge.

The Judge heard the application and read the witness statement referred to in Schedule 1 to this Order and accepted the undertakings in Schedule 2 to this Order.

## THE INJUNCTION

#### IT IS ORDERED THAT:

- 1. Service of this Order and the proceedings may be effected:-
  - a. on Alistair Law by sending the Court papers to 1 Hepworth Close,
     Southampton SO19 OST or by sending by email to
  - b. on Ryan Taylor by using the email address
- 2. The Defendants be restrained until after the further hearing of this Application on ("the Return Date"), without the prior written consent of the Claimant, from entering or remaining upon the land shown edged red on the plan attached hereto.

#### FURTHER HEARING:-

The return date is 7th February 2017

A further hearing of this application will take place on the Return Date at 2.00 p.m. In the Interim Applications Court, Court 37, Royal Courts of Justice, Strand WC2A 2LL.

## **VARIATION OR DISCHARGE OF THIS ORDER**

The Defendants may apply to vary or discharge this Order upon giving 48 hours' notice in writing to the Claimant's solicitors at Eversheds Sutherland (International) LLP, One Wood Street, London, EC2V 7WS (Ref: Stuart Wortley tel: 020 79190 9797, fax: 020 7919 4919, stuartwortley@eversheds-sutherland.com).

## INTERPRETATION OF THIS ORDER

A Defendant who is ordered not to do something must not do it him/herself or in any other way. He/she must not do it through another acting on his/her behalf or on his/her instructions or with his/her encouragement.

### SERVICE OF THIS ORDER

Service of the Order on the First and Second Defendants is addressed above.

In addition the Order shall if reasonably practicable be served by the Claimant on the Defendants by way of personal service within 48 hours of this Order being made.

# **NOTICE OF THIS ORDER**

Notice of this Order shall be given by posting notice around the perimeter of the Premises and / or by giving notice to Persons through social media.

## **COMMUNICATIONS WITH THE COURT**

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

Queen'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

#### Witness Statements

The Judge read the following Witness Statements before making this Order:

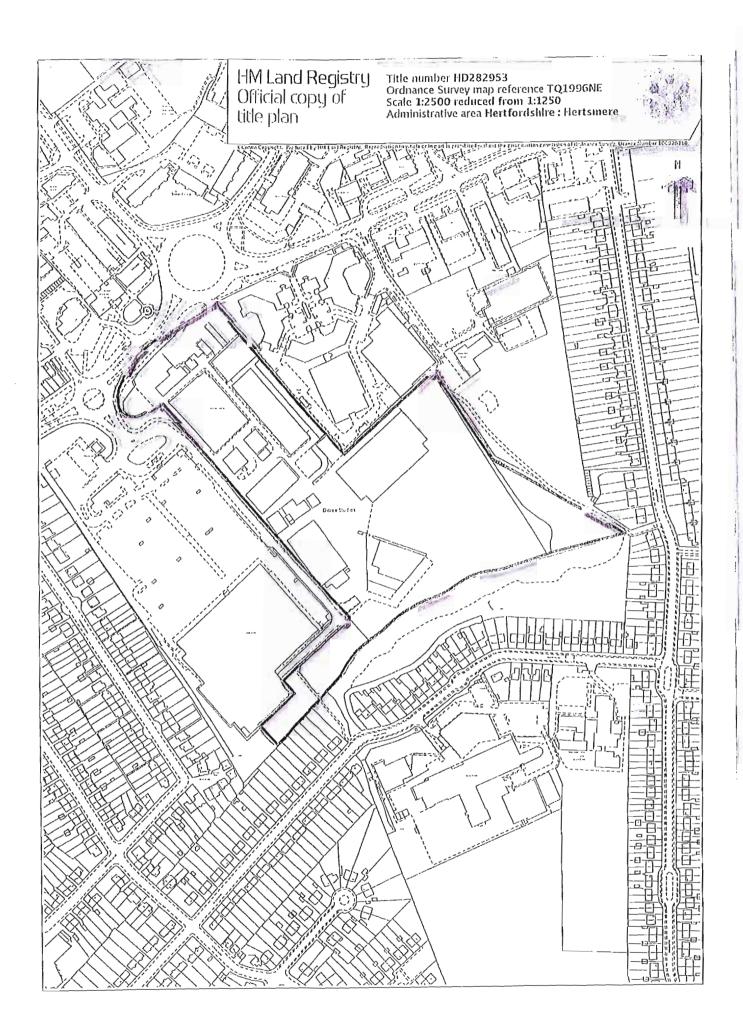
1. Witness Statement of Patrick Strutt dated 31 January 2018 together with the Exhibits marked "PS1", "PS2" and "PS3".

#### **SCHEDULE 2**

## Undertakings given to the Court by the Claimant

- To pay any damages which the Defendants (or any other party served with or notified of this Order) shall sustain which the Court considers the Claimant should pay.
- To serve on the First and Second Defendants the Application Notice and evidence in support of this Order as soon as practicable together with an application notice for the hearing on the Return Date.
- 3. To Issue the Claim Form and pay the appropriate fee and to serve the Claim Form on the Defendant as soon as practicable.
- 4. To file and serve a note of the Application made on 31 January 2018.

Dated: 31 January 2018



Car	anval fa	em of undortaking				
General form of undertaking				In the High Co	n Court of Justice ENCH DIVISION	
Between HERTSMERE BOROUGH COUNCIL			Claimant	Royal Courts of Justice		
			XXXXXXXXXX	Claim No.	EQ18X00417	
	***********	200		Claimant's Ref.	WORTLES/Elstree	
and A	LISTAIR L	AVI	Defendant	Defendant's Ref.		
the point of the property of t	is form is of be used only for an indertaking mot for an injunction.  Name of he person giving idertaking.  Set out terms of idertaking.  Give the and time or event when the dertaking will expire.  (4) The judge may direct that coarty who gives the idertaking shall ersonally sign the statement overleaf.  Set out any other directions en by the court iddress of ite person giving dertaking dertaking dertaking.	On the 7th day of (1) ALISTAIR LAW [appeared in person] [was represent and gave an undertaking to the Council to enter the Land show Claimant have a constituted to the council harmonic of the Court explained to (1) ALISTA the meaning of his undertaking an And the Court accepted his under (1) ALISTAIR LAW overleaf].  And	es until (3) in ATR LAW and the consequents of the	or / Counsel]  a)  d on the attain  in a recey  uences of failing to	keep his promises, ected that should sign the statement	
				E	Dated	
To <sup>(1)</sup> of <sup>(6)</sup>	ALISTAIR	LAW	lmp	ortant Noti	ce	
01,01			y c	u may be held to b	with your promises to the court be in contempt of court and or your assets may be seized.	
			y c		tand anything in this document Solicitor, Legal Advice Centre or a eau	

The count office at Boyal Courts of Justice, Strand, London, WC2A 2LL

is open from 10 am to 4 pm. When corresponding with the court, address all forms and letters to the Court Manager and quote the claim number.

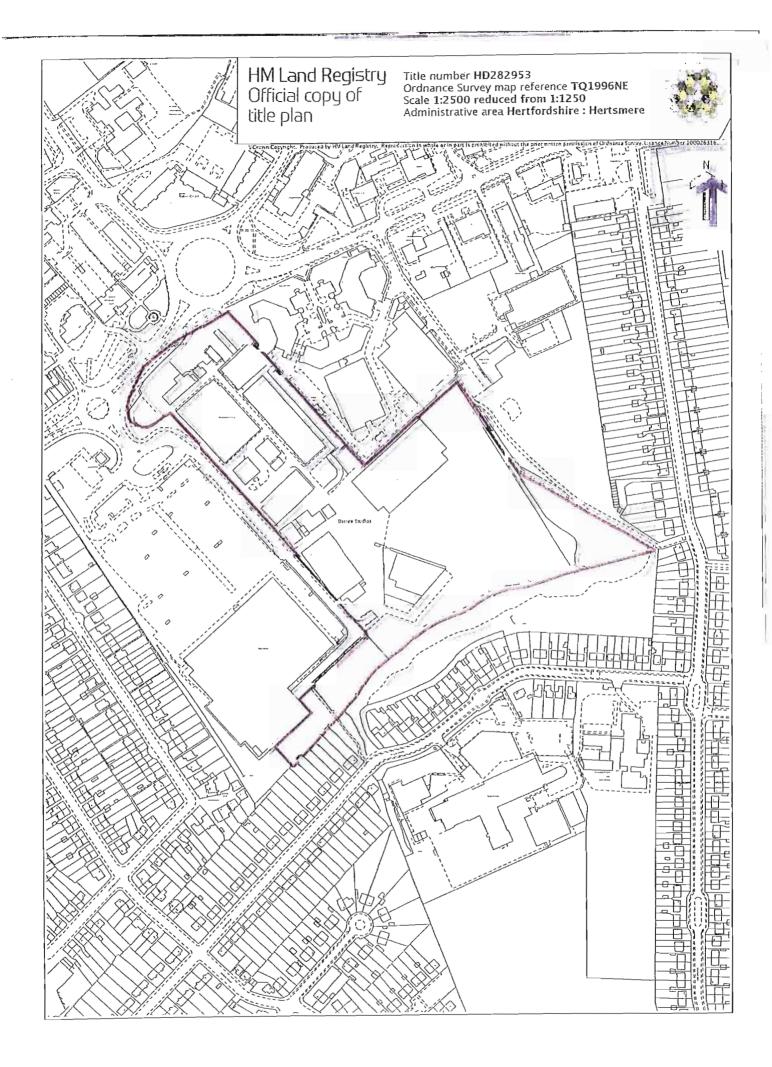
The Court may direct that the party who gives the undertaking shall personally sign the statement below.

# **Statement**

I understand the undertaking that I have given, and that if I break any of my promises to the Court I may be fined, my assets seized or I may be sent to prison for contempt of court.

Sianed

To be completed by the Court					
Delivered					
☐ By posting on:					
☐ By hand on:					
☐ Through solicitor on:					
Officer:					



#### General form of undertaking In the High Court of Justice QUEEN'S BENCH DIVISION Claimant Between HERTSMERE BOROUGH COUNCIL XXXXXXXXX Royal Courts of Justice KACKIKAKA Claim No. HO18X00417 Claimant's Ref. WORTLES/Elstree and RYAN TAYLOR Defendant Defendant's Ref. This form is On the 7th day of February 2018 to be used only for an (1) RYAN TAYLOR undertaking Seal not for an [appeared in person] [was represented by Solicitor / Counsel] injunction and gave an undertaking to the Court promising (2) (1) Name of the person not to enter the land shown edged red on the attached plan. WITACAT giving THE CIRMIN'S LICENCE WE CONSENT undertaking (2) Set out terms of undertaking 3) Give the date and time or event when the undertaking will expire (4) The And to be bound by these promises until IN DEFIN MELY judge may The Court explained to (1) TRYAN TAYLOR direct that the party who the meaning of his undertaking and the consequences of failing to keep his promises, gives the undertaking And the Court accepted his undertaking (4) [and if so ordered directed that shall personally (1) RYAN TAYLOR should sign the statement sign the overleaf]. statement overleaf (enter name of Judge) ordered that (5) And (5) Set out any other directions given by the court Address of the person giving undertaking Dated To (1) **Important Notice** of (6) If you do not comply with your promises to the court you may be held to be in contempt of court and imprisoned or fined, or your assets may be seized. If you do not understand anything in this document you should go to a Solicitor, Legal Advice Centre or a

The count office at Royal Courts of Justice, Strand, London, WC2A 2LL

is open from 10 am to 4 pm. When corresponding with the court, address all forms and letters to the Court Manager and quote the claim number

Citizens' Advice Bureau

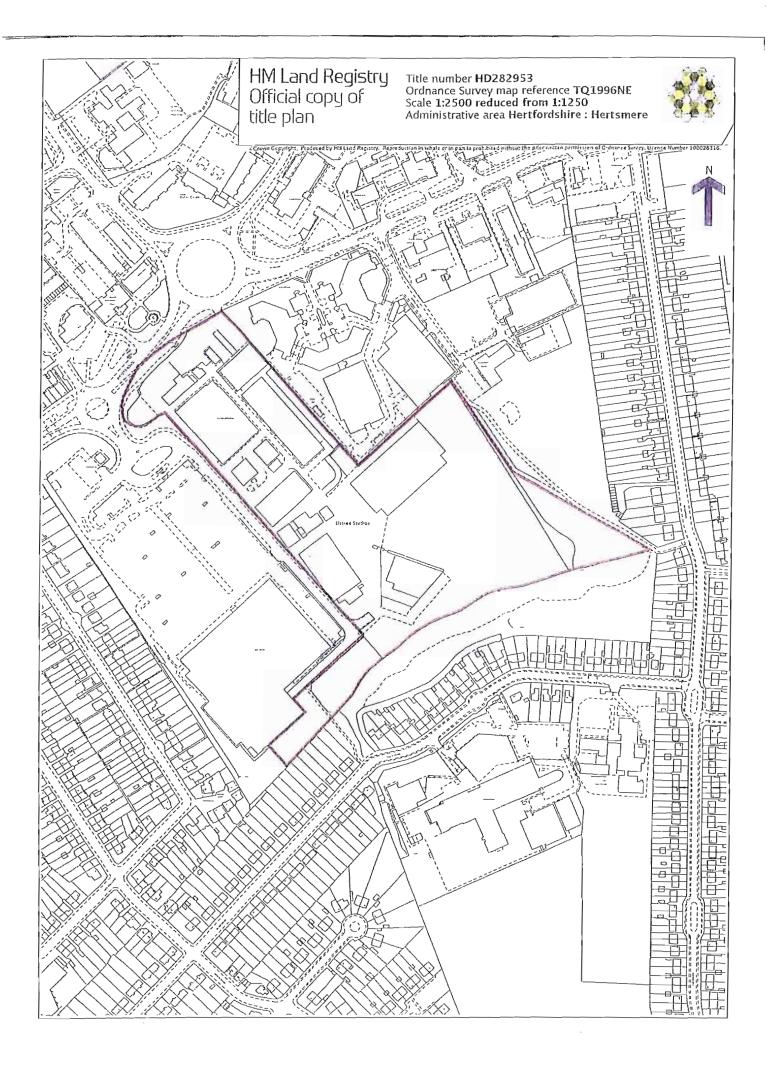
The Court may direct that the party who gives the undertaking shall personally sign the statement below.

# Statement

I understand the undertaking that I have given, and that if I break any of my promises to the Court I may be fined, my assets seized or I may be sent to prison for contempt of court.

Signed

To be completed by the Court					
Delivered					
☐ By posting on:					
☐ By hand on:					
☐ Through solicitor on:					
Officer:					



From: Wortley, Stuart

**Sent:** 05 February 2018 18:32

To: 'Ally Law'
Cc: Bult, Sebastian
Subject: Important

**Attachments:** PoC.pdf; NJB ws.pdf; Exhibits NJB1-NJB6.pdf; AL undertaking.pdf;

EFDP\_Legal\_REV01.pdf

Dear Sir

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 22 September 2017, you were banned from the Estate for a period of 2 years.

Notwithstanding this banning notice, we know that you trespassed on the Estate on dates which include the following 2 December 2017, 15 December 2017, 13 January 2018 and 28 January 2018.

When you trespassed on 28 January 2018, you were issued with another 2 year banning notice.

Notwithstanding the second banning notice, you again trespassed on the Estate on 3 February 2018 (before you left the Estate and went on to trespass (again) on the construction site at 100 Bishopsgate with others including Alex Farrell).

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

We therefore enclose the following documents:-

- Draft Particulars of Claim
- · Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

Our clients are committed to issuing these proceedings and securing an Order to restrain you and the other named Defendants (and "Persons Unknown") from trespassing on any part of the Estate.

Given that you have trespassed on the Estate in breach of not one but two banning notices, we do not anticipate any difficulty in securing such an injunction.

If such an order were made and you were to breach it, you would be in contempt of court. This means that you would be liable to be imprisoned, fined and / or have your assets seized.

Our clients may be willing to accept an undertaking from you to the Court not to trespass on the Estate. Such an undertaking would only be capable of being acceptable if you have first received independent legal advice. This is to ensure that you fully understand the nature of the undertaking and the consequences of breaching it.

We attach a draft undertaking and plan. Please let us know whether you are willing to give such an undertaking and whether you are able to obtain independent legal advice.

If we do not hear from you before close of business on Wednesday 7 February, we are instructed to issue these proceedings against you in any event.

Yours faithfully

Stuart Wortley | Partner - Real Estate Dispute Resolution | Eversheds Sutherland

T: + 44 207 919 0969

From:

Wortley, Stuart

Sent:

05 February 2018 18:33

To:

Subject:

Important

Attachments:

PoC.PDF; NJB ws.pdf; Exhibits NJB1-NJB6.pdf; RT undertaking.pdf;

EFDP\_Legal\_REV01.pdf

Dear Sir

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 5 February 2017, you were banned from the Estate for a period of 6 months after an incident in which you rode your bmx bike through the retail malls and jumped over the DLR tracks.

On 20 April 2017, you attempted to enter the Estate in breach of that ban.

On 12 December 2017, you visited One Canada Square without any good reason for doing so after which you were banned from the Estate for 2 years.

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

We therefore enclose the following documents:-

- · Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

Our clients are committed to issuing these proceedings and securing an Order to restrain you and the other named Defendants (and "Persons Unknown") from trespassing on any part of the Estate.

Given that you have trespassed on the Estate in breach of not one but two banning notices, we do not anticipate any difficulty in securing such an injunction.

If such an order were made and you were to breach it, you would be in contempt of court. This means that you would be liable to be imprisoned, fined and / or have your assets seized.

Our clients may be willing to accept an undertaking from you to the Court not to trespass on the Estate. Such an undertaking would only be capable of being acceptable if you have first received independent legal advice. This is to ensure that you fully understand the nature of the undertaking and the consequences of breaching it.

We attach a draft undertaking and plan. Please let us know whether you are willing to give such an undertaking and whether you are able to obtain independent legal advice.

If we do not hear from you before close of business on Wednesday 7 February, we are instructed to issue these proceedings against you in any event.

Yours faithfully

Stuart Wortley | Partner - Real Estate Dispute Resolution | Eversheds Sutherland

T: + 44 207 919 0969 M: + 44 771 288 1393

www.eversheds-sutherland.com

**Eversheds Sutherland** 

From: Wortley, Stuart

**Sent:** 05 February 2018 18:34

To:

Cc: Bult, Sebastian Subject: Important

**Attachments:** PoC.PDF; NJB ws.pdf; Exhibits NJB1-NJB6.pdf; RB undertaking.pdf;

EFDP\_Legal\_REV01.pdf

Dear Sir

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 31 August, you were banned from the Estate for a period of 6 months.

Notwithstanding this banning notice, we know that you trespassed on the Estate just 3 days later on 3 September (when you jumped from the roof of a moving DLR train) and 22 September 2017. On that occasion you were issued with a 2 year banning notice.

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

We therefore enclose the following documents:-

- · Draft Particulars of Claim
- · Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

Our clients are committed to issuing these proceedings and securing an Order to restrain you and the other named Defendants (and "Persons Unknown") from trespassing on any part of the Estate.

Given that you have trespassed on the Estate in breach of not one but two banning notices, we do not anticipate any difficulty in securing such an injunction.

If such an order were made and you were to breach it, you would be in contempt of court. This means that you would be liable to be imprisoned, fined and / or have your assets seized.

Our clients may be willing to accept an undertaking from you to the Court not to trespass on the Estate. Such an undertaking would only be capable of being acceptable if you have first received independent legal advice. This is to ensure that you fully understand the nature of the undertaking and the consequences of breaching it.

We attach a draft undertaking and plan. Please let us know whether you are willing to give such an undertaking and whether you are able to obtain independent legal advice.

If we do not hear from you before close of business on Wednesday 7 February, we are instructed to issue these proceedings against you in any event.

Yours faithfully

Stuart Wortley | Partner - Real Estate Dispute Resolution | Eversheds Sutherland

T: + 44 207 919 0969 M: + 44 771 288 1393

www.eversheds-sutherland.com

#### **Eversheds Sutherland**

Client Commitment. Innovative Solutions. Global Service.

From:

Wortley, Stuart

Sent:

05 February 2018 18:34

To:

'Alexander Farrell'

Cc:

Bult, Sebastian

**Important** 

Subject: Attachments:

PoC.PDF; NJB ws.pdf; Exhibits NJB1-NJB6.pdf; AF undertaking.pdf;

EFDP\_Legal\_REV01.pdf

Dear Sir

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 22 September 2017, you were banned from the Estate for a period of 2 years.

Notwithstanding this banning notice, we know that you trespassed on the Estate again on 10 November when you were issued with another 2 year banning notice.

You then trespassed on the Estate again on (at least) 2 December 2017, 15 December 2017, 13 January 2018 (when you were arrested), 27 January 2018 and 3 January 2018 (before you left the Estate and went on to trespass (again) on the construction site at 100 Bishopsgate with others including Ally Law).

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

We therefore enclose the following documents:-

- Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett
- · Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

Our clients are committed to issuing these proceedings and securing an Order to restrain you and the other named Defendants (and "Persons Unknown") from trespassing on any part of the Estate.

Given that you have trespassed on the Estate in breach of not one but two banning notices, we do not anticipate any difficulty in securing such an injunction.

If such an order were made and you were to breach it, you would be in contempt of court. This means that you would be liable to be imprisoned, fined and / or have your assets seized.

Our clients may be willing to accept an undertaking from you to the Court not to trespass on the Estate. Such an undertaking would only be capable of being acceptable if you have first received independent legal advice. This is to ensure that you fully understand the nature of the undertaking and the consequences of breaching it.

We attach a draft undertaking and plan. Please let us know whether you are willing to give such an undertaking and whether you are able to obtain independent legal advice.

If we do not hear from you before close of business on Wednesday 7 February, we are instructed to issue these proceedings against you in any event.

Yours faithfully

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T: + 44 207 919 0969 M: + 44 771 288 1393

www.eversheds-sutherland.com

# Wortley, Stuart Ally Law < From: 05 February 2018 19:15 Sent: Wortley, Stuart To: Re: Important Subject: HEY, I'm willing to take an undertaking for Canary Wharf & big brother Thanks On Mon, 5 Feb 2018 at 18:33, Wortley, Stuart < Stuart Wortley@eversheds-sutherland.com > wrote: Dear Sir We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate"). You are a well-known urban explorer. The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate. On 22 September 2017, you were banned from the Estate for a period of 2 years. Notwithstanding this banning notice, we know that you trespassed on the Estate on dates which include the following 2 December 2017, 15 December 2017, 13 January 2018 and 28 January 2018. When you trespassed on 28 January 2018, you were issued with another 2 year banning notice.

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

Notwithstanding the second banning notice, you again trespassed on the Estate on 3 February 2018 (before you left the Estate and went on to

trespass (again) on the construction site at 100 Bishopsgate with others including Alex Farrell).

We therefore enclose the following documents:-

This email is sent for and on behalf of Eversheds Sutherland (International) LLP

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null

From:

Ryan Taylor < 1

Sent:

05 February 2018 20:21

To:

Wortley, Stuart

Subject:

Re: Important

I came to the site to ask to be unbanned.

They told me I wasn't no longer banned. And I still haven't been back since? What's the issue.

I'm not infect a urban explorer im actually a professional BMX athlete that's going to be competing in the 2020 Olympics representing the country. How ever. I have said I won't be back for any stupidity so what's the issue?

Thanks, Ryan

Social Links Below.

www.Instagram.com/ryan\_taylor

www.youtube.com/Ryantaylorbmx

#### www.twitter.com/Ryantaylorbmx

On 5 Feb 2018, at 8:33 pm, Wortley, Stuart < <a href="mailto:StuartWortley@eversheds-sutherland.com">StuartWortley@eversheds-sutherland.com</a> wrote:

Dear Sir

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 5 February 2017, you were banned from the Estate for a period of 6 months after an incident in which you rode your bmx bike through the retail malls and jumped over the DLR tracks.

On 20 April 2017, you attempted to enter the Estate in breach of that ban.

On 12 December 2017, you visited One Canada Square without any good reason for doing so after which you were banned from the Estate for 2 years.

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

We therefore enclose the following documents:-

- Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

From:

Wortley, Stuart

Sent:

05 February 2018 21:16

To:

Cc: Subject: Bult, Sebastian

**Important** 

Attachments:

PoC.PDF; NJB ws.pdf; Exhibits NJB1-NJB6.pdf; IA undertaking.pdf;

EFDP\_Legal\_REV01.pdf

#### Dear Madam

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 18 June 2017, you were banned from the Estate for a period of 2 years after you trespassed on the construction site at One Bank Street.

Notwithstanding this banning notice, you returned to trespass on the Estate less than one month later on 17 July 2017.

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction against you to restrain you from trespassing on any part of the Estate.

We therefore enclose the following documents:-

- · Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

Our clients are committed to issuing these proceedings and securing an Order to restrain you and the other named Defendants (and "Persons Unknown") from trespassing on any part of the Estate.

Given that you have trespassed on the Estate in breach of not one but two banning notices, we do not anticipate any difficulty in securing such an injunction.

If such an order were made and you were to breach it, you would be in contempt of court. This means that you would be liable to be imprisoned, fined and / or have your assets seized.

Our clients may be willing to accept an undertaking from you to the Court not to trespass on the Estate. Such an undertaking would only be capable of being acceptable if you have first received independent legal advice. This is to ensure that you fully understand the nature of the undertaking and the consequences of breaching it.

We attach a draft undertaking and plan. Please let us know whether you are willing to give such an undertaking and whether you are able to obtain independent legal advice.

If we do not hear from you before close of business on Wednesday 7 February, we are instructed to issue these proceedings against you in any event.

Yours faithfully

Stuart Wortley | Partner - Real Estate Dispute Resolution | Eversheds Sutherland

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The second livery with	
From: Sent: To: Subject:	Rikke Brewer < > 06 February 2018 01:27 Wortley, Stuart Re: Important
l Rikke brewer shall not t	respass on your grounds again.
Rikke,	
Sent from my iPhone	
> On 5 Feb 2018, at 18:3'	7, Wortley, Stuart <stuartwortley@eversheds-sutherland.com> wrote:</stuartwortley@eversheds-sutherland.com>
> Dear Sir >	
> We act for those comp	anies in the Canary Wharf Group which own the freehold and leasehold interests in the land ary Wharf Estate and which is shown edged red on the attached plan ("the Estate").
> You are a well-known u	rban explorer.
	explorers interfere with our client's security team and therefore compromise the safety and live in, work in and visit the Estate.
	e banned from the Estate for a period of 6 months.
	anning notice, we know that you trespassed on the Estate just 3 days later on 3 September the roof of a moving DLR train) and 22 September 2017. On that occasion you were issued tice.
> Given that the banning instructed to apply for ar	notice issued on behalf of our clients has not had the desired effect, we have been injunction against you to restrain you from trespassing on any part of the Estate.
> > We therefore enclose t	ne following documents:-
	of Claim tement of Nicholas John Bennett "NJB6" referred to in the draft witness sta <u>t</u> ement
	ed to issuing these proceedings and securing an Order to restrain you and the other named s Unknown") from trespassing on any part of the Estate.
	spassed on the Estate in breach of not one but two banning notices, we do not anticipate such an injunction.
> If such an order were m	ade and you were to breach it, you would be in contempt of court. This means that you risoned, fined and / or have your assets seized.
> Our clients may be willi	ng to accept an undertaking from you to the Court not to trespass on the Estate. Such an be capable of being acceptable if you have first received independent legal advice. This is to

ensure that you fully understand the nature of the undertaking and the consequences of breaching it.

# Wortley, Stuart Alexander Farrell < From: 06 February 2018 11:34 Sent: Wortley, Stuart To: Subject: Re: Important I am willing to sign the undertaking but I need time, as I work full time, to seek legal advice and get a solicitor to sign On 5 Feb 2018 18:36, "Wortley, Stuart" < Stuart Wortley@eversheds-sutherland.com > wrote: Dear Sir We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate"). You are a well-known urban explorer. The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate. On 22 September 2017, you were banned from the Estate for a period of 2 years. Notwithstanding this banning notice, we know that you trespassed on the Estate again on 10 November when you were issued with another 2 year banning notice. You then trespassed on the Estate again on (at least) 2 December 2017, 15 December 2017, 13 January 2018 (when you were arrested), 27 January 2018 and 3 January 2018 (before you left the Estate and went on to trespass (again) on the construction site at 100 Bishopsgate with others including Ally Law).

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We therefore enclose the following documents:-

- Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

the members (who are referred to as "partners") together with a list of those non-members who are designated as partners and their professional qualifications is available for inspection at the above office. Eversheds Sutherland (International) LLP is authorised and regulated by the Solicitors Regulation Authority and governed by the SRA Code of Conduct (see <a href="https://www.sra.org.uk/handbook/">www.sra.org.uk/handbook/</a>). Eversheds Sutherland (International) LLP is part of a global legal practice, operating through various separate and distinct legal entities, under Eversheds Sutherland. Each Eversheds Sutherland entity is a separate legal entity and is not responsible for the acts or omissions of, nor can bind or obligate, another Eversheds Sutherland entity. For a full description of the structure and a list of offices, please visit <a href="https://www.eversheds-sutherland.com">www.eversheds-sutherland.com</a>

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# Wortley, Stuart From: Spider Girl < Sent: 06 February 2018 16:02 To: Wortley, Stuart Subject: Re: Important Dear Stuart Wortley, I have read and understood the contents of this email and it's attachments and am happy to sign the undertaking, however I will need more time to contact a solicitor. I would also like to highlight that I have only received one banning notice not two, and would like to ask that this be corrected. Kind regards, Imogen Anderson On Mon, Feb 5, 2018 at 9:21 PM, Wortley, Stuart < Stuart Wortley@eversheds-sutherland.com wrote: Dear Madam We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate"). You are a well-known urban explorer. The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate. On 18 June 2017, you were banned from the Estate for a period of 2 years after you trespassed on the construction site at One Bank Street. Notwithstanding this banning notice, you returned to trespass on the Estate less than one month later on 17 July 2017.

We therefore enclose the following documents:-

- Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett

against you to restrain you from trespassing on any part of the Estate.

Given that the banning notice issued on behalf of our clients has not had the desired effect, we have been instructed to apply for an injunction

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# Wortley, Stuart From: Spider Girl < Sent: 07 February 2018 14:18 To: Wortley, Stuart Subject: Re: Important Hi Stuart, I have not yet heard back from you, and would like to confirm that you recieved my last email. Kind regards, Imogen Anderson On Feb 5, 2018 21:22, "Wortley, Stuart" < Stuart Wortley@eversheds-sutherland.com> wrote: Dear Madam We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate"). You are a well-known urban explorer. The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate. On 18 June 2017, you were banned from the Estate for a period of 2 years after you trespassed on the construction site at One Bank Street.

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- Draft Particulars of Claim
- Draft Witness Statement of Nicholas John Bennett
- Exhibits "NJB1" to "NJB6" referred to in the draft witness statement

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# Wortley, Stuart From: Sent:

Wortley, Stuart

07 February 2018 14:22

To:

Subject:

Re: Important

Thank you

Yes - I did receive your message safely.

I am busy with a number of matters at the moment but will be in touch within the next day or so.

Regards

Stuart

Sent from my iPhone

On 7 Feb 2018, at 14:18,

> wrote:

Hi Stuart,

I have not yet heard back from you, and would like to confirm that you recieved my last email.

Kind regards,

Imogen Anderson

On Feb 5, 2018 21:22, "Wortley, Stuart" < Stuart Wortley@eversheds-sutherland.com> wrote:

Dear Madam

We act for those companies in the Canary Wharf Group which own the freehold and leasehold interests in the land which makes up the Canary Wharf Estate and which is shown edged red on the attached plan ("the Estate").

You are a well-known urban explorer.

The activities of urban explorers interfere with our client's security team and therefore compromise the safety and security of all those who live in, work in and visit the Estate.

On 18 June 2017, you were banned from the Estate for a period of 2 years after you trespassed on the construction site at One Bank Street.

Notwithstanding this banning notice, you returned to trespass on the Estate less than one month later on 17 July 2017.

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Claim No: HQ18X00612

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

B E T W E E N

#### CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON
- (6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANTS' LICENCE OR CONSENT

Defendants

	 _		_					
		""	IJ	<b>B</b> 5	"			
_	_		_	_		_	_	

This is the exhibit marked "NJB5" referred to in the witness statement of Nicholas John Bennett dated 15 February 2018

# Defendant 1

Name	Brewer, Rikke	
Alias	t	
Date of Birth		
Address		
Email		



Images of Defendant from YouTube and Facebook.

# Context and Summary

Rikke Brewer is an urban explorer and free runner with more than 20,000 followers on social media.

He is assessed to earn income from his YouTube channel as well as a range of parkour related clothing sold online. Brewer has conducted frequent unauthorised climbs in London and Manchester, and has received national media coverage for climbs and stunts including:

- Jumping from the roof of a DLR Train into the Middle Dock at Canary Wharf, London.
- Climbing Twickenham stadium
- · Climbing of the 'Big One', Blackpool Pleasure Beach rollercoaster
- · Climbing of the O2 Area, London.

He has been subject to an injunction from Chelsea FC as a result of climbing the Stamford Bridge stadium, and pled guilty to a charge of Endangering Safety on the Railway as a result of jumping from the DLR (93JD1836717 R v BREWER).

Brewer is part of a wider network of urban explorers which includes, but is not limited to, Alexander Farrell (defendant two), Imogen Anderson (defendant four) and Ally Law (defendant five).

He has been assessed by the Canary Wharf Security department to be a skilled and motivated urban explorer, who is likely to attempt to gain unauthorised access to buildings and building sites on the Estate.

# Social Media Profiles

YouTube	https://www.youtube.com/channel/UCdlhVqIm_2ZsRCImA4VN4Yg	17,500 followers.
Instagram	https://www.instagram.com/rikke_brewman/	7,100 followers
Facebook	https://www.facebook.com/ricky.brewer.90834	

#### **Canary Wharf Related Activity**

#### Incident One - 31 August 2017 (via Social Media)

Brewer was amongst a group of known urban explorers identified on the Canary Wharf estate by Canary Wharf Security Officers. A number of the group had previously been banned from the Estate, and were unable to satisfy security officers that they did not intend to engage in urban exploration. Brewer was identified as a prominent urban explorer, and was subsequently issued a six month banning notice from the Estate. See banning notice one.

# Incident Two - 3 September 2017 (Canary Wharf estate and Social Media)

Brewer and another urban explorer climbed on top of a DLR Train at Heron Quays station, and then jumped from the roof of the train as it passed over the bridge across Middle Dock, Canary Wharf. Brewer and his companion landed in the water and swam to the north side of Middle Dock, Canary Wharf where he was met by other urban explorers (including Defendant 2 – Alexander Farrell) and then left the Estate. Brewer was arrested following a subsequent BTP investigation, and later pleaded guilty to a charge of Endangering Safety on the Railway.

#### Supporting Image



File ID	RB.1
Published	3 September 2017
Source	Still image captured from YouTube video.
Context	Brewer and another individual are standing on a DLR train roof prior to jumping into the Middle Dock, Canary Wharf.
URL	https://www.youtube.com/watch?v=rltHdh2SJjE&

Incident Three - 22 September 2017 (Canary Wharf estate)

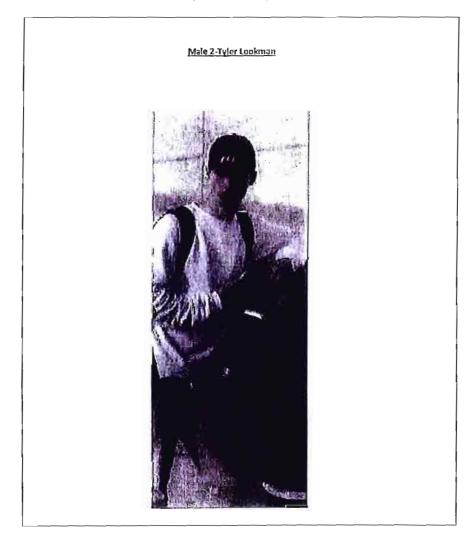
# Defendant 1 - Brewer, Rikke

Brewer was identified by Canary Wharf Security Officers on the Jubilee Line Plaza, Canary Wharf, as part of a larger group.

Brewer and others were questioned by Canary Wharf Security Officers and admitted to being urban explorers. A member of the group stated they had climbed the "Etihad stadium in Manchester and up to Scotland to do Ibrox Stadium in Glasgow but they were too easy and (they) wanted the challenge of Canary Wharf'.

Members of the group were each issued with a 24 month Canary Wharf Estate Banning Notice. (See Banning Notice 2).

Brewer provided a false name, Tyler Lookman. Brewer was later identified by the Canary Wharf Security Department, see image below which was taken at the time of Banning Noticed being issued.



#### Supporting Evidence

# Banning Notice One - Dated 31 August 2017

HaL



0887

## **BANNING NOTICE**

$\Box$	Λ	TΙ	
$\boldsymbol{\nu}$	$\overline{}$		٠.

NAME:

LST RAY BOURANTS

ADDRESS:

.

Date of Birth:

This notice is to advise you that you are banned from entering the Canary Wharf Estate / Retail Complex for a duration of 6 months / 24 months.

You are further advised that should you enter the designated area during the period of the ban, you will be considered a trespasser and staff have been authorised to escort you from the Estate. In addition, steps will be taken to exclude you from the Canary Wharf Estate for a longer period.

Served by:

for Canary Wharf Management Limited

Name (in capitals)

Creat Brokens

Witnessed by:

GLOSPO SURVEYED THE -

WHITE - SUBJECT OF NOTICE

GREEN - SECURITY

BLUE - POLICE

# Banning Notice 2 – Dated 22 September 2017

	CANARY MANAGE		2-04-70-10-1
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5.00			
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exclude you from	the Canary Wharf Esta	te for a longer period.	
Served by:	for Canary Wharf Ma	nagement Limited	
Name (in capitals)	Carringhala di da Sila		
Witnessed by:	Afrika (dadi kilili)	······································	
	ICE GREEN - SECURITY	BLUE POLICE	

# Defendant 2

Name	
Alias	
Date of Birth	_
Address	
Email	



Images of Defendant from Facebook.

# **Context and Summary**

Alexander Farrell is a prolific urban explorer, who has conducted frequent unauthorised climbs in London including:

- Twickenham Stadium, London
- · Emirates Stadium, London
- One Canada Square, Canary Wharf, London

He has been assessed by the Canary Wharf Security department to be a skilled and motivated urban explorer, who is likely to attempt to galn unauthorised access to buildings and building sites on the Estate and at Southbank Place.

## Social Media Profiles

YouTube	https://www.youtube.com/user/AlexGroomMedia	356 followers
Instagram	https://www.instagram.com/alexanderfarrell1999/?hl=en	5,839 followers
Facebook	https://www.facebook.com/alexander.farrell.39?ref=br_rs	

# **Canary Wharf Related Activity**

# Incident One - 11 February 2017 (Canary Wharf estate)

Together with three other individuals Farrell entered the lobby of One Canada Square, Canary Wharf. After conducting reconnaissance of the access control and security measures in place, the group gained unauthorised access to the building's lifts by climbing over the security turnstiles.

The group then transferred from lifts to the fire exit stainwell to access the building's mechanical plant room (within the building's roof space), and then climbed the outside of the build's roof.

#### Supporting Image



File ID	AF.1
Published	19 February 2017
Source	Facebook Account – Alexander Farrell
URL	https://www.facebook.com/photo.php?fbid=1907411819503762&
	set=ecnf.100007048864340&type=3&theater

# Statement of Intent - 29 June 2017 (Social Media)

Farrell posted the following image to his Instagram account on 29 June, "wishing" that access to the rooftop was still possible.



Image ID	AF.2
Published	29 June 2017
Source	INSTAGRAM
URL	https://www.instagram.com/p/BV7tlW4BjUS/?taken-by=alexanderfarrell1999

#### Incident Two – 22 September 2017 (Canary Wharf estate)

Farrell was identified by Canary Wharf Security Officers on the Jubilee Line Plaza, Canary Wharf, as part of a larger group of males. Farrell and others in the group were questioned by Canary Wharf Security Officers and admitted to being urban explorers. A member of the group stated they had climbed the "Etihad stadium in Manchester and up to Scotland to do lbrox Stadium in Glasgow but they were too easy and (they) wanted the challenge of Canary Wharf'.

Members of the group were each issued with a 24 month Canary Wharf Estate Banning Notice (see Banning Notice 1). This incident is the same as that described as incident three for Rikke Brewer (defendant one).

#### Incident Three – 10 November 2017 (Canary Wharf estate)

Farrell and three other individuals gained unauthorised access to the One Bank Street construction site on the Canary Wharf Estate by climbing hoardings on the site's perimeter. They were detected by security officers within the site, and made their escape. The group were tracked on CCTV, and later returned to the Estate where they were again intercepted by security and Farrell was positively identified. Farrell was issued with a further 24 month banning notice from the Estate (See Banning Notice two)

#### Incident Four - 2 December 2017 (Canary Wharf estate)

Farrell and a number of other individuals entered One Canada Square, Canary Wharf and conducted reconnaissance on the access control and security measures in place. Canary Wharf Security Officers approached the group and when questioned, the group commented on the new security turnstiles which had recently been installed.

# Incident Five – 15 December 2017 (Canary Wharf estate)

Farrell and three other individuals (including Ally Law - Defendant 5) were identified by the Canary Wharf Security Department on the Canary Wharf estate near 40 Bank Street. The group were intercepted by Canary Wharf Group Security Officers, and escorted from the Estate.

# Incident Six - 13 January 2018 (Canary Wharf estate)

Farrell and seven other individuals were identified on the Estate by the Canary Wharf Security Department. Canary Wharf security officers intercepted the group to escort them from the Estate.

Farrell stated to Canary Wharf Security Officers that he had left a 'lock picking set' on the Estate and requested assistance in retrieving it. Canary Wharf Security Department advised the Metropolitan Police Service, Farrell was arrested for 'going equipped'.

## Incident Seven - 27 January 2018 (Canary Wharf estate)

Farrell and two others were identified within the lobby of 25 Canada Square on the Canary Wharf Estate (the Citi Building) where they attempted to circumvent access control/security to enter the building. Farrell and others fled the scene via the Jubilee line when they were confronted.

## Supporting Evidence

DATE: NAME:

Banning Notice One - Dated 22 September 2017



0693

# **BANNING NOTICE**

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ADDRESS:	•	•••
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	•••	***
Date of Birth:		******

This notice is to advise you that you are banned from entering the Canary Wharf Estate / Retail Complex for a duration of 6 months / 24 months.

You are further advised that should you enter the designated area during the period of the ban, you will be considered a trespesser and staff have been authorised to escort you from the Estate. In addition, steps will be taken to exclude you from the Canary Wharf Estate for a longer period.

Served by:	for Canary Wharf Management Limited		
Name (in capitals)	GLIN LELL	X	
Witnessed by:	J. 18. 18. 18. 18. 18. 18. 18. 18. 18. 18		
WHITE - SUBJECT OF NOTION	CE GREEN - SECURITY	BLUE - POLICE	

N.B. Banning Notice 1 is a scan from a carbon-copy document – circling of 24 months has not carried across to from the top copy, **Banning Notice Two** – Dated 10 November 2017

F	10.00			
			CANARY WHARP	Unit 2
			BANNING NOTICE	
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#### Defendant 3

Name	
Alias	T
Date of Birth	
Address	
Email	7



Images of Defendant from Canary Wharf Security CCTV and Twitter.

#### **Context and Summary**

Ryan Taylor is a professional YouTuber, focussing on conducting BMX (bike) stunts in stores and retail malls, and the unauthorised climbing of buildings and tower cranes.

Taylor is assessed to financially exploit these activities via his YouTube channel, sponsorship from brands such as Crep Protect and SuperDry, and sales of merchandise via his website.

Taylor's social media posts are characterised by him gaining access to unauthorised spaces, endangering his own safety and that of the public, and engaging in confrontational and inflammatory interactions with security staff.

He has been assessed by the Canary Wharf Security department to be a skilled and motivated urban explorer, who is likely to attempt to gain unauthorised access to buildings and building sites on the Canary Wharf Estate.

#### Social Media Profiles

YouTube	https://www.youtube.com/channel/UCITG5vjtyA-FwiYjkr8bzPA	700,000 followers
Instagram	htlps://www.instagram.com/ryan_taylor/?hl=env	246,000 followers
Facebook	https://www.facebook.com/ryantaylorbmx	
Twitter	https://twitter.com/ryantaylorbmx	

#### **Canary Wharf Related Activity**

#### Incident One - 5 February 2017 (Canary Wharf estate)

Taylor rode his BMX bike through the Cabot Place Retail Mall at high speed. He consistently ignored requests by Canary Wharf Security Officers to cease his activity.

Taylor then accessed the Canary Wharf DLR Station. He proceeded to ride between station platforms through open DLR train doors and by jumping his bike over the tracks.

Taylor was intercepted by Canary Wharf Security Officers who issued a six month Canary Wharf Banning Notice (see banning notice one).

Taylor recorded the incident on a GoPro camera and posted it to his YouTube channel.

#### Supporting Image



Image ID	RT.1
Date Image Published	6 February 2017
Image Source	Still image captured from YouTube video depicting a first person view of Taylor jumping
	over DLR tracks at Canary Wharf Station.
URL (if applicable)	https://www.youtube.com/watch?v=isJM_Bn9V4Y

#### Defendant 3 - Taylor, Ryan

#### Incident Two - 20 April 2017 (Canary Wharf estate)

Taylor was stopped by Canary Wharf Security Officers at a Vehicle Access Control Point when trying to gain access to the Estate. The Metropolitan Police Service also attended and spoke with Taylor regarding Incident One (above).

The incident was recorded by Taylor on a GoPro camera and posted to his YouTube channel.

This video included footage filmed from a drone flying over the Canary Wharf estate, in apparent contravention of the following airspace regulations:

- AIRSPACE (RESTRICTED AREA) ISLE OF DOGS R159- DRONE NO FLY ZONE
- AIRSPACE (CLASS D) LONDON/CITY CTR
- · Remaining more than 150 feet from people and properties
- · Remaining more than 500ft from crowds and built up areas / don't overfly

#### Supporting Image



File ID	RT.2
Published	21 April 2017
Source	YouTube
Context	Still image captured from YouTube video depicting Taylor being spoken to by Canary Wharf Security and
	Metropolitan Police.
URL	https://www.youtube.com/watch?v=PTpQUp8dy70

#### Incident Three and Statement of Intent - 14 December 2017 (Social Media)

Taylor uploaded a YouTube video in which he explicitly stated intent to come back to Canary Wharf and conduct an 'in and out' challenge in the retail shopping mall on a crazy kart (a small battery powered go-kart).

The clip also included a discussion between Taylor and Canary Wharf security personnel in which Taylor enquires into the status of his banning notice.

The relevant comment is at 7min 34 seconds:

"and I'm thinking of a potential plan guys...do you remember Canary Wharf when I did the jump over the track.......I actually got banned from Canary Wharf, a verbal ban though, I kinda want to go back there and see if I'm still banned..... if I'm not banned I'm going straight there on the crazy kart to do an absolute madness in that whole shopping centre".

The video is available via this link: https://www.youtube.com/watch?v=sGKkD5uJRgA

A 24 month banning notice was sent to Taylor's home address in response to this threat.

#### Supporting Evidence

Banning Notice One - Dated 5 February 2017



0418

#### **BANNING NOTICE**

DATE:

NAME:

RYAN TAYLOR

ADDRESS:

Date of Birth:

This notice is to advise you that you are banned from entering the Canary Wharf Estate / Retail Complex for a duration of 6 months / 24 months.

You are further advised that should you enter the designated area during the period of the ban, you will be considered a trespasser and staff have been authorised to escort you from the Estate. In addition, steps will be taken to exclude you from the Canary Wharf Estate for a longer period.

Served by:

for Canary Wharf Management Limited

Name (in capitals)

WHITE - SUBJECT OF NOTICE

Witnessed by:

GREEN - SECURITY

BILLE - POLICE

#### Defendant 4

Name	Т
	4
Alias	1
Date of Birth	T
Address	1
Email	T



Images of Defendant from Instagram and YouTube stills.

#### Context and Summary

Ally Law is a prolific urban explorer, who has an extensive history of gaining unauthorised access to buildings and building sites, in order to climb tower cranes and rooftops. Law also conducts 'overnight challenges' (where the individual remains in a facility beyond closing hours until opening or until caught). Law's high profile climbs and overnight challenges include, but are not limited to:

- The Etihad Stadium in Manchester
- · The London Stadium
- The 02 Arena
- The Big Brother House (two incursions on 20 January and 26 January)
- Southbank Place (SE1) construction site
- Cabot Circus Shopping Centre, Bristol
- Blackpool Tower
- The National Theatre, London

Law is a professional YouTuber, and has over 600,000 subscribers to his YouTube channel and more than 36,000 followers on Instagram. Law's following and his influence within the Urbex community has the potential to inspire "copycat" activity at sites he has climbed. Following the widespread media coverage of his ingresses into the Big Brother house this influence is likely to increase. It is assessed that Law's primary source of income is revenue generated from his social media channels and the sales of his merchandise. Law is believed to live with Ryan Taylor, who he has conducted a number of overnight challenges with.

Law has been named in injunctions from Manchester City FC and Chelsea FC.. In late November / early December 2017 Law was issued a 48 hours Section 35 Dispersal order by a Police Community Support Officer in Southampton. Law has been assessed by the Canary Wharf Security Department to be a skilled and motivated urban explorer, who is likely to attempt to gain unauthorised access to buildings and building sites on the Estate in the future.

#### Social Media Profiles

YouTube	https://www.youtube.com/channel/UCagHkTCCSbohFMJIn7JYqMQ	600,000 followers
Instagram	https://www.instagram.com/mrallylaw/	37,700 followers
Facebook https://www.facebook.com/AllyALaw/		
Twitter https://twitter.com/allyalaw?lang=en		

#### Canary Wharf Related Activity

#### Incident One - 22 September 2017 (Canary Wharf estate)

Law was sighted with known urban explorers Alexander Farrell (Defendant 2) and Rikke Brewer (Defendant 1) on the Jubilee Line Plaza.

Law and others were questioned by Canary Wharf Security Officers and admitted to being urban explorers. A member of the group stated they had climbed the "Etihad stadium in Manchester and up to Scotland to do Ibrox Stadium in Glasgow but they were too easy and (they) wanted the challenge of Canary Wharf'.

Members of the group were each issued with a 24 month Canary Wharf Estate Banning Notice (see banning notice one).

#### Incident Two - 2 December 2017 (Canary Wharf estate)

Law and a number of other individuals entered One Canada Square, Canary Wharf and conducted reconnaissance on the access control and security measures in place. Canary Wharf Security Officers approached the group and when questioned, the group commented on the new security turnstiles which had recently been installed.

#### Incident Three - 15 December 2017 (Canary Wharf estate)

Law and three other males were sighted entering the Canary Wharf Estate, having gained access to the roof at the nearby Bokan Restaurant, Novotel, 40 Marshwall. Law was informed that he was in contravention of his banning order, and the group were escorted from the estate.

#### Incident Four - 13 January 2017 (Canary Wharf estate)

Law was one of a group of males sighted on the Canary Wharf Estate near the One Bank Street construction sile, again in contravention of his banning order. The group were intercepted by security at the Jubilee Line Station entrance and escorted from the Estate.

#### Incident Four - 28 January 2017 (Canary Wharf estate)

Ally Law and a further individual were sighted attempting to jump the hoarding into the Wood Wharf construction site on the Canary Wharf estate. The hoarding leads to Wood Warf construction site. When interviewed Law stated he had been in the construction site earlier that evening. Law was issued a 24 month banning notice (see below). Law made a statement at this time to the effect that his legal advisers had told him that the Canary Wharf banning notices had no legal obligation.

#### **Supporting Evidence**

Banning Notice One - Dated 22 September 2017



Mall

	BANNING NOTICE
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Date of Birth:	
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	for Canary Wharf Management Limited
Served by:	for Canary Whan Management Limited
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## Defendant &

Name	
Alias	_
Date of Birth	
Address	
Email	



Images of Defendant from Instagram and YouTube stills.

#### **Context and Summary**

Imogen Anderson is a prolific urban explorer, with over 10,000 followers on social media, who maintains an online profile under the alias "Spidergirl". She has trespassed on Canary Wharf property at least twice. On both occasions her conduct endangered her own safety and that of others.

She has been assessed by the Canary Wharf Security Department to be a skilled and motivated urban explorer, who is likely to attempt to gain unauthorised access to buildings and building sites on the Canary Wharf Estate in the future.

#### Social Media Profiles

YouTube	https://www.youtube.com/channel/UCmgDEp1a45G8updZdr5BlYg	975 followers
Instagram	https://www.instagram.com/spidergirl/	10,000 followers
Facebook	https://www.facebook.com/SpiderGirlLDN/	
Twitter	https://twitter.com/spidergirlldn	

#### **Canary Wharf Related Activity**

#### Incident One – 14 May 2017 (Canary Wharf estate)

Anderson gained unauthorised access to the One Bank St building site on the Canary Wharf Estate together with another individual and climbed a tower crane on the site.

Two other individuals were spotted also attempting to penetrate the site, and were deterred.

Video of the ingress into the building site and the climb of the tower crane was recorded by Anderson and was posted to YouTube. Still images were posted to Instagram.

#### Supporting Images



Image ID	IA.2
Date Image Published	5 July 2017
Image Source	Instagram account Spidergirl
URL (if applicable)	https://www.instagram.com/p/BWLUVEaAhBp/?taken-by=spidergirl



Image ID	IA.3
Date Image Published	4 June 2017
Image Source	Still image from video entitled "CRANE GIRL?! 200M CRANE CLIMB" posted to
	Spidergirl's YouTube account
URL (if applicable)	https://www.youtube.com/watch?v=W2Zdp2dQS0k

#### Incident Two - 18 June 2017 (Canary Wharf estate)

Anderson was identified by Canary Wharf Security on the Canary Wharf Estate as an urban explorer who had gained unauthorised access to the One Bank St building site on the Canary Wharf Estate in May (see above).

She was issued with a 24 month banning notice and escorted from the Estate (see banning notice one)

#### Incident Three - 17 July 2017 (Canary Wharf estate)

Anderson was sighted on the Canary Wharf Estate by Canary Wharf Security in contravention of her banning notice, and was escorted from the Estate.

Evidence of Further Intent - 17 July 2017 (Social Media)

#### Defendant 4 - Anderson, Imogen





spidergirl London, United Kin...

Following

spidergirl Canary wharf ain't got nothin' on me 🖫

#uk\_shooters

#awesome\_earthpix #travelstoke#mobilem ag #collectivelycreate #natgeo#freepeople #welivetoexplore #canonuk #instagood#b evisuallyinspired #campingcollective #cam ptrend#campbrandgoods #camp4pix #ke epitwild#liveauthentic #thisismycommunity #justgoshoot#modemoutdoors #livefolk



596 likes

001 c 15



spidergirl London, United Kin...

Following

#murderdotcom#urbanandstreet #altcreed #thelensbible#urbexpeople #eslondon #uas10k

master.views Caption is savage asf > > spidergirl @master.views @ I'm standing strong 6 I'll be back

perrydolmans Love the shot and framing!
Good job!

spidergirl @perrydolmans thank you so much ស

yungbradleyyy Rad shot

Image ID	IA.4 & 5
Date Image Published	16 July 2017
Image Source	Instagram account – Spidergirl
URL (if applicable)	https://www.instagram.com/p/BWnlv0wA9F_/?taken-by=spidergirl

#### Supporting Evidence

#### Banning Notice One - Dated 18 June 2017

<b>CANARY WHARF</b>
MANAGEMENT

0697

	BANNING NOTICE
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Date of Birth	 
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This notice is Wharf Estate You are furth period of the authorised to	s to advise you that you are banned from entering the Canary of Retail Complex for a duration of Examples / 24 months.  Ther advised that should you enter the designated area during the ban, you will be considered a trespasser and staff have been a secort you from the Estate. In addition, steps will be taken to from the Canary Wharf Estate for a longer period.
This notice is Wharf Estate You are furth period of the nuthorised to exclude you served by:	s to advise you that you are banned from entering the Canary of Retail Complex for a duration of Examples / 24 months.  The advised that should you enter the designated area during the ban, you will be considered a trespasser and staff have been be escort you from the Estate. In addition, steps will be taken to

Claim No: HQ18X00612

IN THE HIGH COURT OF JUSTICE

QUEEN'S BENCH DIVISION

ROYAL COURTS OF JUSTICE

BETWEEN

#### CANARY WHARF INVESTMENTS LIMITED AND OTHERS

Claimants

and

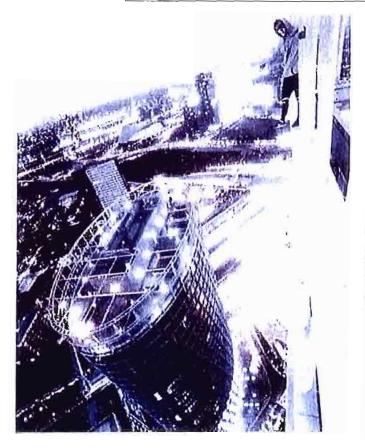
- (1) RIKKE BREWER
- (2) ALEXANDER FARRELL
- (3) RYAN TAYLOR
- (4) ALISTAIR LAW
- (5) IMOGEN ANDERSON(6) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CANARY WHARF ESTATE WITHOUT THE CLAIMANTS' LICENCE OR CONSENT

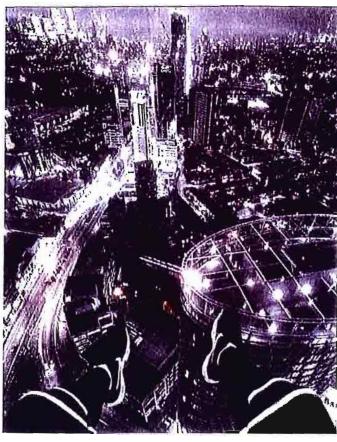
Defendants

"NJB6"

This is the exhibit marked "NJB6" referred to in the witness statement of Nicholas John Bennett dated 15 February 2018

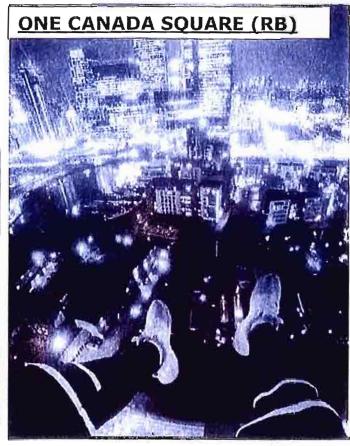
# RIKKE BREWER (RB) WEST HAM STADIUM



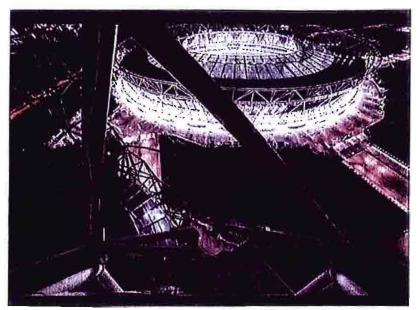


## **Arcelor Mittal Orbit (RB)**





lon\_lib1\17737979\1 23 January 2018 patelrx



Arcelor Mittal Orbit (RB)

Etihad Stadium (RB)





Chelsea Stadium (RB)

2



### ALEXANDER FARRELL (AF)

CONSTRUCTION
SITE, LONDON
(AF)



加州







## ELEPHANT AND CASTLE (AF)

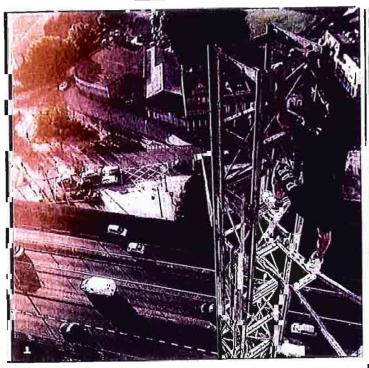


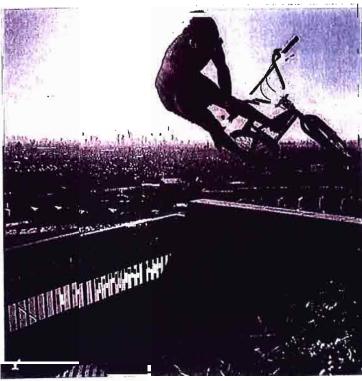
ELEPHANT AND CASTLE (AF)

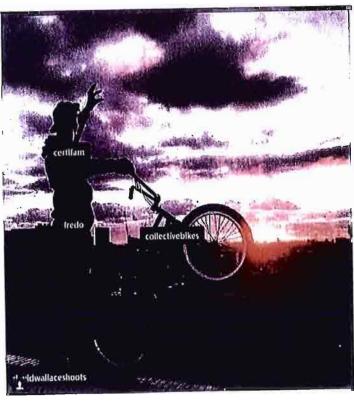


BFI IMAX WATERLOO, (AF)

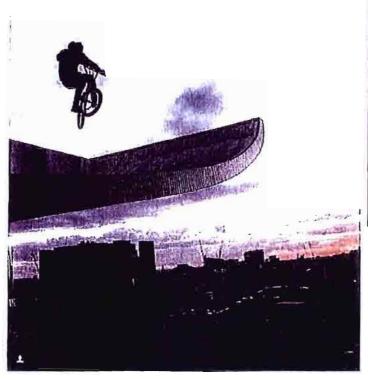
### RYAN TAYLOR ALL photos taken in London

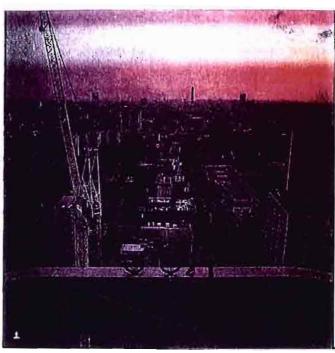


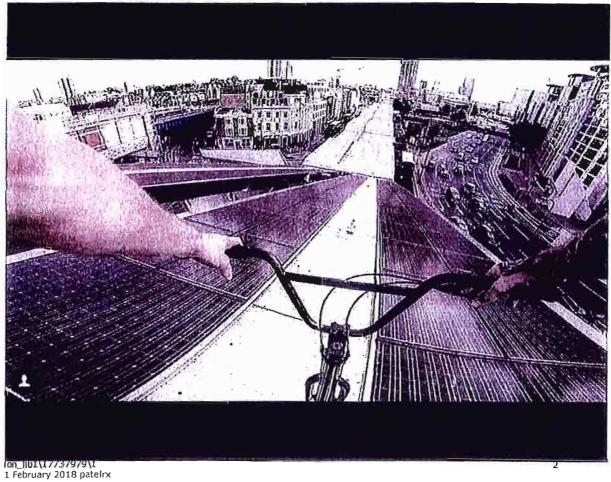






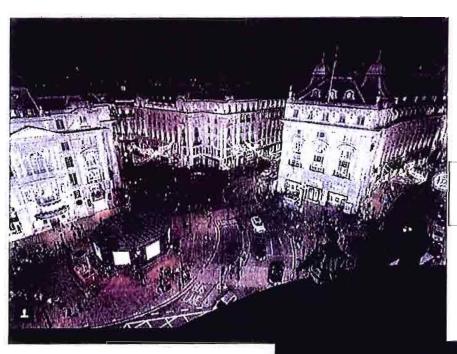






### ALLY LAW (AL)

### **WOKING (AL)**



## PICCADILLY CIRCUS (AL)

### BLACKFRIARS, LONDON (AL)



# TATE MODERN (AL)





WEST HAM
STADIUM (AL)

## LONDON (AL)



lon\_lib1\17737979\1 23 January 2018 patelrx

## IMOGEN ANDERSEN [SPIDER GIRL] All photos taken in London

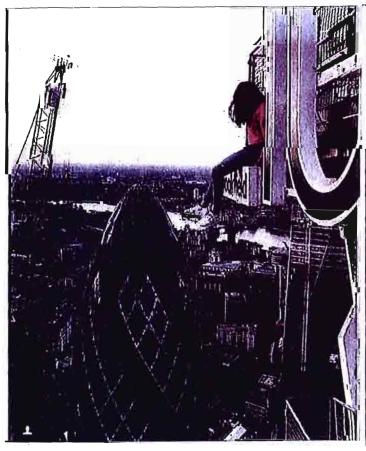






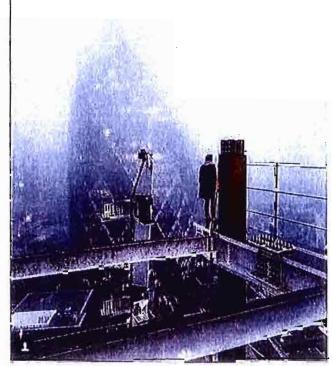


lon\_lib1\17737979\1 1 February 2018 patelrx









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