

Filed on behalf of the Claimants
Z Driver
Statement No. 1
Exhibit: ZDI
29 May 2025

IN THE HIGH COURT OF JUSTICE

Claim No.

KINGS BENCH DIVISION

B E T W E E N:

**(1) THE OFFICE GROUP PROPERTIES LIMITED
(2) FORA OPERATIONS LIMITED**

Claimants

- and -

**PERSONS UNKNOWN WHO WITHOUT THE CONSENT OF THE CLAIMANTS
ENTER OR REMAIN ON THE PREMISES KNOWN AS TINTAGEL HOUSE, 92
ALBERT EMBANKMENT, LONDON SE1 7TY**

Defendant

EXHIBIT ZDI

This is the exhibit marked "**ZDI**", referred to in the First Witness Statement of **ZARAH DRIVER** of 29 May 2025.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number 195809

Edition date 14.09.2022

- This official copy shows the entries on the register of title on 27 MAY 2025 at 10:11:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title.

LAMBETH

- 1 (30.12.1913) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Providence Wharf, Albert Embankment.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.09.2022) PROPRIETOR: HIS ROYAL HIGHNESS THE PRINCE WILLIAM ARTHUR PHILIP LOUIS PRINCE OF WALES DUKE OF CORNWALL ROTHESAY AND CAMBRIDGE EARL OF CARRICK AND STRATHEARN BARON OF RENFREW BARON CARRICKFERGUS LORD OF THE ISLES PRINCE AND GREAT STEWARD OF SCOTLAND of 10 Buckingham Gate, London SW1E 6LA and of The Old Rectory, Newton St. Loe, Bath BA2 9BU in right of his Duchy of Cornwall.
- 2 (11.03.2014) RESTRICTION: Until 31 December 2025 no disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by Thames Water Utilities Limited's conveyancer that the provisions of Clause 20 of an Agreement dated 28 February 2014 made between (1) His Royal Highness Charles Philip Arthur George, Prince of Wales, Duke of Cornwall and Rothesay, Earl of Chester and Carrick, Baron of Renfrew, Lord of the Isles and Great Steward of Scotland (2) Thames Water Utilities Limited and (3) Thames Water Utilities Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (05.03.2014) UNILATERAL NOTICE in respect of an Agreement for Lease and Easements and Land Transfer dated 28 February 2014 made between (1) His Royal Highness Charles Philip Arthur George Prince of Wales Duke of

C: Charges Register continued

Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland (2) Thames Water Utilities Limited and (3) Thames Water Utilities Limited.

2 (05.03.2014) BENEFICIARY: Thames Water Utilities Limited (Co. Regn. No. 02366661) of care of Berwin Leighton Paisner, Adelaide House, London Bridge, London EC4R 9HA.

3 The land is subject to the lease set out in the schedule of leases hereto.

4 (01.12.2015) By a Deed dated 30 October 2015 made between (1) His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland and (2) Esselco Office Properties Limited the terms of the lease dated 16 December 1960 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under TGL104527.

5 (24.07.2017) By a Deed dated 24 November 2016 made between (1) His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland and (2) Esselco Office Properties Limited the terms of the lease dated 16 December 1960 of Tintagel House referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under TGL104527.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1		Tintagel House	16.12.1960 125 years from 29.9.1958	TGL104527

NOTE 1: The lease comprises also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of variation dated 30 October 2015.

NOTE 3: See entry in the Charges Register relating to a Deed of variation dated 24 November 2016.

End of register

These are the notes referred to on the following official copy

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Land Registry.

(Land Transfer Acts 1875 & 1897)

DISTRICT—LONDON

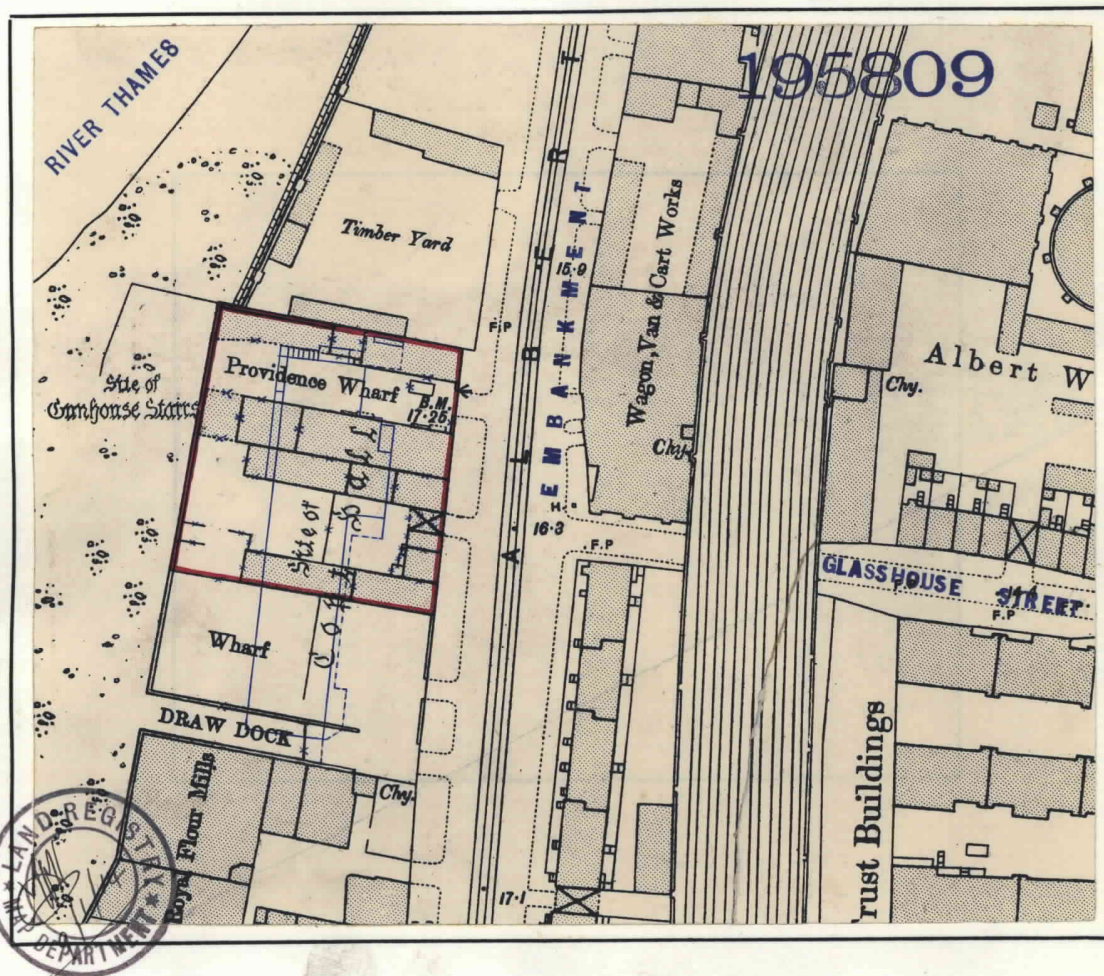
PARISH—LAMBETH.

Title N^o **195809**

Ordnance Survey: LONDON Sheet XI.3.

(Edition 1894-96.)

Scale 88 Feet to One Inch.



This is the filed plan No. **195809**

F.

3959—A. & E. W.—26480/567—100—1-09

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number TGL104527

Edition date 24.05.2023

- This official copy shows the entries on the register of title on 24 SEP 2024 at 12:09:01.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

LAMBETH

- 1 (21.12.1960) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Tintagel House, 92 Albert Embankment, London (SE1 7TY).
- 2 (21.12.1960) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date	: 16 December 1960
Term	: 125 years from 29 September 1958
Rent	: £7900 and additional rent
Parties	: (1) His Royal Highness Charles Philip Arthur George Prince of Wales, Duke of Cornwall, Rothesay Earl of Chester, Carrick Baron of Renfrew, Lord of the Isles and Great Steward of Scotland
	(2) South Bank Estates Limited
- NOTE: Copy filed under LN202671
- 3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 Lessor's Title registered under 195809 as to part only.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 6 (24.11.2015) By a Deed dated 30 October 2015 made between (1) His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland and (2) Esselco Office Properties Limited the terms of the registered lease were varied.

NOTE: Copy Deed filed.

A: Property Register continued

- 7 (19.04.2017) By a Deed dated 24 November 2016 made between (1) His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and Rothesay Earl of Chester and Carrick Baron of Renfrew Lord of the Isles and Great Steward of Scotland and (2) Esselco Office Properties Limited the terms of the registered lease were varied.

NOTE: Copy Deed filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (15.04.2021) PROPRIETOR: THE OFFICE GROUP HOLDINGS LIMITED (Co. Regn. No. 10768770) of The Smiths Building, 179 Great Portland Street, London W1W 5PL.
- 2 (07.12.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or the proprietor or any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 23 November 2018 in favour of Situs Asset Management Limited referred to in the Charges Register or its conveyancer.
- 3 (15.04.2021) The price stated to have been paid on 10 March 2021 was £71,000,000.
- 4 (15.04.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (15.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 March 2021 in favour of Situs Asset Management Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
- 2 (09.08.2017) An Agreement dated 10 March 2017 made between (1) The Mayor And Burgesses Of The London Borough Of Lambeth (2) Esselco Office Properties Limited and (3) HSBC Bank plc pursuant to section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 contains provisions and covenants relating to the development of the land in this title.

NOTE: Copy filed.

- 3 (14.08.2017) The land is subject to any rights that are granted by a Deed dated 11 May 2017 made between (1) Esselco Office Properties Limited (2) His Royal Highness Charles Philip Arthur George Prince Of Wales Duke Of Cornwall And Rothesay Earl Of Chester And Carrick Baron Of Renfrew Lord Of The Isles And Great Steward Of Scotland and (3) Thames Water Utilities Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 4 (23.08.2018) The lease of a Transformer Chamber dated 8 March 2017 made between (1) Esselco Office Properties Limited and (2) London Power Networks Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

C: Charges Register continued

- 5 (23.08.2018) The parts of the land affected thereby are subject to the rights granted by a Lease of a basement transformer chamber dated 8 March 2017 referred to in the schedule of leases hereto.
- NOTE: Copy lease filed under TGL507978 .*
- 6 (07.12.2018) REGISTERED CHARGE contained in a Security Agreement dated 23 November 2018 affecting also other titles.
- NOTE: Charge reference TGL104527.*
- 7 (07.12.2018) Proprietor: SITUS ASSET MANAGEMENT LIMITED (Co. Regn. No. 6738409) care of Head of Servicing, 10th Floor, 25 North Colonnade, London E14 5HZ and of samservicing@situsamc.com.
- 8 (07.12.2018) The proprietor of the Charge dated 23 November 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 9 (15.04.2021) REGISTERED CHARGE contained in a Supplemental Security Agreement dated 10 March 2021.
- 10 (15.04.2021) Proprietor: SITUS ASSET MANAGEMENT LIMITED (Co. Regn. No. 6738409) care of Head of Servicing, 10th Floor, 25 North Colonnade, London E14 5HZ and of samservicing@situsamc.com.
- 11 (15.04.2021) The proprietor of the Charge dated 10 March 2021 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	06.04.1967 2	An underground transformer chamber at Tintagel House, Albert Embankment	20.12.1960 60 years from 25.3.1960	TGL276170
	<i>NOTE: Copy filed under LN202671</i>			
2	23.08.2018 Edged and numbered 1 in blue (part of)	Transformer Chamber (Basement)	08.03.2017 From and including 8 March 2017 to and including 21 September 2083	TGL507978
	<i>NOTE 1: See entry in the Charges Register relating to landlords restrictive covenants.</i>			
	<i>NOTE 2: See entry in the Charges Register relating to the rights granted by this lease.</i>			
3	15.04.2021	Tintagel House, 92 Albert Embankment	10.03.2021 20 years from and including 10 March 2021	TGL588640
	<i>NOTE: Unless otherwise stated, this lease takes effect as a concurrent lease in relation to the leases referred to above.</i>			

End of register

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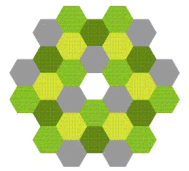
There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

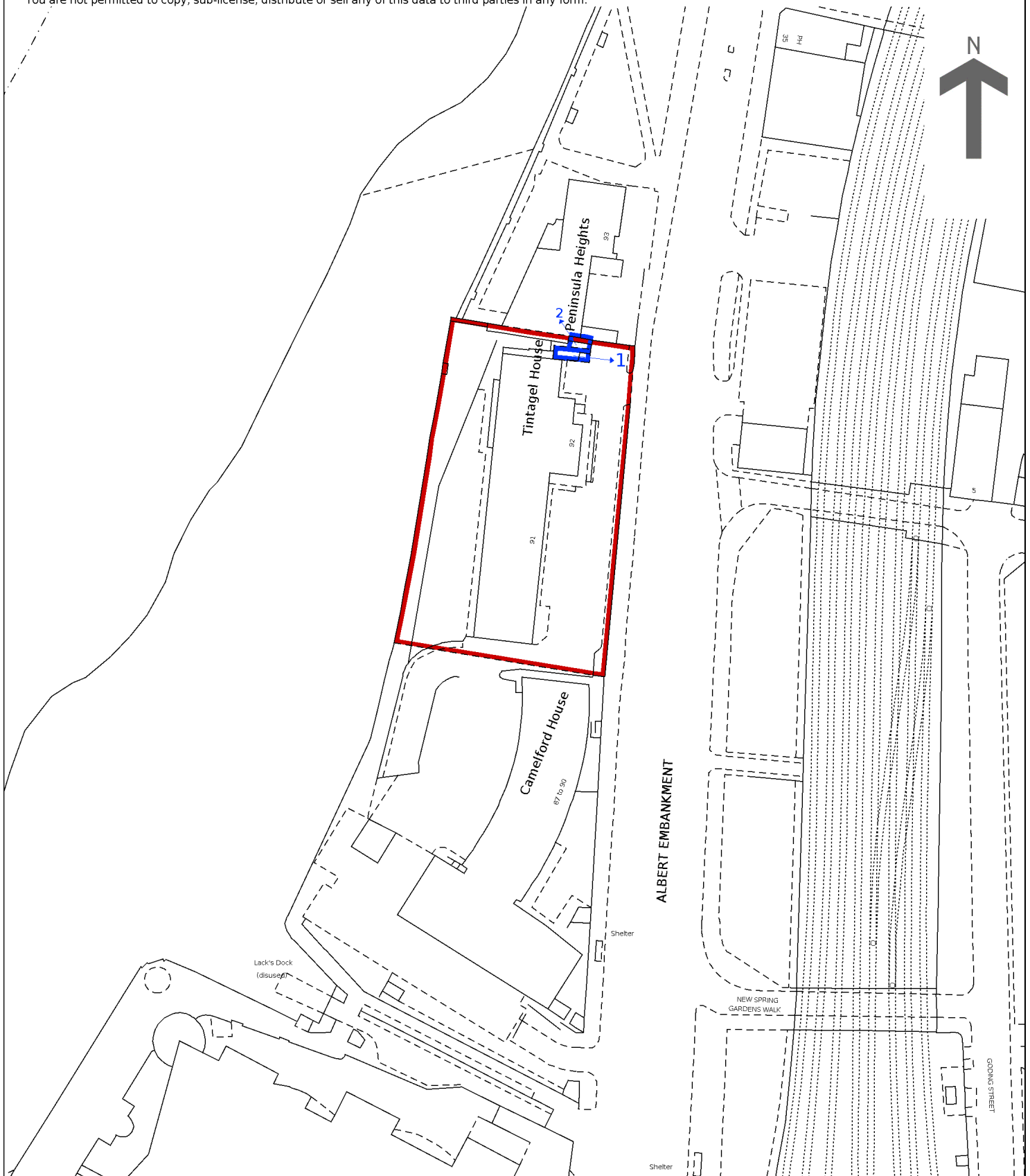
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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number TGL588640

Edition date 24.05.2023

- This official copy shows the entries on the register of title on 24 SEP 2024 at 12:05:14.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

LAMBETH

- 1 (15.04.2021) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Tintagel House, 92 Albert Embankment, London (SE1 7TY).
- 2 (15.04.2021) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.
- 3 (15.04.2021) The land has the benefit of any legal easements granted by the registered headlease dated 16 December 1960 referred to below but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy registered head lease filed under LN202671.

- 4 (15.04.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 10 March 2021
 Term : 20 years from and including 10 March 2021
 Parties : (1) The Office Group Holdings Limited
 (2) The Office Group Properties Limited
 NOTE 1: The head lease dated 16 December 1960 referred to in the above lease is registered under TGL104527.

NOTE 2: A copy of the head lease is filed under LN202671.

- 5 (15.04.2021) The Lease prohibits or restricts alienation.
- 6 (15.04.2021) The landlord's title is registered.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (15.04.2021) PROPRIETOR: THE OFFICE GROUP PROPERTIES LIMITED (Co. Regn. No. 07355616) of 179 Great Portland Street, London W1W 5PL.
- 2 (15.04.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 March 2021 in favour of Situs Asset Management Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (15.04.2021) The lease of a Transformer Chamber dated 8 March 2017 made between (1) Esselco Office Properties Limited and (2) London Power Networks Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.
- 2 (15.04.2021) The parts of the land affected thereby are subject to the rights granted by a Lease of a basement transformer chamber dated 8 March 2017 referred to in the schedule of leases hereto.
NOTE: Copy lease filed under TGL507978 .
- 3 (15.04.2021) An Agreement dated 10 March 2017 made between (1) The Mayor And Burgesses Of The London Borough Of Lambeth (2) Esselco Office Properties Limited and (3) HSBC Bank plc pursuant to section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 contains provisions and covenants relating to the development of the land in this title.
NOTE: Copy filed under TGL104527.
- 4 (15.04.2021) The land is subject to any rights that are granted by a Deed dated 11 May 2017 made between (1) Esselco Office Properties Limited (2) His Royal Highness Charles Philip Arthur George Prince Of Wales Duke Of Cornwall And Rothesay Earl Of Chester And Carrick Baron Of Renfrew Lord Of The Isles And Great Steward Of Scotland and (3) Thames Water Utilities Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.
NOTE: Copy filed under TGL104527.
- 5 (15.04.2021) The land is subject to any rights that are reserved by clause LR11.2 of the registered lease dated 10 March 2021 and affect the registered land.
- 6 (15.04.2021) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
NOTE: Unless otherwise stated, the lease of the land in this title takes effect as a concurrent lease in relation to the leases referred to in the schedule of leases hereto.
- 7 (15.04.2021) REGISTERED CHARGE contained in a Supplemental Security Agreement dated 10 March 2021.
- 8 (15.04.2021) Proprietor: SITUS ASSET MANAGEMENT LIMITED (Co. Regn. No. 6738409) care of Head of Servicing, 10th Floor, 25 North Colonnade, London E14 5HZ and of samservicing@situsamc.com.
- 9 (15.04.2021) The proprietor of the Charge dated 10 March 2021 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.08.2018 Edged and numbered 1 in blue (part of)	Transformer Chamber (Basement)	08.03.2017 From and including 8 March 2017 to and including 21 September 2083	TGL507978
NOTE 1: See entry in the Charges Register relating to landlords restrictive covenants.				
NOTE 2: See entry in the Charges Register relating to the rights granted by this lease.				
2	06.04.1967 2	An underground transformer chamber at Tintagel House, Albert Embankment	20.12.1960 60 years from 25 March 1960	TGL276170
NOTE: Copy filed under LN202671.				

End of register

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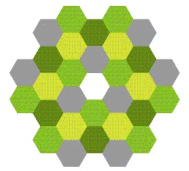
There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

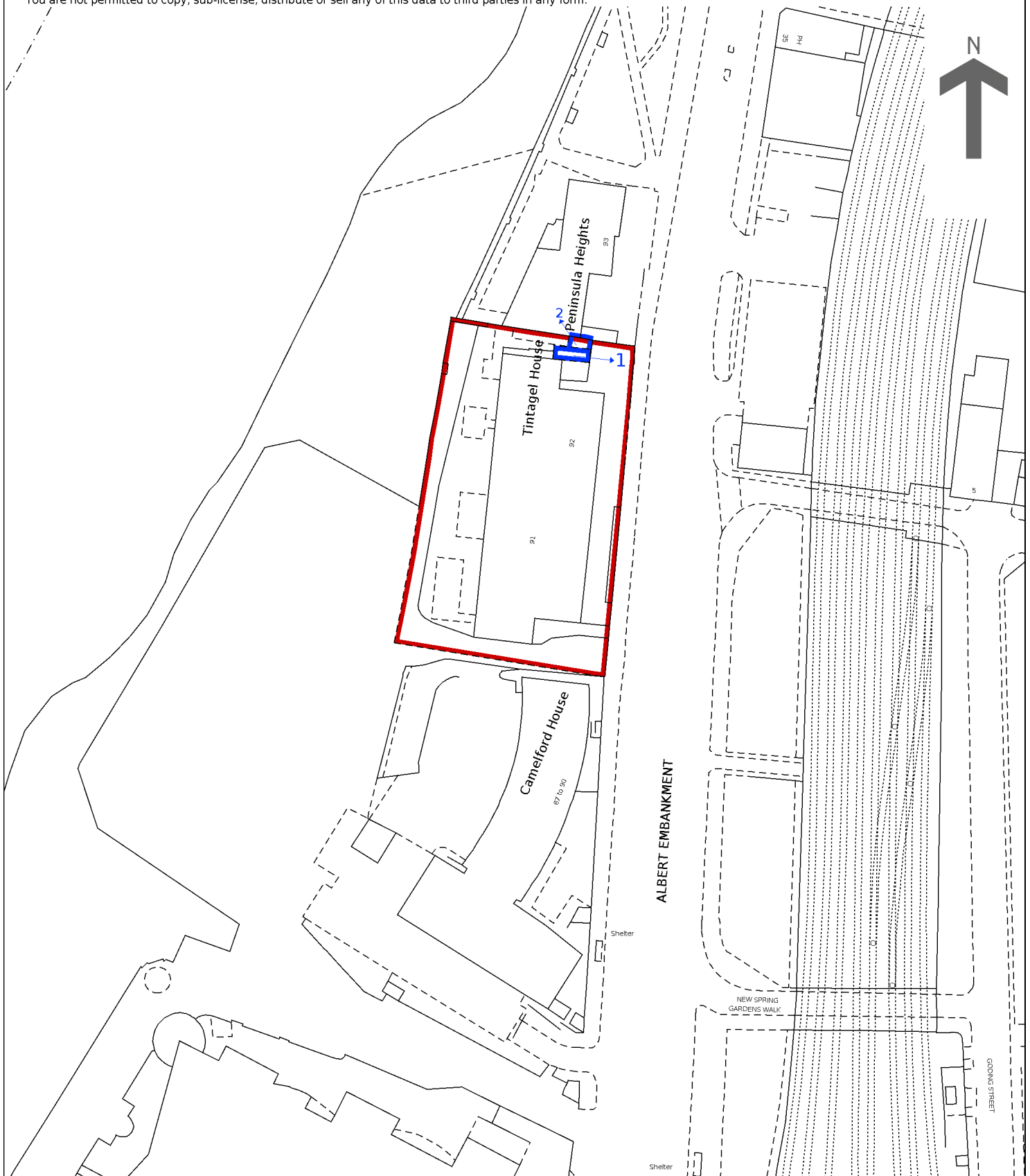
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HM Land Registry

Transfer of portfolio of titles (whole or part)

TR5

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

1	Title number of the property	(W) or (P)	Property	Other information
	AGL533294	W	81 Rivington Street, London, EC2A 3AY	Leasehold
	AGL588352	W	74 Rivington Street, London, EC2A 3AY	Leasehold
	TGL569164	W	St Dunstons House and John Harvard Library, 201-211 Borough High Street, London, SE1 1JA	Leasehold
	BB11285	W	24 Greville Street, London, EC1N 8SS	Leasehold
	BB12692	W	31-35 Kirby Street, London, EC1N 8TE	Leasehold
	BL158014	W	St Nicholas House, 31-34 High Street, Bristol, BS1 2AW	Leasehold
	BB12750	W	The Stanley Building, 7 Pancras Square, London, N1C 4AG	Leasehold
	TGL588640	W	Tintagel House, 92 Albert Embankment, London, SE1 7TY	Leasehold
	AGL530591	W	5 Lorenzo Street and York House, 221 Pentonville Road, London, N1 9UZ	Leasehold
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3	Date: 5 September 2024			

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Give full name(s) of **all** of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

4	<p>Transferor:</p> <p>THE OFFICE GROUP PROPERTIES LIMITED</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p>07355616</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
5	<p>Transferee for entry in the register:</p> <p>FORA OPERATIONS LIMITED</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p>15762529</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>C/O The Office Group, 2 Stephen Street, London, England, W1T 1AN</p>
7	<p>The transferor transfers the property in panel 1 to the transferee</p>
8	<p>Consideration</p> <p><input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):</p> <p><input checked="" type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
9	<p>The transferor transfers with</p>

Add any modifications.

- ☒ full title guarantee
☐ limited title guarantee

The covenants set out in sections 2 and 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters discoverable by inspection of the Property or that would be revealed by searches of public records that a prudent conveyancer would have made.

The covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any action required of the Transferor unless the Transferee pays the Transferor's costs.

The covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to imply that any covenant in the Lease that constitutes an obligation to put the Property in a better state of repair, decoration or condition than it is now in has been complied with.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

10 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the Property on trust for themselves as joint tenants
- ☐ they are to hold the Property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the Property on trust:

11 Additional provisions

11.1 Definitions:

In this transfer:

- (a) **Leases** means the leases and other documents brief details of which are set out in Schedule 1;
- (b) **Tenancies** means the leases and other documents brief details of which are set out in Schedule 2.

11.2 Interpretation

Obligations undertaken by more than one person are joint and several obligations.

11.3 Indemnity

The Transferee covenants by way of indemnity only with the Transferor that the Transferee and its successors in title to the Property and each and every part of it shall comply with the obligations on the part of the Transferor (whether as original covenantor or by way of indemnity or otherwise) contained or referred to in:

- (a) the property and charges registers of the title numbers referred to in panel 1 of this transfer;
- (b) the Leases;
- (c) the Tenancies; and
- (d) each of the documents described in Schedule 3,

in each case to the extent that such matters relate to the each Property and are still subsisting and capable of being enforced against the Transferor, and shall (to that extent) indemnify and keep indemnified the Transferor against all loss suffered by the Transferor as a result of any future breach of those obligations.

11.4 Testimonium

The parties have executed this transfer as a deed but it is not delivered until the date specified in panel 3.

SCHEDULE 1 – LEASES

<u>Date</u>	<u>Document</u>	<u>Original Parties</u>
81 Rivington Street		
10 March 2021	Lease of Shoreditch Town Hall Annexe, Rivington Place, EC2A 3BA	(1) The Office (Shoreditch) Limited (2) The Office Group Properties Limited
74 Rivington Street		
12 December 2022	Lease of 74 Rivington Street, London, EC2A 3AY	(1) The Office Group Holdings Limited (2) The Office Group Properties Limited
Borough High Street		
10 March 2021	Lease of St Dunstons House and John Harvard Library, 201-211 Borough High Street, London, SE1 1JA	(1) The Office Group Holdings Limited (2) The Office Group Properties Limited
24 Greville Street		
10 March 2021	Lease of 24 Greville Street, Holborn, London	(1) The Office (Farringdon) Limited (2) The Office

		Group Properties Limited
Kirby Street		
10 March 2021	Lease of 31-35 Kirby Street, London, EC1N 8TE	(1) The Office (Kirby) Limited (2) The Office Group Properties Limited
St Nicholas House		
10 March 2021	Lease of St Nicholas House, 31-34 High Street, Bristol, BS1 2AW	(1) The Office (Bristol1) Limited (2) The Office Group Properties Limited
The Stanley Building		
10 March 2021	Lease of The Stanley Building, Building E1, Block B, London	(1) The Office Group Holdings Limited (2) The Office Group Properties Limited
Tintagel House		
10 March 2021	Lease of Tintagel House, 92 Albert Embankment, London, SE1 7TY	(1) The Office Group Holdings Limited (2) The Office Group Properties Limited
York House		
10 March 2021	Lease of 5 Lorenzo Street and York House, 221 Pentonville Road, London, N1 9UZ	(1) The Office Group Holdings Limited (2) The Office Group Properties Limited

SCHEDULE 2 - TENANCIES

<u>Date</u>	<u>Document</u>	<u>Original Parties</u>
81 Rivington Street		
28 January 2008	Substation Lease of a Transformer Chamber forming part of Shoreditch Town Hall Annexe, Rivington Place, EC21 3BA	(1) The Office (Shoreditch) Limited (2) EDF Energy Networks (LPN) plc
74 Rivington Street		
16 May 2019	Lease of substation site (outdoor freestanding) and easements at 74 Rivington Street, London, EC2A 3AY	(1) The Office Group Properties Limited (2) London Power Networks plc
Borough High Street		
3 August 1977	Lease of Library premises of the Ground Floor, 207-	(1) Gill and Duffus Group Limited (2) The Mayor and

	211 Borough High Street (the " Library Lease ")	Burgesses of the London Borough of Southwark
14 December 2023	Deed of Variation to add a right to install plant and equipment outside the demise (relating to the Library Lease)	(1) The Office Group Properties Limited (2) The Mayor and Burgesses of the London Borough of Southwark
14 December 2023	Licence to install plant and equipment outside the demise (relating to the Library Lease)	(1) The Office Group Properties Limited (2) The Mayor and Burgesses of the London Borough of Southwark
3 February 2023	Letter	(1) The Office Group Properties Limited (2) The Mayor and Burgesses of the London Borough of Southwark
6 June 1979	Substation Lease at the rear of St. Dunstan's House, 201 Borough High Street	(1) Gill and Duffus Group Limited (2) The London Electricity Board
Kirby Street		
11 May 1962	Substation Lease 31-35 Kirby Street, London, EC1N 8TE	(1) Brixton Development Company Limited (2) The London Electricity Board
The Stanley Building		
18 February 2015	Underlease of Ground Floor and Part Basement, The Stanley Building Kings Cross N1 9AP	(1) Esselco Office Properties Limited (2) Sydney Food Ltd
18 February 2015	Licence for Tables and Chairs	(1) King's Cross Central (Trustee No. One) Limited and King's Cross Central (Trustee No. Two) Limited (2) Sydney Food Limited (3) Esselco Office Properties Limited
Tintagel House		
9 September 2022	Tenancy at Will of Retail Unit, Tintagel House, Albert Embankment, London, SE1 7TT	(1) RWK Goodman LLP for and on behalf of The Office Group Properties Limited (2) Mike's Barber Shop Ltd
20 December 1960	Substation Lease of the interior of the	(1) South Bank Estates Limited

	underground chamber situate at Albert Embankment	(2) The London Electricity Board
8 March 2017	Substation Lease of Transformer Chamber forming part of Tintagel House, Albert Embankment, London, SE1 7TF	(1) Esselco Office Properties Limited (2) London Power Networks plc

SCHEDULE 3 - DOCUMENTS

<u>Date</u>	<u>Document</u>	<u>Original Parties</u>
York House		
12 November 2020	Wayleave Agreement	(1) The Office Group Properties Limited (2) British Telecommunication s plc

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Include words of covenant.

Include words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (e.g. for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution

Executed as a deed by
**THE OFFICE GROUP
PROPERTIES LIMITED**
acting by a director in
the presence of:

DocuSigned by:

Oliver Olsen

002E67A692D044D...

Director

Signed by:

Emily Gray

540EA8D0A8D74AB...

Witness Signature:

Emily Gray

Witness Name:

Witness Address:

2 Stephen Street,
London, W1T 1AN

I confirm that I was physically present when Oliver Olsen signed this transfer.

Executed as a deed by
**FORA OPERATIONS
LIMITED**
acting by a director in
the presence of:

DocuSigned by:

Oliver Olsen

002E67A692D044D...

Director

Signed by:

Emily Gray

540EA8D0A8D74AB...

Witness Signature:

Emily Gray

Witness Name:

Witness Address:

2 Stephen Street,
London, W1T 1AN

I confirm that I was physically present when Oliver Olsen signed this transfer.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



Licence Agreement

Contract number: 00040538

Licensee details

Licensee	THE COMMISSION FOR EQUALITY AND HUMAN RIGHTS	Tel	
Principal Contact Name		Email	
Address		Mobile	
City / County	Arndale House Arndale Centre	Company Reg. No.	N/A
Post Code	Manchester	Alternative Company Identifier	Government agency
Country	M4 3AQ		
	United Kingdom		

Licensee Invoicing address

Licensee	THE COMMISSION FOR EQUALITY AND HUMAN RIGHTS
Address	Arndale House Arndale Centre
City / County	Manchester
Post Code	M4 3AQ
Country	United Kingdom
Email	

Licensor details

Company Name	Fora Operations Limited
Registered office address	C/O The Office Group 2 Stephen Street
City	London
Postcode	W1T 1AN
Country of incorporation	
Email	

Product description

Product Type	Quantity	Total Fee PCM	Commencement Date	01/02/2025
Fora Office	1		Earliest End Date	31/01/2026
Fora Owned	0		Minimum Term	12 Months
Fora Roam	0		Home Building	Tintagel House
Fora Virtual	0		Home Building Address	92 Albert Embankment London
Total	1		Initial Office Space	6.02/6.03
Access Limit	16		Monthly Meeting Room Credits	GBP 350.00
Number of Passes	24			

First month's fees

Deposit	GBP	
Deposit Already Held	GBP	
First month fee (pro rata)	GBP	
Additional charges	GBP	
Total	GBP	

For and o

Name :	
Title:	Portfolio Manager
Date :	20/1/2025 09:20:45 GMT
Signature:	

For and o nsee

Name :	
Title:	Chief Executive
Date :	16/1/2025 12:02:10 GMT
Signature:	

Monthly Licence Fee Payment Summary		
Month	Licence Fee (excl. VAT)	
Feb-2025	GBP	
Mar-2025	GBP	
Apr-2025	GBP	
May-2025	GBP	
Jun-2025	GBP	
Jul-2025	GBP	
Aug-2025	GBP	
Sep-2025	GBP	
Oct-2025	GBP	
Nov-2025	GBP	
Dec-2025	GBP	
Jan-2026	GBP	

Monthly Service Fee (excl. VAT)			
Service	Quantity	Monthly Fee	
Inclusive Shared Internet	1.00	GBP	0.00
Access Cards	8.00	GBP	160.00

General Terms and Conditions

1. Definitions & Interpretation

1.1. In this Agreement, the following words and phrases shall have the following meanings:

"Access Limit" means the number of persons per day stated on page 1 of this Agreement;

"Additional Charges" means any fees (together with any VAT payable thereon) payable by you to us in respect of additional goods, services or amenities delivered to you other than the Services, including without limitation (i) Bookings; (ii) use of photocopying facilities; car parking facilities (where the same is not provided by way of separate licence); (iii) postage charges; (iv) catering services; (v) excess usage charges; and (vi) any other services provided to you in any Fora Building;

"Agreement" means this agreement, incorporating the scheduled information on pages 1 and 2, these terms and conditions, any addendum to this Agreement and the House Rules;

"Bookings" means ad hoc meeting room bookings in any Building made by you in accordance with the House Rules;

"Building" means a building within the Portfolio where you may access Services pursuant to this Agreement;

"Business Day" means a day (other than a Saturday, Sunday or a public holiday) in England and Wales;

"Commencement Date" means the start date on which the services shall commence as stated on page 1 of this Agreement;

"Common Areas" means, in any Building, the Co-working Areas, Lounge Areas, Meeting Rooms, reception areas, kitchens, cafes and restaurants, gyms, gardens, terraces, toilets, corridors, staircases, landings and any other designated communal areas or facilities;

"Co-working Areas" means space at any of our Buildings designated by us as a shared co-working area from time to time;

"Deposit" means the deposit amount specified on page 1 of this Agreement and any additional deposit required under this Agreement under clause 6;

"Earliest End Date" means the earliest end date stated on page 1 of this Agreement;

"Eligible User" means you or your employees as notified to us in accordance with clause 4.1.3;

"Eligible Users List" has the meaning given in clause 4.1.3;

"Equipment" means any computer, server, desktop, laptop, television, mobile internet device or other IT or telephony equipment, such as handsets or headsets, owned, used or provided by you and brought into a Building;

"Force Majeure Event" means the occurrence of circumstances beyond our reasonable control, including, but not limited to, acts of God, fire, lightning, flood, severe weather, terrorism, explosion, civil unrest, war, disorder, epidemic, pandemic, industrial disputes (whether or not involving our employees) network failures, any computer virus, hacking or malfunction, change of law, acts of local or central government or other authorities, breakdown of any equipment, or default of any suppliers, subcontractors, utility service or transport network;

"Group Company" means in relation to any company, any other company within the same group of companies as that company within the meaning of section 42 of the Landlord and Tenant Act 1954, as well as any parent company or subsidiary of a group company and "Group" shall be construed accordingly;

"Home Building" means the Building identified on page 1 of this Agreement;

"House Rules" means the guidelines and policies relating to the fair and reasonable usage of the Services, as stated on the Fora website <https://www.foraspace.com/houserules> and as may be amended by Fora (acting reasonably) from time to time,

"Insolvent" means in respect of any party means any corporate action, application, order, proceeding or appointment or other step is taken or made by or in respect of a party for any composition, compromise or arrangement with its creditors generally, any restructuring plan, any moratorium, its winding-up (other than for the purpose of a bona fide scheme of solvent reconstruction or amalgamation), dissolution, administration, receivership (administrative or otherwise) or bankruptcy, or if it is unable to pay its debts as they fall due, or if it ceases to trade or if a distress, execution or other legal process is levied against any of its assets which is not discharged or paid out in full within three Business Days or if any event analogous to any of the foregoing shall occur in any jurisdiction in which that party is incorporated, resident or carries on business;

"IT & Telephony Services" means the IT and telephony services as described on page 2 of this Agreement and to be provided to you in accordance with the House Rules;

"Licence" means the licence to occupy granted to you pursuant to clause 2.1;

"Licence Fee" means the licence fee (together with any VAT thereon) payable by you to us in consideration of the Services, as specified in the payment schedule on page 2 of this Agreement;

"Licensor" means we, us, or "Fora" as more specifically referred to on page 1 of this Agreement;

"Licensee" or "you" means you, as more specifically referred to on page 1 of this Agreement;

"Lounge Areas" means space at any of our Buildings, as designated by us as a lounge from time to time;

"Meeting Rooms" means any meeting rooms in any of our Buildings as designated by us as a meeting room from time to time;

"Member" means any Fora client or their employee who has the right to access and use services or facilities at any Building;

"Monthly Meeting Room Credits" means the amount of credits provided to you on a monthly basis, as stated on page 1 of this Agreement

"Office Space" means that part of your Home Building licensed to you and identified on page 1 of this Agreement or any alternative office space that may be licensed to you pursuant to clause 11;

"Portfolio" means, collectively properties within the Fora offering, from time to time;

"Product" means the product level as stated on page 1;

"Sanctioned Country" means a country or territory that is, or whose government is the target of Sanctions broadly prohibiting dealings with each government, country or territory.

"Sanctioning Authority" means each and any of: (a) the United Nations; (b) the United States of America; (c) the European Union; (d) the French Republic; (e) the United Kingdom; (f) the governments or institutions or agencies of any of the entities

"Sanctions" means:

- (a) any law or regulation of any applicable jurisdiction relating to terrorism or money laundering administered, enacted, or enforced by a Sanctioning Authority;
- (b) any regulation or measure of a Sanctioning Authority which:
 - i. restricts the export of goods (whether directly or indirectly) to or the rendering of services in a country; or
 - ii. imposes other economic or financial sanctions, trade embargoes or restrictive measures on a country or;
- (c) any other economic or financial sanctions, trade embargoes or restrictive measures administered, enacted or enforced from time to time by any Sanctioning Authority or any other law or regulations promulgated under or based under the authorities or any of the foregoing.

"Sanctions List" means any of the lists of specifically designated nationals or designated persons or entities (or equivalent) held by any Sanctioning Authority, each as amended, supplemented or substituted from time to time.

"Sanctions Restricted Person" means any person or entity:

- (a) that is listed on (or owned, controlled by or acting for or on behalf of any person listed on), any Sanctions List;
- (b) that is located in or incorporated under the laws of any Sanctioned Country (including, without limitation, the government or any state organ of any Sanctioned Country); or
- (c) that is otherwise the subject of any Sanctions; or
- (d) that is, to the best of our knowledge and belief, acting or purporting to act on behalf of any of the persons listed in paragraphs (a), (b) and (c) above.

"Schedule of Condition" means a schedule of condition or inventory evidencing the state and condition of the Office Space at the commencement of this Agreement, including a list detailing our fixtures (including walls and carpets), fittings, equipment and effects in the Office Space at the Commencement Date, their general condition and the general condition of the Office Space as a whole, in a form agreed by the parties;

"Services" means each of:

- the grant of the Licence; and
- Access to WiFi;
- access to lounge and common areas of the Portfolio;
- access to meeting rooms;
- access to utilities within the Buildings;
- reception services;
- cleaning services;
- security services;
- access to Member events and promotions;
- maintenance of the Buildings, the Office Space (if applicable) and any common areas and lounge areas;
- coffee and tea making facilities offered in lounge areas;
- the IT & Telephony Services;

"Term" means the period from the Commencement Date until the Termination Date;

"Termination Date" means the date on which this Agreement shall end, in accordance with clause 12; and

"VAT" means value added tax charged in accordance with the Value Added Tax Act 1994.

1.2. In this Agreement:

- 1.2.1 references to "the Licensor", "we", "our" and "us" shall be deemed to include references to us as agents for any owners or managers of the Fora Buildings providing the Services, and any of our Group Companies or any associated company;
- 1.2.2 references to "the Licensee", "you" or "your" shall be deemed to include, where the context requires, your employees and any permitted lawful guests but shall not include any of your Group Companies or any associated company;
- 1.2.3 the headings in this Agreement are included for convenience only and shall not affect its interpretation;
- 1.2.4 references to the singular shall include the plural and vice versa and the masculine shall include the feminine and vice versa;
- 1.2.5 references to clause numbers, paragraphs and schedules shall be to those of this Agreement unless the contrary is stated;
- 1.2.6 references to 'include' or 'including' in this Agreement shall be treated as being by way of example and shall not limit the general applicability of any preceding words;
- 1.2.7 references to persons includes any individual, firm or company or group of persons or unincorporated body;
- 1.2.8 references to "writing" shall include, without limitation, email; and
- 1.2.9 an obligation on you not to do something includes an obligation not knowingly to cause or allow that thing to be done.

2. Licence to Occupy

2.1 Subject to payment of the Licence Fee when due and complying with your obligations under this Agreement, we hereby grant you a licence to occupy:

- 2.1.1 the Office Space; and
- 2.1.2 the Common Areas and Lounge Areas.

3. Our Obligations

3.1 We will use our reasonable endeavours to:

- 3.1.1 deliver the Services to you;
- 3.1.2 keep the Common Areas clean, tidy, in reasonable order and well lit;
- 3.1.3 provide an adequate supply of hot and cold water and heating;
- 3.1.4 keep the service media, the lifts and other infrastructure at our Buildings in reasonable working order.

4.1 You acknowledge that:

- 4.1.1 the Licence and any other rights granted to you pursuant to this Agreement are personal to you and cannot be assigned, or transferred (temporarily or otherwise) to any other person;
- 4.1.2 You will be allocated the Number of Access Passes as specified on page 1 of this Agreement.
- 4.1.3 Only Eligible Users shall be entitled to access the Buildings and use the Services under this Agreement. A list of all Eligible Users must be submitted to Fora prior to the Commencement Date (the “**Eligible Users List**”). You are responsible for maintaining the accuracy of the Eligible Users List and any changes shall be subject to prior written notice to Fora. You must not activate more passes per day across the portfolio than your Access Limit, failing which, we will be entitled to enforce our rights under this Agreement and we will be entitled (in our sole discretion) to impose an additional charge of no less than £40 plus VAT per access (or no less than £25 per day plus VAT per access for any Building outside of London), which will be recovered from you as an Additional Charge.
- 4.1.4 you shall at all times be wholly responsible for the actions or omissions of any of your Eligible Users, any of your guests or any other party to whom you permit entry into a Building.
- 4.1.5 no interest in land or tenancy is created between you and us as a result of the grant of the Licence;
- 4.1.6 we retain control, possession and management of the Building and you shall have no right to exclude us from any part of any Building at any time whatsoever and you shall have no right to market or deal with any part of any Building;
- 4.1.7 when accessing the Office space, we will always endeavour to: (a) except in case of emergency, consult with you regarding an appropriate time, and arrange for access to take place outside of working hours where reasonably practicable (b) ensure that we cause no unreasonable disruption and (c) respect any of your reasonable security procedures to protect the confidentiality of your business;
- 4.1.8 our standard operating hours for mechanical services (heating, cooling and fresh air supply) are 7 am to 7 pm Monday to Friday (excluding public holidays);
- 4.1.9 your guests shall only be permitted to access meeting rooms, Common Areas and Lounge Areas and solely for the purpose of conducting meetings;
- 4.1.10 all Eligible Users shall be issued with an access card for your Home Building. We may refuse entry to any person (including Eligible Users) who fail to produce a valid access card. Eligible Users may not share, duplicate or distribute access cards and a replacement fee will be charged for any that are lost or damaged;
- 4.1.11 we shall be entitled to suspend the delivery of any of the Services to you (including denying you access to any Building), without prejudice to any of our other rights under this Agreement, if you are in breach of any terms of this Agreement and for the duration that such breach subsists. You acknowledge that in the event you are suspended from the Fora Building under this clause 4.1.11, your payment obligations under this Agreement will continue for the period of such suspension;
- 4.1.12 we are not responsible for any property that you leave unattended in any of our Buildings. Items left unattended, may be removed and either stored or destroyed at our discretion and you waive all claims or demands regarding left property; and
- 4.1.13 It is your sole responsibility to determine whether your Office Space (if applicable) meets the needs of your business and is suitable for the purposes for which it is used.

5 Fees, Charges and VAT

- 5.1 In consideration of the grant of the Licence and the delivery of the Services to you, you shall pay the Licence Fee to us in accordance with the terms of this Agreement.
- 5.2 The first payment of the Licence Fee shall be the amount specified on page 1 of this Agreement. This amount shall be payable by you to us on or before the Commencement Date.
- 5.3 The Licence Fee and any Additional Charges shall be payable by BACS direct debit to an account held by Fora or a Fora Group Company, unless agreed otherwise by the parties in writing. We may at any time, with reasonable prior written notice, request that your direct debit mandate be cancelled and set up with a different Fora Group company.
- 5.4 The Licence Fee (other than the first payment referred to in clause 5.2 above) shall be payable by you in advance on or before the first Business Day of each month.
- 5.5 We shall notify you of any Additional Charges incurred by you on or around the last Business Day of the month in which the Additional Charges were incurred, and you shall pay any such Additional Charges in arrears on or before the 1st day of the month being two months after the month in which the Additional Charges were incurred.
- 5.6 You will pay us interest at the statutory rate of interest on all sums payable under this Agreement which remain unpaid for 7 days from the due date of such payment, such interest being calculated from the due date for payment to the date of payment both after as well as before any judgment.
- 5.7 All amounts referred to in this Agreement are:
 - 5.7.1 exclusive of VAT, save where expressly stated otherwise; and
 - 5.7.2 subject to VAT where applicable.
- 5.8 All payments to be made by you under this Agreement shall be made free and clear of and without any deduction or set-off.
- 5.9 You agree that the Services are provided to you in the United Kingdom and that we are not providing any Services to you outside of the United Kingdom. To the extent that you are incorporated outside the United Kingdom or conduct any business operations outside the United Kingdom, you accept that Licence Fees are payable without deduction or withholding on account of any taxation which might be applicable to Services provided outside of the United Kingdom.

6. Deposit

- 6.1 You shall pay the Deposit to us immediately upon signing this Agreement as security for your obligations under this Agreement. You shall ensure that all title in any cash paid by way of the Deposit shall vest absolutely in Fora (free of third party interests). No charge is intended to be created over any such Deposit unless agreed by you and us in writing.

...date you have set up with us, you shall immediately pay us a deposit top up, in an amount equal to 1 months' Licence Fee including VAT (where applicable), and the value of the Deposit will be deemed to have been amended accordingly.

6.3 We shall be entitled at any time to deduct from the Deposit an amount equal to any loss or damage we incur as a result of your failure to perform or observe your obligations under this Agreement, including a failure to pay the Licence Fee. If you become Insolvent, this right will remain unaffected and we shall be entitled to draw down from the deposit any pre-existing losses and any such losses that may arise as a result of you becoming Insolvent and this action will not constitute a breach of our statutory obligations nor require the consent of any administrator, liquidator or insolvency practitioner.

6.4 If any deductions are made by us from the Deposit, you shall replace any such sum deducted within 10 Business Days of demand from us.

6.5 Subject to there being no subsisting breach by you of this Agreement, we shall return the balance of the Deposit to you within 30 Business Days of the Termination Date.

6.6 The payment of the Deposit under this clause 6.6 shall not affect our rights to demand payment at any time of any amounts due under this Agreement.

6.7 You will have no right to offset the Deposit held by us against outstanding amounts due from you.

6.8 We reserve the right at any time to require a reasonable increase to the Deposit amount if

6.8.1 you fail to pay any amounts owing under this Agreement by way of agreed Direct Debit;

6.8.2 you cancel or you fail to notify us of a change in your Direct Debt instruction;

6.8.3 there has been a proper deduction from the Deposit already held by us; or

6.8.4 the circumstances relating to the services delivered to you otherwise reasonably require us to take such action, including but not limited to, you taking transferring to a new space that is larger or of higher quality.

7 Your obligations

7.1 You will access and use the Buildings and the Services at all times in compliance with:

7.1.1 the terms of this Agreement (including, for the avoidance of doubt, the House Rules) and any other rules we may reasonably require you to observe from time to time; and

7.1.2 all rights, regulations, restrictions and covenants affecting your Home Building and any other Building that you access pursuant to this Agreement.

7.2 You agree:

7.2.1 to only access the Buildings and use the Services for the purpose of office use and other reasonably ancillary purposes;

7.2.2 not to make any alteration or addition to the Office Space or any Fora Building whatsoever other than with our prior written consent (which may be withheld in our absolute discretion), and with contractors appointed by us;

7.2.3 not to apply for any planning permission in respect of any Building nor to object to any planning application made by us;

7.2.4 not do anything that will or might constitute a breach of any applicable consents affecting any Building or which will or might invalidate in whole or in part any insurance effected by us in respect of any Building from time to time;

7.2.5 to comply with the reasonable requirements and recommendations of the insurers of any Building from time to time, which have been notified to you;

7.2.6 to comply with all laws and regulations that in any way relate to your use of any Building, including in respect of health and safety, that might be enacted from time to time, and to comply with our reasonable requests in respect of any Building's compliance with applicable laws and regulations from time to time;

7.2.7 to comply with any reasonable requirements or recommendations of our suppliers and providers relating to the supply of electricity, gas, water, sewage, telecommunications and data and other services and utilities to or from any Building and/or Office Space;

7.2.8 not to block any fire exit, corridor or other route of entry or access either in any Building, nor to block accesses to any mechanical services requiring maintenance, service risers or landlord cupboards housed within your office demise;

7.2.9 not to damage or indirectly cause damage to any Building;

7.2.10 not to do anything which may be or become illegal, be disreputable or cause a nuisance, annoyance, disturbance, inconvenience, injury or damage to us, our employees or the other occupiers of the Buildings or adjacent or neighbouring premises;

7.2.11 not to take, copy or use any information or intellectual property belonging to us or to other Members or their guests, agents or invitees without their prior consent. This includes, without limitation, personal names, likenesses, business names, trademarks, logos or any other intellectual property whatsoever;

7.2.12 not to employ or solicit employment to, in any capacity, directly or indirectly, any of our employees during the Term and for six months thereafter provided that if this clause is breached, you agree to pay to us the sum equivalent to one year's salary of the employee in question (such amount being agreed by the parties as being a reasonable estimate of damages);

7.2.13 not to do anything or carry on any business or activity that may damage the goodwill or reputation of Fora any Building or the business; and

7.2.14 not to invite into any Building any 3rd party service provider for the purposes of delivering services to you or in respect of the building without our prior written consent (including, for the avoidance of doubt, any cleaning contractor, IT services provider, security provider, or tradesperson);

7.2.15 to comply with the health and safety at work act 1974 at all times, including the undertaking of an annual fire risk assessment for your Office Space only and to provide a copy of such annual fire risk assessment to us within 2 Business Days' of written demand;

7.2.16 not to interfere with or restrict the supply of mechanical and engineering services, (such as the covering of air vents);

7.2.17 not to instruct or undertake (a) intrusive 3rd party risk assessments or surveys of the Office Space or (b) non-intrusive or intrusive 3rd party risk assessments or surveys relating to the condition of the Building outside of the Office Space without our consent (such consent not to be unreasonably withheld);

7.2.18 to comply with the reasonable recommendations of our 3rd party risk assessors which may be notified to you from time to time in writing;

7.2.19 only to use your Home Building or any other Building's address for postal services in respect of the Licensee entity specified on page 1 of this Agreement, unless otherwise agreed with us. You acknowledge that you will be liable for a reasonable charge per company receiving post in the event of a breach of this clause 7.2.19;

7.2.20 that as an occupier of non-domestic space in the UK you are considered liable for business rates and applicable taxes on the Office Space occupied by you in a Building, however, you further acknowledge that the Licence Fee is inclusive of business rates, calculated after any reliefs or rebates for which your occupation may be entitled. You hereby appoint us in perpetuity to manage and pay the business rates and/or recover any rebates or reliefs due, in respect of the Office Space (if applicable). We agree to pay the cost of any unexpected increases to this liability from external factors and is conversely entitled to any rates reductions secured on the Office Space. To ensure we pay no more than the correct liability associated with your occupation, if requested by us, you will provide any reasonable information we request and you agree to sign any relevant documentation in regards to business rates within 5 days of a request from us. You agree forward all correspondence you receive, in respect of business rates, to Fora, within 2 working days of receipt.

8. Our rights

We reserve the right to:

8.1 re-develop, refurbish, redecorate, repair, maintain and/or otherwise alter or make additions to any part of the Buildings including the Common Areas but excluding the Office Space from time to time without requiring your consent;

8.2 when accessing the Office space, we will always endeavour to: (a) except in case of emergency, consult with you regarding an appropriate time, and arrange for access to take place outside of working hours where reasonably practicable (b) ensure that we cause no unreasonable disruption and (c) respect any of your reasonable security procedures to protect the confidentiality of your business;

8.3 disconnect any Equipment and/or withhold Services if, in our opinion, we believe that:

8.3.1 your Equipment, hardware or software, or use thereof, is damaging or potentially damaging to our property, any Building or our IT infrastructure; or

8.3.2 the Services are being used by you for an unauthorised, immoral or illegal purpose or in an inappropriate or excessive manner; and

8.4 assign, transfer, subcontract or deal in any other way with any of our rights under this Agreement and our proprietary rights to any Building, and you acknowledge that we may novate any of our obligations under this Agreement to any third party or agent without your consent.

9 IT & Telephony Services

You shall comply with the provisions of the House Rules in respect of the IT & Telephony Services.

10. Monthly Meeting Room Credits

10.1 Where we have agreed to credit your account with Monthly Meeting Room Credits, for the purpose of booking Meeting Rooms at your Home Building, they shall be used in accordance with this Agreement.

10.2 You hereby acknowledge that:

10.2.1 the Monthly Meeting Room Credits may only be used towards the dry hire of Meeting Rooms;

10.2.2 the Monthly Meeting Room Credits cannot be used to book Meeting Rooms outside your Home Building; and

10.2.3 any unused Monthly Meeting Room Credits shall not be rolled over from month to month.

11. Alternative Office Space

11.1 Without prejudice to our rights under this Agreement, you acknowledge that we may require you to transfer to alternative Office Space:

11.1.2 elsewhere within your Home Building provided that we will give at least four weeks' prior notice to you and alternative office space is vacant and available in that building; or

11.1.3 in another Building within the Portfolio provided that we will give you at least four weeks' prior notice of such move.

11.2 In either of the circumstances referred to in clause 11.1 above, we will ensure that (a) we consult with you regarding the alternative office space and (b) the alternative office space is of a reasonably equivalent size and quality to the Office Space or greater.

11.3 If pursuant to clause 11.1.3, alternative office space in the Portfolio is not available within your Home Building's neighbourhood (or in any event, within a 2 mile radius), then we may serve written notice to Terminate this Agreement on no less than 2 months' prior written notice.

12 Termination

12.1 This Agreement shall (subject to clause 12.5) continue until the Earliest End Date, and shall continue thereafter unless and until terminated on the Earliest End Date or at the end of any calendar month thereafter by not less than 3 months' prior written notice. Any termination notice served pursuant to this clause 12.1 must be drafted in the following format:

We hereby give notice of our intention to terminate this agreement on [DATE], in accordance with clause 12 of the Licence Agreement dated [DATE] between Fora and [YOU].

12.2 YOU ACKNOWLEDGE THAT THIS IS NOT A FIXED-TERM AGREEMENT. IF THIS AGREEMENT IS NOT TERMINATED IN ACCORDANCE WITH THIS CLAUSE 12 AND NO RENEWAL AGREEMENT IS ENTERED INTO, THIS AGREEMENT SHALL CONTINUE IN FULL FORCE AND EFFECT.

12.3 Before the Earliest End Date we may elect (in our absolute discretion) to send you a draft renewal agreement setting out proposed terms (including any adjustment to the Licence Fee or the Deposit) from the Earliest End Date.

12.4 If this Agreement continues after the Earliest End Date and no renewal agreement is entered into on or before the Earliest End Date, if you have an office product the Licence Fee shall automatically increase by 15% on the Earliest End

te until such date that a renewal agreement is entered into or this Agreement is terminated in accordance with this clause 12. If you have a membership product, the Licence Fee shall automatically increase to the current list price published on our website from time to time.

12.5 We may immediately terminate this Agreement (and your consequent right to use the Office Space and the Ancillary Services) at any time by notice in writing to you if:

12.5.1 your Office Space (if applicable) or your Home Building are no longer available due to circumstances beyond our reasonable control;

12.5.2 you fail to pay an invoice pursuant to this Agreement within 14 days of the due date for payment stated on such invoice;

12.5.3 you are in material or persistent breach of any of your obligations under this Agreement or any other agreement you hold with us;

12.5.4 you become Insolvent; or

12.5.5 you are in breach of clause 20 of this Agreement,

and, in respect of clauses 12.5.3 and 12.5.5 you fail to remedy such breach within 5 business day of being notified of such breach.

12.6 On termination of this Agreement for any reason:

12.6.1 other than in the case of termination pursuant to clause 12.5.1, we shall be entitled to charge you for any Licence Fees that would have been payable by you until the Earliest End Date;

12.6.2 you shall immediately pay to us any outstanding amounts payable to us under this Agreement together with any applicable interest;

12.6.3 you shall immediately leave the Office Space and any Building, and you shall remove all your personal goods and items, and you agree that any items left on our premises following the Termination Date shall be deemed abandoned and shall be disposed of (in our absolute discretion) at your cost;

12.6.4 you shall immediately return any materials or equipment in your possession or under your control which belong to or were supplied by us;

12.6.5 you shall comply with the provisions of clause 12.8 (dilapidations).

12.6.6 your rights to access to the Services and any Building shall immediately cease; and

12.6.7 you shall comply with the provisions relating to termination contained in the House Rules.

12.7 The accrued rights, remedies, obligations and liabilities of you or us at expiry or termination shall be unaffected, including the right to claim damages in respect of any prior breach of this Agreement.

12.7.1 You waive any claims or demands regarding any property abandoned at our Buildings or our handling of them. You indemnify us for the costs of disposing of such items and we will be entitled to deduct such sums from the Deposit.

12.8 Dilapidations

12.8.1 On expiry or termination of this Agreement, we shall charge you a reasonable dilapidations fee, which shall be used to return the Office Space to the same condition as it was on the date of this Agreement subject to fair wear and tear or to a condition consistent with the Schedule of Condition (if applicable). For the avoidance of doubt, the dilapidations fee shall at a minimum include a deep clean and repaint of the Office Space. If this agreement is terminated pursuant to clause 12.1, the dilapidations fee shall be invoiced to you no later than 30 days before the date of termination and will be due and payable on or before the date of termination. Where this agreement is terminated for any other reason, the dilapidations fee will be invoiced to you as soon as reasonably practicable following the termination date and shall fall due immediately.

12.8.2 The dilapidations fee shall also include a charge for removing any alterations that have been installed in your Office Space at your request, and reinstating the Office Space to its original condition, provided that this clause 12.8.2 is subject to any other express agreement between the parties in respect of alterations.

12.8.3 The dilapidations charge shall also include costs for any lost or damaged property owned by Fora (including, but not limited to office furniture, keys, and access passes).

12.8.4 You acknowledge and agree that the dilapidations charge shall be calculated on the basis of Fora completing the works itself and using its own contractors.

12.8.5 In the event of a dispute between the parties regarding the dilapidations fee, Fora shall be entitled (in its own discretion) to appoint an independent surveyor to verify the dilapidations fee, and in this respect the parties shall share the cost of such appointment equally.

12.8.6 You acknowledge that Fora is entitled to retain title to any alterations made to the Office Space at your request on expiry or termination of this agreement, and that Fora may choose to retain or repurpose any such alterations in its absolute discretion.

13 Damage

13.1. You are responsible for the Office Space and its state and condition for the duration of the Term. Any damage to the Office Space or any Building or their contents or equipment incurred as a result of your action or omission (or those of your employees or visitors) will result in a charge to you based on the cost of replacement of such item and/or any subsequent loss of business or trade or other commercial activity suffered by us.

13.2. You agree to indemnify us against all losses, claims, demands, actions, proceedings, damages, costs, expenses or other liability in any way arising from any breach of your obligations and/or the exercise of any rights given in this Agreement.

14 Limitation of liability

14.1 To the extent permitted by law, the liability of Fora, its employees, affiliates, sub-contractors, suppliers or other representatives (together, the "Fora Parties") under or in connection with this Agreement, shall be limited in aggregate to an amount equal to the Licence Fees paid by you in the twelve (12) months prior to any liability arising.

14.2 The restrictions on our liability under this clause 14 apply to every liability arising under or in connection with this Agreement, including without limitation, contract, tort (including negligence), misrepresentation, repudiation, statutory duty, renunciation or other breach of contract, restitution or otherwise and whether arising under any indemnity, whether caused by

ses, and whether deliberate (but not in bad faith) or otherwise, however fundamental the result.

14.3 Notwithstanding any other provision of this Agreement, we shall have no liability however caused whether suffered by you or any third party for:

14.3.1 damage, loss, or theft of personal or business belongings;

14.3.2 direct or indirect loss of or damage to use, profits, revenue, business, contracts, opportunities, goodwill, anticipated savings, data, information or corruption of software;

14.3.3 indirect, special or consequential loss; or

14.3.4 any third party claims.

14.4 Nothing in this Agreement shall limit or exclude our or your liability for:

14.4.1 death or personal injury caused by negligence, or the negligence of any of our or your employees, agents or subcontractors; or

14.4.2 fraud or fraudulent misrepresentation.

14.5 You acknowledge that we are not liable for the actions of any Member and if a dispute arises between Members, we have no responsibility or obligation to participate in the dispute or indemnify any party to it.

14.6 This clause 14 shall survive termination of this Agreement.

15 Force Majeure

15.1 We shall not be liable for any breach of this Agreement, any failure in performing our obligations under this Agreement or any losses resulting therefrom caused by a Force Majeure Event.

15.2 We will be entitled in our sole discretion to reasonably interrupt or withdraw or cease to provide the Services at any time in order to respond to, carry out maintenance, repairs and/or support services in respect of any Force Majeure Event.

16 Insurance

16.1 We, or where applicable, our landlord or superior landlord, shall insure the Buildings against loss or damage by all risks that we consider prudent to insure against, provided that such insurance is available in the market on reasonable terms. You acknowledge that such insurance will not cover your business or contents kept at any of our Buildings.

16.2 You agree to carry insurance for (i) your business and business interruption (ii) all your contents kept at any of our Buildings and (iii) public liability, all to appropriate levels. You agree to indemnify Fora in respect of any loss or claim that arises if at any time and for any reason you do not hold any such insurance.

16.3 We may at any time request a copy of a valid certificate of your business and contents insurance policy and your public liability policy.

17 Confidentiality

The terms of this Agreement are confidential and neither party shall disclose them to any third party without the other party's prior written consent save in respect of disclosure to Group Companies, professional advisers, purchasers, lenders or as may be required under applicable law. This clause 17 shall survive termination of this Agreement until the date being 3 years from the date of termination.

18 Data Protection

18.1 You agree that we may process, disclose or transfer any personal data which we hold on or in relation to you, provided that we take such reasonable steps to ensure that it is used only to fulfil our obligations under this agreement, for fraud prevention, to process your payments for our Services or to make available information which we reasonably consider may be of interest to you.

18.2 We will both ensure that all personal data provided or disclosed by the other party (i) is kept confidential and reasonably secure; and (ii) is not disclosed to any unauthorised third parties. The party to whom such personal data is provided or disclosed will comply with all reasonable instructions from the providing or disclosing party relating to the security and confidentiality of the personal data.

18.3 A party to whom personal data is provided or disclosed by the other party (i) will only process that personal data in accordance with the instructions of that other party; and (ii) will not do anything with any of the personal data (including processing it) other than in accordance with instructions given by the other party.

18.4 Each of us (i) will obtain and maintain all appropriate registration and consents under the General Data Protection Regulation ("GDPR") or any such other applicable legislation as may be in force from time to time in order to allow that party to perform its obligations under this Agreement; (ii) will process personal data in accordance with the GDPR; (iii) will use its reasonable endeavours to make sure that no act or omission by it, its employees, contractors or agents results in the breach of the obligations of either party under the GDPR; and (iv) you shall ensure that such personal data shall have been obtained and supplied to us in compliance with the GDPR, all codes of practice issued thereunder and all data, protection legislation, including you obtaining any necessary consents to the processing of such data as contemplated by this Agreement, and that all your instructions to us to process such data shall comply with the GDPR and data protection legislation.

18.5 Nothing in this clause 18 will operate to prevent or restrict any disclosure by either party which is required pursuant to an order of a court of competent jurisdiction or pursuant to a proper demand made by any competent authority or body where the party concerned is under a legal or regulatory obligation to make such a disclosure.

19 Miscellaneous

19.1 We reserve the right to make reasonable changes to the House Rules from time to time if we consider them appropriate to the operation of our business, and you acknowledge that such amended terms will continue to apply to you from time to time.

valid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision shall be deemed deleted. Any modification to or deletion of a provision shall not affect the validity and enforceability of the rest of the Agreement.

19.3 If either of us fail to enforce (or delays enforcing) the provisions of this Agreement then such failure or delay shall have no effect on the rights of that party. Waiver by either of us of any of its rights shall not operate as a waiver of any other rights in relation to any subsequent breach of this Agreement. No right, power or remedy available to either of us under this Agreement is exclusive of any other right, power or remedy available to that party and each such right, power or remedy shall be cumulative.

19.4 Variations to this Agreement shall not be effective unless they are in writing and signed by or on behalf of all parties.

19.5 No term of this Agreement is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party to this Agreement.

19.6 Nothing in this Agreement is intended to or shall operate to create a partnership between the parties, or to authorise any party to act as agent for the other, and no party shall have authority to act in the name or on behalf of or otherwise to bind the other in any way (including without limitation the making of any representation or warranty, the assumption of any obligation or liability and the exercise of any right or power).

19.7 This Agreement contains all the terms and conditions agreed between the parties. We both acknowledge that, in entering into this Agreement, neither of us have relied upon any statement, warranty or representation made by or on behalf of the other that has not been set out in this Agreement, whether in any service description document or otherwise.

19.8 Notices issued to Fora shall be delivered to the following addresses (or such address as may be notified to you from time to time):

Email: notices@theofficegroup.com

Post: Notices

c/o the General Manager

Fora

The Smiths Building

179 Great Portland Street

London

W1W 5PL

United Kingdom

19.9 Notices issued to you shall be delivered to the address and/or electronic mail address stated on page 1 of this Agreement (or such address as may be notified by you to Fora from time to time).

YOU ACKNOWLEDGE THAT ALL NOTICES SERVED BY YOU MUST BE DELIVERED IN ACCORDANCE WITH THIS CLAUSE 19.8 AND THAT NOTICES PHYSICALLY LEFT AT FORA BUILDINGS WILL NOT BE DEEMED TO HAVE BEEN VALIDLY SERVED.

19.10 Provisions of this Agreement which expressly or by implication are intended to survive termination shall continue in full force and effect.

20 Anti-Money Laundering, Anti-Bribery and Sanctions

20.1. You warrant that you shall at all times comply with and will continue to comply with all applicable laws and regulations, including (but not limited) the UK Bribery Act 2010, The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the London Local Authorities Act 2007.

20.2 You agree to take all reasonable steps and promptly do all things required in response to our reasonable requests in respect of compliance with applicable law, which may include (but is not limited to) the provision of "know your customer" ("KYC") information relating to you and/or any person that may use our Buildings or services pursuant to this Agreement.

20.3. Fora reserves the right at any time to carry out further periodic KYC checks (including but not limited to background checks) relating to your compliance with applicable laws. In respect of such KYC checks, you agree to provide us any reasonable information that we may request from time to time. If, in our reasonable opinion, there is a reason for us to suspect that you or any of your occupants in a Building are in breach or has been in breach of applicable laws (and in particular, with respect to anti-money laundering, anti-bribery and corruption, and anti-modern slavery laws), we reserve the right to immediately terminate this agreement on written notice to you.

20.4 Neither you nor any member of your group nor any of your respective directors or officers shall at any time:

20.4.1 be a Sanctions Restricted Person; or

20.4.2 engage in any transaction, activity or conduct that could reasonably be expected to result in its being designated as a Sanctions Restricted Person; or

20.4.3 engage in any transaction, activity or conduct that would violate Sanctions applicable to it.

21 Modern Slavery

21.1 You and we shall each comply and use all reasonable endeavours to ensure where applicable that any persons engaged by us shall comply, with all applicable laws, statutes, regulations and codes from time to time in force relevant to the Modern Slavery Act 2015.

21.2 The parties represent and warrant to one another that neither it nor its officers, employees or other persons associated with it:

21.2.1. has been convicted of any offence involving slavery and human trafficking; and

21.2.2. having made reasonable enquiries, has been or is the subject of any investigation, inquiry or enforcement proceedings by any governmental, administrative or regulatory body regarding any offence or alleged offence of or in connection with slavery and human trafficking.

Any proceeding to resolve or litigate any dispute in any forum will be conducted solely on an individual basis. Neither we nor you will seek to have any dispute heard as a class action or in any other proceeding in which either party acts or proposes to act in a representative capacity. No proceeding will be combined with another without the prior written consent of all parties to all affected proceedings. We and you also agree not to participate in claims brought in a representative capacity, or any consolidated claims involving another person's account, if we are a party to the proceeding.

23. Governing Law and Jurisdiction

This Agreement shall be interpreted in accordance with English law and any disputes (including non-contractual disputes or claims) shall be subject to the exclusive jurisdiction of the English courts.

The Wayback Machine - <https://web.archive.org/web/20250425201024/https://www.equalityhuman...>



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> An interim update on the practical implications of the UK Supreme Court judgment

News

An interim update on the practical implications of the UK Supreme Court judgment

Published: 25 April 2025

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Related information ▼

[EHRC statement on Supreme Court ruling in *For Women Scotland v Scottish Ministers*](#)

Following the UK Supreme Court judgment in *For Women Scotland v The Scottish Ministers*, we are working to update our statutory and non-statutory guidance.

We know that many people have questions about the judgment and what it means for them. Our updated guidance will provide further clarity. While this work is ongoing, this update is intended to highlight the main consequences of the judgment. Employers and other duty-bearers must follow the law and should take appropriate specialist legal advice where necessary.

Key information

The Supreme Court ruled that in the Equality Act 2010 (the Act), 'sex' means biological sex.

This means that, under the Act:

- A 'woman' is a biological woman or girl (a person born female)
- A 'man' is a biological man or boy (a person born male)

If somebody identifies as trans, they do not change sex for the purposes of the Act, even if they have a Gender Recognition Certificate (GRC).

- A trans woman is a biological man
- A trans man is a biological woman

This judgment has implications for many organisations, including:

- workplaces
- services that are open to the public, such as hospitals, shops, restaurants, leisure facilities, refuges and counselling services
- sporting bodies
- schools
- associations (groups or clubs of more than 25 people which have rules of membership)

In **workplaces**, it is compulsory to provide sufficient single-sex toilets, as well as sufficient single-sex changing and washing facilities where these facilities are needed.

It is not compulsory for **services** that are open to the public to be provided on a single-sex basis or to have single-sex facilities such as toilets. These can be single-sex if it is a [proportionate means of achieving a legitimate aim](#) and they meet other conditions in the Act. However, it could be indirect sex discrimination against women if the only provision is mixed-sex.

In workplaces and services that are open to the public:

- trans women (biological men) should not be permitted to use the women's facilities and trans men (biological women) should not be permitted to use the men's facilities, as this will mean that they are no longer single-sex facilities and must be open to all users of the opposite sex
- in some circumstances the law also allows trans women (biological men) not to be permitted to use the men's facilities, and trans men (biological woman) not to be permitted to use the women's facilities
- however where facilities are available to both men and women, trans people should not be put in a position where there are no facilities for them to use

- where possible, mixed-sex toilet, washing or changing facilities in addition to sufficient single-sex facilities should be provided
- where toilet, washing or changing facilities are in lockable rooms (not cubicles) which are intended for the use of one person at a time, they can be used by either women or men

There are rules about when **competitive sports** can be single-sex, which we intend to address separately in due course.

Schools must provide separate single-sex toilets for boys and girls over the age of 8. It is also compulsory for them to provide single-sex changing facilities for boys and girls over the age of 11.

Pupils who identify as trans girls (biological boys) should not be permitted to use the girls' toilet or changing facilities, and pupils who identify as trans boys (biological girls) should not be permitted to use the boys' toilet or changing facilities. Suitable alternative provisions may be required.

Membership of an **association** of 25 or more people can be limited to men only or women only and can be limited to people who each have two protected characteristics. It can be, for example, for gay men only or lesbian women only. A women-only or lesbian-only association should not admit trans women (biological men), and a men-only or gay men-only association should not admit trans men (biological women).

Our work to update our guidance

Our updated guidance will be available in due course. We are working at pace to incorporate the implications of the Supreme Court's judgment.

We aim to provide the updated Code of Practice to the UK Government by the end of June for ministerial approval.

The Code will support service providers, public bodies and associations to understand their duties under the Equality Act and put them into practice.

We are currently reviewing sections of the draft Code of Practice which need updating. We will shortly undertake a public consultation to understand how the practical implications of this judgment may be best reflected in the updated guidance. The Supreme Court made the legal position clear, so we will not be seeking views on those legal aspects.

The consultation will be launched in mid-May and last for two weeks. We will be seeking views from affected stakeholders.

In the meantime, we will continue to regulate and enforce the Equality Act 2010, ensuring protection for all protected characteristics including those of sex, gender reassignment and sexual orientation.

Speak to our press office

If you work in the media, please speak to our press office:

- During office hours (Monday to Friday, 9am to 5pm) please call: 0161 829 8102
- Or email the press office team
- For out of hours please continue to contact 0161 829 8102. Emails are not routinely monitored out of hours.

This phone number is for media enquiries only. For all other queries, please call 0161 829 8100, or email correspondence@equalityhumanrights.com

0161 829 8102

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> Code of practice for services, public functions and associations: consultation 2025

Guidance

Code of practice for services, public functions and associations: consultation 2025

Published: 20 May 2025

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Introduction

This is a consultation on our code of practice for services, public functions and associations. We previously consulted on this code of practice between 2 October 2024 and 3 January 2025.

We are opening another consultation on the code to gather feedback on changes we have made following the UK Supreme Court ruling on 16 April 2025 in *For Women Scotland Ltd v The Scottish Ministers* (For Women Scotland).

The ruling was that the definition of sex in the Equality Act 2010 (the Act) should be interpreted as 'biological' sex only. This means that, for the purposes of that Act, a person's legal sex is the one that was recorded at their birth. This is a change to the previous interpretation adopted by the courts, which was that the definition of sex also includes people who have obtained a Gender Recognition Certificate (GRC). According to the new ruling, obtaining a GRC does not change your legal sex for Equality Act purposes.

Our code of practice includes practical guidance for service providers, associations and those delivering public functions on how they should comply with the Act. It was drafted before the ruling and some of the information in it has therefore changed. We are consulting to gather feedback on these changes.

We acknowledge the importance of these changes to people with the protected characteristics of sex, sexual orientation and gender reassignment. Our role is to ensure everybody's rights are protected in line with the law, so that no one experiences discrimination or harassment as a result of their protected characteristic when using services. We are committed to

developing guidance that provides legal clarity and practical support for organisations following the Supreme Court judgment.

What we are consulting on

We are consulting on the changes we have made following the UK Supreme Court ruling in *For Women Scotland*.

On the following pages, you can read the parts of the code that we are consulting on that are new or have changed. These include changes to definitions and explanations, and new examples:

- [Code of practice consultation 2025: changes that apply across the code](#)
- [Code of practice consultation 2025: changes to chapter 2](#)
- [Code of practice consultation 2025: changes to chapter 4](#)
- [Code of practice consultation 2025: changes to chapter 5](#)
- [Code of practice consultation 2025: changes to chapter 8](#)
- [Code of practice consultation 2025: changes to chapter 12](#)
- [Code of practice consultation 2025: changes to chapter 13](#)

Any feedback provided on parts of the code that are not on these pages will not be considered an official response, but we will consider all comments in our future work.

You will be able to reference specific sections when you complete the survey.

Take part in the consultation

We are opening this consultation to gather feedback on the changes we have made following the UK Supreme Court ruling in *For Women Scotland*. We are only consulting on parts of the code that are affected by the ruling.

Some parts of the code have not changed as a result of the UK Supreme Court's decision and are therefore not being consulted on. Any information provided regarding parts of the code that are not being consulted on will not be considered as an official consultation response.

[Fill in the survey](#) to provide feedback for this consultation.

If you are unable to complete this survey, you can request a reasonable adjustment by:

- emailing correspondence@equalityhumanrights.com

- phoning 0161 829 8100

This consultation opened on 20 May 2025 and will close at 11:59pm on 30 June 2025.

Alternative formats

Download the survey questions

If needed, you can download the consultation questions as a Word document. The document is for information purposes only:

- [Code of practice questions for organisations \(Microsoft Word, 62KB\)](#)
- [Code of practice questions for individuals and legal professionals \(Microsoft Word, 57KB\)](#)

Download the code of practice consultation content

You can also download the content we are consulting on:

- [Code of practice 2025 consultation content \(Microsoft Word, 102KB\)](#)

Page updates

Published:

20 May 2025

Last updated:

20 May 2025

→ [Next page](#)

Code of practice consultation 2025: changes that apply across the code

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Trans Kids Deserve Better

The rights and freedoms of trans+ children and young people have been deliberately and systematically eroded. We have been made into political tools for failing British politics in order to create moral panic, split the left, and distract from real problems.

Perfect for politics. Less perfect if you're the pawn.

I'm with you ☐ Want to know more



What are we?

We are a UK action network by trans+ youth, for trans+ youth. We defend ourselves, and all help is needed

Real empowerment will come from trans youth taking back our lives and demanding better. We can help you do that.

Why are we here?

In the UK, we as trans young people don't have the right to access gender affirming care. We used to spend years on waiting lists for medical support, but now the doors are fully closed to new patients. The medical support we need is extremely time-sensitive, and many of us die waiting.

We're young people just like any others, we want to be treated with dignity, age alongside our peers, and move through the world as we are, not as others tell us we should be.

Join



And yet, our supportive parents have been threatened with child safeguarding referrals, our pharmacies have been forced to hold back our medications, and our schools have been made battle grounds with us at the same time as weapon, aggressor, and victim. We refuse to live like this. We deserve better.

It's not ok with th

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The only antidote to despair is action.
We need your love and your fury.

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for some actions you can jump
straight into ;)

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out to us. Email:
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If you would rather support us
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First Name

Email Address

Pronouns

I am a:

- Trans+ youth (17 and under)
- Trans+ adult
- Cis ally to trans+ youth
- Transphobe (may not be contacted)

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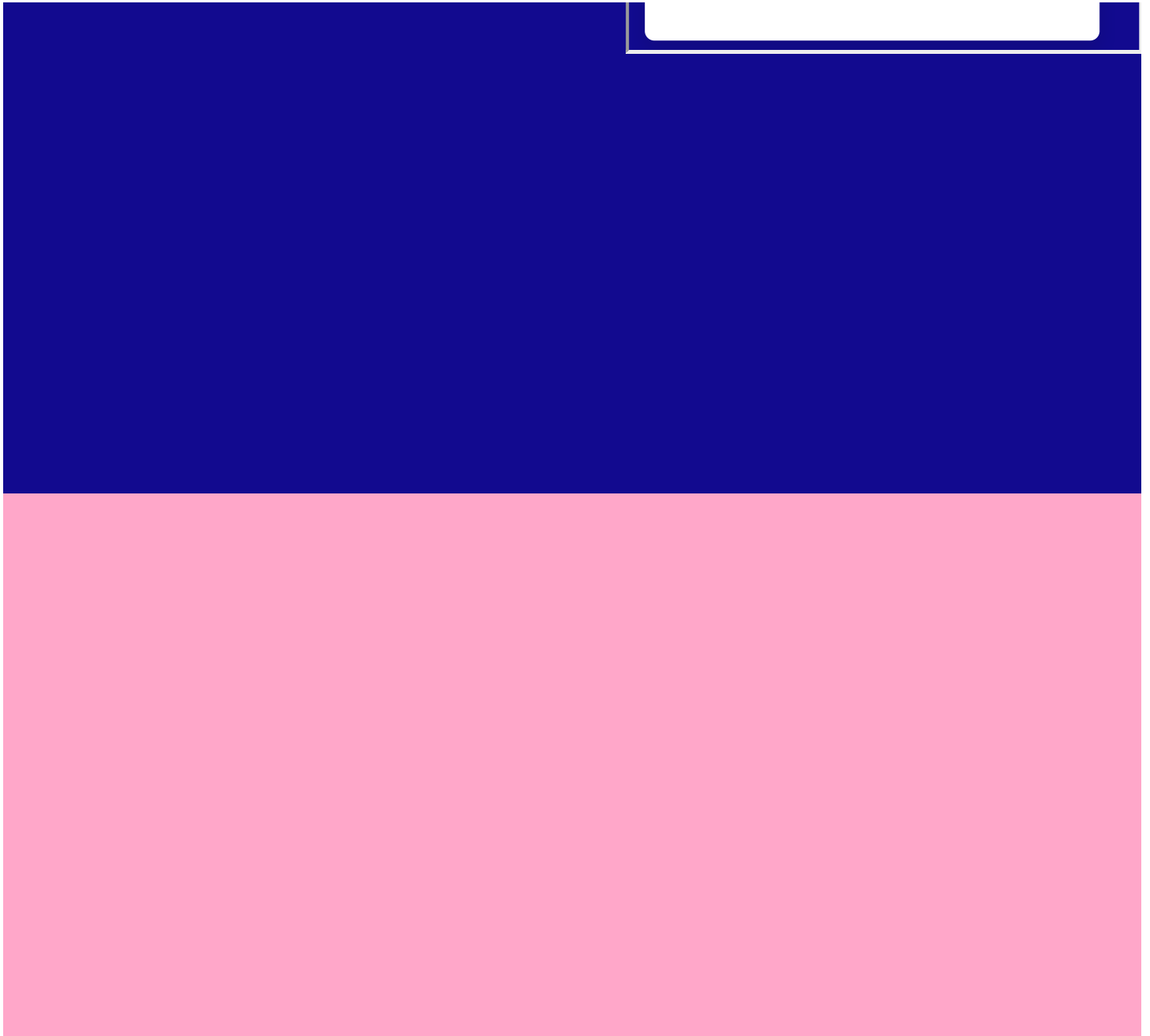
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By Trans Kids Deserve Better

📍 London, England, United Kingdom

239

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We are taking action against Wes Streeting the Secretary of State for Health and Social Care.

We are camping outside his office because of his decision to make the puberty blocker ban permanent ban

















The ban was based off the widely discredited Cass Review.

His decision has stripped trans+ youth of one of the only sources of medical care that we have access to, including from private providers.

"Wes Streeting has chosen politics over our lives. We are being put through an experiment, but the experiment is to deny us healthcare, not to provide it. He wants to see what happens to us when we grow up permanently altered in ways we never wanted, and we never consented to be part of that."
- Grin

<https://transkidsdeservebetter.org/teenage-trans-activists-begin-an-encampment-outside-the-office-of-wes-streeting-constituency>

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Louis Reynolds Politics, on a fundamental level, should ideally be built around protecting others - amplifying that which helps and removing that which harms. Malicious actors - like a certain fluke author I know - know this, so we shouldn't give their dog whistles the time of day.

5 weeks ago -

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Scottish trans youth stage occupation on EHRC balcony following transphobic guidance

One activist said, "I will not have a court room or any government define my gender identity or the bathroom I use! We should be free to study for exams but we can't do that because we're too busy FIGHTING FOR OUR LIVES! We deserve a life, so give us one!"

5/26/2025 · 2 min read



Young trans activists occupy the EHRC's London offices to protest the flawed interim guidance, pressuring them to listen to trans voices

"Listen to us."

5/26/2025 · 3 min read

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Scottish trans youth stage occupation on EHRC balcony following transphobic guidance

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5/26/2025 · 2 min read



GLASGOW, 26 May 2025, 10:00AM a group of Scottish trans youth took to occupying the balcony above the entrance to the EHRC - Equality and Human Rights Commission building - at 40 West Street, Glasgow.

The occupation is in protest to the interim guidance published by the Equality and Human Rights Commission (EHRC) which support the recent Supreme Court ruling on the biological definitions and their use in law.

The group were seen flying a banner which reads “End segregation, Trans Liberation!” as a direct response to the EHRC’s statements which seek to further alienate trans people from groups or spaces that they would have otherwise have been allowed to exist in.

An activist participating said, “It is disappointing that we have to undertake an action such as this to be listened to, but as long as we are ignored and oppressed, we we’ll keep fighting.”

Within the past month there have been several protests at the EHRC headquarters in Glasgow, but the occupation by TKDB Scotland has been the only sustained action which hopes to show the anger and betrayal felt by the Scottish trans community by holding a permanent presence over their offices for the workweek. Alongside the Scotland group TKDB England have also started an occupation outside the EHRC offices in London. Find their press release [here](#)

Equipped with flags, banners and instruments to lead a series of chants emphasising their presence, the teenage activists are calling on their comrades and allies to show up and make some noise in support. They’re showing the EHRC that they won’t let their guidance dictate where they’re allowed to exist, in a very literal sense.

The young activists are determined to get their rage, anger and sorrow out and this action is the way to do it. Trans kids deserve to have a right to education without worry of being segregated because of their identity, so change that, go to the protest and be vocal about your anger because Trans Kids Deserve Better.

Action takers were arrested and held for up to 9 hours, but are now all safely released. 2 supporters were also arrested, with one being held for a court hearing tomorrow.

Find photos and videos [here](#)

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Young trans activists occupy the EHRC's London offices to protest the flawed interim guidance, pressuring them to listen to trans voices

"Listen to us."

5/26/2025 · 3 min read



LONDON, 26 May 2025, 10:00AM - A group of trans youth have begun an occupation outside of the EHRC's London offices at Tintagel House, intending to stay there overnight, in order to protest the upcoming release of the EHRC's guidance about the Supreme Court's ruling that "sex", within the Equality Act, refers to birth sex.

The young activists confronting the EHRC have attached a banner that reads "LISTEN TO US." to the bollards in front of the entrance to the building, telling the EHRC directly that they demand to be given a voice in guidance made about trans people. In the leaflets they are handing out, they have also stated their demands:

"Dignity: We demand to see a change to the guidance between the interim report and publication, where it focuses on protecting trans people rather than isolating them.

Voice: We demand that the EHRC conducts a proper consultation with trans organisations on their heavily flawed guidance.

Respect: We demand that the changes trans people make to their biological sex are respected, rather than insisting that "biological sex" is a synonym for "sex assigned at birth". We demand that the Gender Recognition Act is respected, and therefore that legal sex is valued over sex assigned at birth.

Listen to us."

One of the activists involved, Blue (she/her), stated, "the EHRC are complicit in and responsible for enabling the ongoing erasure of transgender youth in the UK, which is incredibly ironic considering that they're meant to be the ones protecting OUR rights! I'm taking part in this action because the time for waving placards is over – the time for action is now."

The interim update, released by the EHRC on 25/04/25, insists, like the Supreme Court, that biological sex is the same thing as sex assigned at birth, completely ignoring the many changes trans people can make to their biological sex through hormone replacement therapy and surgery. They completely ignore intersex people, whose sex will also typically be different to what it was assigned at birth. The interim guidance states that a Gender Recognition Certificate does not change a trans person's legal sex for the purposes of the Equality Act - namely, that trans people should not use the correct single-sex facilities, but also can be barred from those of their sex assigned at birth. It is unclear how organisations are expected to police single-sex spaces to exclude trans people, as it is illegal to ask for evidence of a Gender Recognition Certificate, all other documents can be changed to match the person's gender, and visible sex characteristics can be modified to

align with gender. This flawed guidance also repeatedly refers to trans people by their sex assigned at birth, (e.g. "trans men (biological women)"), as if they need to make it perfectly clear that they do not see trans people as the gender they are, but instead as the sex that they may not even fall under anymore.

The code of practice consultation, released by the EHRC on 20/05/25, tells service providers that they should request a birth certificate if they think someone is lying about their sex assigned at birth, and that "additional requests" regarding "confirmation as to whether a person has a GRC" should be made. It is not legal for an employer or service provider to ask to see a GRC, as this is considered protected information. In the Equality Act, it also replaces "homosexual" with "lesbian woman or gay man", using the definition that a "woman" is someone assigned female at birth and vice versa for "man", so trans gay people are considered straight, and are only protected from sexual orientation discrimination in the same way a straight person would be.

Find footage and photos [here](#).

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people who have sadly taken their own lives and are no longer with us. They may think this means no one will notice, they are wrong. I want to make a stand for people who can't because they deserve so much better than being forgotten.'

5/11/2025 · 1 min read

LONDON, WELLINGTON HOUSE, 11 MAY 2025- Armed with paintbrushes, spray bottles, and water-activated red facepaint, 5 young activists from Trans Kids Deserve Better left bloody handprints on the NHS HQ on Waterloo Road, with one writing 'RELEASE THE TRANS YOUTH SUICIDE REPORT'.

A report has been written by the National Child Mortality Database about improving suicide prevention strategies for trans kids. This report was completed in March 2024 - yet when the Good Law Project asked for a copy they were told that it was being withheld until 2026, due to ongoing conversations with NHS England. This equates to 2 years of trans kids being put through increasingly cruel climate, while explicitly hiding a resource with information that could save our lives.

Invoking the visuals used by ACT UP, the activists wore patches on their backs that featured trans flag triangles and read the words 'SILENCE = DEATH', among other slogans including 'RELEASE THE REPORT' and 'TRANS KIDS DESERVE BETTER.' In suppressing this research, the government actively contributes to our deaths.

One activist said 'I am taking part in this action because I'm tired of trans voices being silenced. It makes me sad that the NHS are disrespecting people who have sadly taken their own lives and are no longer with us. They may think this means no one will notice, they are wrong. I want to make a stand for people who can't because they deserve so much better than being

forgotten.'

All activists safely fled the scene. The paint on NHS England's HQ will wash away with a wet cloth, unlike the suffering the government has caused the trans community. As one activist said "They have blood on their hands, and yet they act with ignorance. Now they have blood on their building, hopefully they'll notice this time."

To the NHS and our government: stop playing games with our lives. Release the report.

Find footage and photos [here](#).

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Happy Easter, Wes Streeting

"He sacrifices trans kids to transphobic politics to save his own image"

4/20/2025 · 2 min read



LONDON, OUTSIDE WES STREETING'S CONSTITUENCY OFFICE, 20 APRIL 2025: 4 young activists from Trans Kids Deserve Better dressed up as the Easter bunny and gave up their Easter Sunday to leave cardboard eggs outside Wes Streeting's constituency office in Ilford, London. These eggs, instead of being the chocolate ones they should be getting for Easter, were decorated cardboard written with the activists' demands to Wes Streeting.

They read: "we demand that you give us access to the appropriate healthcare", "give us adequate transitional support through the NHS", "do not coerce children into a medical trial in our desperation for puberty blockers". "We demand that you let us have a voice in discussions surrounding our own healthcare", "affirm our identities rather than trying to question whether we are 'really' trans or will 'stay' trans: we know who we are", "stop valuing anti-trans groups' voices over trans kids", especially when dealing with our healthcare".

The activists then threw eggs at the office, covering the glass.

Wes Streeting has shown consistent lack of regard for the welfare of trans people, especially trans youth. In November, he met with terrified trans children yet permanently extended the puberty blocker ban a few days later. He meets with anti-trans groups and those who seek to remove healthcare from trans youth, giving them the voice that trans children are consistently denied. His actions contribute to the ostracisation of trans people and the climate of uncertainty, fear, and desperation we experience on a daily basis.

Some of the activists have issued statements on their feelings and intentions undertaking this action.

Merlin said: "We're here at Easter because every holiday is one we're not spending with our friends who are dead. Trans friends and comrades and others we don't even know whose deaths could have been prevented without the ignorant actions of Wes Streeting and the people whose hands he plays into. Trans people are not a threat and we are not confused.

We're throwing eggs at Wes Streeting's office because he can not keep getting away with pretending he has genuine concern for our wellbeing when all of his decisions acknowledge that they are putting us at risk. He calls himself scientific and unideological whilst ignoring real science that disagrees and playing into ideological transphobic dogwhistles. Wes Streeting, this is a reminder that we will not go quietly. We will not go at all. We will keep making ourselves

heard like this, the only way you have given us, until you actually listen."

Tomfool said: "I'm taking part in this action because I am angry. Wes Streeting has ignored trans kids' desperate pleas again and again and again, and I am so done with it. We drop a handmade paper coffin at his constituency office door every day. We have handed him one in person. We've sat outside his constituency office overnight. We've made a speech at his department after a die-in and left our headstones and coffins there. He's given us hope by telling us we could have a meeting with him, starting to organise that, then ghosted us. I am so, so angry with him.

Wes Streeting is supposedly a devout christian, yet he lacks any compassion for the people his policies affect, preferring to make decisions based on his profit from donations. He lacks integrity, pretending to care so deeply for trans children while blatantly ignoring us.

So on this Easter Sunday, a day which he will be celebrating, meant to denote jesus' resurrection, we're once more trying to get his attention. The trans children that Wes Streeting is sacrificing for money will never be resurrected, but he can still prevent further deaths."

Find footage and photos [here](#).



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Teenage trans activists climb Telegraph building in a bid against media hatred

"They don't see us as human children, just another scapegoat to demonise... The Telegraph has gone rotten and rancid."

4/17/2025 · 2 min read

LONDON, THE DAILY TELEGRAPH BUILDING, 17/04/25, 06:00 AM.

Today, two young activists from Trans Kids Deserve Better climbed the Daily Telegraph offices, displaying a banner reading 'The Daily SMELLEgraph'. They dressed up as 1980s gym coaches, armed fiercely with their anti-stink 'Facts Body Spray', scaling a building in a bold action that shows us the

truth behind so much of the media in today's climate: it *reeks* of transphobia. Through wit, satire and sharp humour, TKDB took this action in order to shed light on the baseless hatred perpetuated by the media, especially in high profile, 'reputable' broadsheets like the Telegraph.

"The Telegraph uses us as slop for brainrotted transphobes to drool over as they pretend they stand for women. Don't let them pretend they want trans kids safe, and don't let them convince you they want women safe. They want nothing more than engagement, and we all lose by fighting each other," says one of the trans teens as they returned to the ground.

"Never in my life have I seen someone have such obsession about another group of people, and I've been coaching teenage boys for the last 30 years of my career!" claims the same, in the form of a time-transported gym coaches.

The Telegraph has, in the past year, published over a hundred and fifty articles focusing on trans people, with 'trans fanatics,' 'the woke cult,' and 'gender terrorists' being "reported on" more than daily. They breach their own code of conduct (the IPSO Editors' Code Of Practice) time and time again with regards to discrimination, yet face no consequences, though of course with *no* relation to the presence of their own deputy chairman on the regulation board.

They villainise us, scapegoat us, and treat our very existence like society's greatest threat, despite the fact that it is the same patriarchy that oppresses cisgender women as oppresses our community.

But trans kids are just kids, and more than that, we are people. We have our own lives, thoughts and feelings. We deserve better, and we demand only three things: healthcare, dignity and respect. When the Telegraph publishes that we are victims of an agenda, or that we have been lied to, or any other story that uses us as political pawns, the irony of their words escapes them, and we face the consequences.

This action became more relevant than ever yesterday morning. The media, and especially the Telegraph, "uses our existences as clickbait, and creates the false impression that we know nothing of ourselves, and that we are simultaneously victims and perpetrators of the greatest imaginable crime against humanity: living our truths".

Through the public vilifying of our very lives, we become things to be legislated on; we are denied personhood and respect, all in a movement built on baseless lies. 'Facts Body Spray' may be but a dream, but if it really existed, the Telegraph would surely need its help.

In a statement from one of the activists:

"Every time I see an article from the Telegraph, my heart sinks. Why would a group of adults dogpile and bully oppressed children who just want to live as their true selves? They write countless articles on us, but do we ever get asked for our input? Of course not. They don't see us as human children, just another scapegoat to demonise. Our struggles are just ammunition for their guns. The Telegraph has gone rotten and rancid. It's time for them to get some fresh air and stop creepily obsessing over the 'purity' of children's bodies."

In short: Trans Kids Deserve Better - from our politicians, from our doctors, and from our press.

Find footage and photos [here](#).





Teenage trans activists begin an encampment outside the office of Wes Streeting constituency

"We know what this decision will mean, we know what it will cost us, but we know our power, let's show him."

12/11/2024 · 1 min read

LONDON, OUTSIDE WES STREETING'S
CONSTITUENCY OFFICE, 11 DECEMBER 2024, 8:00 PM

Today young activists from Trans Kids Deserve Better established an encampment outside the constituency office of Wes Streeting the Secretary of State for Health and Social Care.

The decision to take up camp outside his office was made after the health secretary announced the permanent ban on the prescription of puberty blockers in the House of Commons.

The ban, based on the widely discredited Cass Review has stripped trans+ youth of one of the only sources of medical care that we have access to, including from private providers.

"Wes Streeting has chosen politics over our lives. We are being put through an experiment, but the experiment is to deny us healthcare, not to provide it. He wants to see what happens to us when we grow up permanently altered in ways we never wanted, and we never consented to be part of that." - Grin

Find footage and photos [here](#).

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Teenage trans activists perform die-in at Victoria station calling for the reversal of the ban on puberty blockers

"Trans kids are being bullied by our government under the guise of the flawed and biased Cass Review, but we continue to resist through our very existence."

11/27/2024 · 2 min read

LONDON VICTORIA STATION, 27 NOVEMBER 2024, 5:50 PM — 16 young trans activists from Trans Kids Deserve Better staged a die-in in Victoria station near the Department for Health and Social Care to protest the recent extension of the puberty blocker ban. They used headstones detailing something important to each of them in order to stress that trans people are real individuals whose lives and healthcare should not be politicised. The activists then walked these to the Department for Health and Social Care and left them outside.

The activists aimed to bring attention to the actions of Health Secretary Wes Streeting in relation to healthcare for young trans people and urge him to realise the damaging effects of his actions, which he has repeatedly ignored. The day marked the deadline for Wes Streeting to extend his temporary ban on puberty blockers. However, he did this instead on the 6th of November, just days after meeting with trans children whose wellbeing would be greatly affected by this. Streeting shows a clear lack of regard for trans children, and his actions can no longer be defended by naivety.

The puberty blocker ban outlaws the prescription of puberty blockers for trans children, citing a perceived lack of evidence that they are safe and effective based on the widely denounced and unscientific Cass Review. It does not outlaw their prescription for cis children experiencing precocious puberty. This is yet another example of the systemic denial of trans people's dignity, autonomy, and voice in healthcare.

For months, Trans Kids Deserve Better has been asking

for a meeting with Wes Streeting in order to show him who his actions are affecting and properly inform him of the consequences. Puberty blockers give trans children the chance to grow up in a body that they are comfortable in and are life-saving. "Kids can't be kids if they're dead," read the activists' banner.

In a speech outside of the Department of Health and Social Care during the action, one of the activists said:

"Today, the extension on the puberty blocker ban comes into force. This cruel decision was made by Health Secretary Wes Streeting, despite having met with trans youth and their families in this very building. During that meeting, Wes heard these kids' stories, and the devastating impact a ban would have on their lives and mental health, yet he heartlessly chose to go ahead with the extension. Trans kids are being bullied by our government under the guise of the flawed and biased Cass Review, but we continue to resist through our very existence. We are standing out here today because we should not have to die for people to start listening. We are standing out here today as a reminder of the strength and hope that flows through our community. We are standing here today because bans on gender-affirming care are not 'letting kids be kids'- they're killing them."

Find out footage and photos [here](#).

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hi@transkidsdeservebetter.org

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Teenage trans activists release 6,000 crickets on transphobic LGB Alliance conference

"Squash them, kill them, kill the buggers!" a speaker urged the audience.

10/11/2024 · 2 min read



LONDON, 11 October 2024, 3:50 PM—6 young trans activists infiltrated the LGB Alliance's annual conference at the Queen Elizabeth II Conference Hall in Westminster, some of whom fled quickly after while others were held by security for a period before being let go. They did so with intentions of ending the conference early, which they describe as a horrendous breeding ground for fervent and violent transphobia.

The group released approximately 6,000 crickets from bags hidden on their persons which they snuck through security just before a talk on the “dangers” of medical transition. They made sure to spread the crickets (which do not infest and pose no danger to humans) across the entire hall, in order to ensure the conference could be safely brought to an end. The speech was postponed and later speeches were cancelled. They filmed some of the earlier speeches using hidden cameras in order to “expose the fact that this group really has no interest whatsoever in promoting the rights of cis LGB people, and exists entirely to hurt the trans community as much as they possibly can”. Speakers at the anti-trans event told the audience to “Squash them, kill them, kill the buggers!”

One bug carrier said they’ve “been feeling physically ill with nerves, mentally cycling through all the possibilities and worst case scenarios, a thousand times over. I’m scared. But I fear more for the outcomes if we don’t go through with this action.”

The LGB Alliance claims to stand for the rights of lesbians, bisexuals, and gay men, but a challenge from Mermaids and the Good Law Project against their charitable status objects that they “dedicate most of their output to denigrating trans people”. The crick-kids say that “the LGB Alliance’s hate and cruelty resonates out into the political sphere”. They believe the result of the conference, if it had gone ahead as planned, would have been an acceleration of transphobic hate and misinformation, which drives much of the attack on their healthcare and dignity in all other parts of their lives.

Speaking hours before entering the conference:

“It makes me really angry to see trans kids being talked about like a bunch of brainless children who can’t make decisions for or speak for themselves. I’m sick of having our voices taken away by bigoted people like the LGBA who speak over us instead of listening.”

“Whilst we, the trans community, cobble together what little support we can to keep each other safe, this group claiming to

stand for social progress spends hundreds of thousands of pounds annually to keep us down. We are trans kids, we are loved, and we deserve dignity.”

“They may try to ‘sound the alarm’ on trans youth accessing life-saving healthcare but we cannot and will not let them. Trans youth are powerful and we will let them fucking know it.”

All trans youth apprehended by attendees have been released and returned safely home.



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Teenage trans activists occupy Department for Education headquarters in protest for safe, inclusive education for trans students

8/23/2024 · 3 min read



LONDON, 23 August 2024—Today, 14 young trans activists, all aged 18 or under, initiated an occupation at the Department for Education's (DfE) Westminster headquarters to protest for their right to a safe and inclusive education, as well as the overall rights of trans youth and adults. Hundreds of people of all ages also turned up outside the building in support of their cause.

The activists aim to underscore the urgent need for policy changes that respect and protect the rights of trans youth, including their rights to autonomy, safety, trust, respect and inclusion. Their occupation, taking place in the multiple arched recesses in the DfE building along Great Smith Street, is intended to continue for multiple days.

Their protest comes amidst increasing pressure on the Government to respect and uphold trans rights, following a decision by Secretary of State for Health and Social Care Wes Streeting to extend a ban on puberty blocker access, as well as concerning draft guidance from the Department for Education that if implemented would potentially violate the Equality Act and harm a whole generation of trans and non-binary children.

“As trans youth, our rights are constantly violated, our health and safety are put in jeopardy and our very existence is demonised—in policy and in practice, everywhere from our schools to our doctors’ offices,” said one of the teenage activists staging the protest. “It is unacceptable that 10% of trans children are bullied every day and 54% experienced bullying at least once in the last year. Our lives and our education are at stake, and we unfortunately must take action to remind politicians and policymakers that we’re real kids, and we deserve safety, respect and representation at school.”

“I have never felt safe as a trans person in school, unless I’m around other trans people. I have been bullied in school for my gender to the point I feared I would be hunted and killed. Not once have I felt I can truly be myself without risk of judgement, criticism, hate speech or violence,” said one of the activists, aged 15, staging the protest. “I’m out here because I want school to be safe. I want to not be outed by my teachers, I want my name to be respected, and I want every other young trans person in school to not have to undergo what I have. I want to stop this from ever happening again, because it is a truly torturous experience that needs to be stopped.”

“My school is so afraid of the right-wing media that they’ve been advised to not talk about trans issues (the trans ‘problem’, which is all I am to them). It changes nothing for the school, all it means is I cannot talk or educate others about myself. I have such a depth of knowledge that I want to share with my school so they do not go about the world ignorant or hurtful of people like me, but I’m not

allowed to because a minority of people in power regard the very fabric of my being as ‘contested’,” said another one of the activists, aged 16. “I am an ideology, not a person, to them, let alone a vulnerable child. So we’re scared and we’re angry, but most of all we’re fed up with the way we are denied any say in the discussion about ourselves.”

The protest calls for respect and protection for the rights of trans youth, including:

- Autonomy: “We deserve to make our own decisions about our social transition, and about who gets to know about it.”
- Priority: “Our comfort and safety deserves to take priority over theoretical disapproval from people who are unaffected by us.”
- Safety: “We should be protected from transphobic bullying and harassment, including misgendering and deadnaming.”
- Trust and respect: “Our identities are not up for debate, and shouldn’t be subject to any external validation.”
- Inclusion: “Who we are is not a contested ideology, and our reality should be reflected in what we learn about in school.”

The activists are part of the trans+ youth-led UK action network “[Trans Kids Deserve Better](#)”. The group previously staged a [four-day occupation of NHS England headquarters](#) in July to call for equal access to gender-affirming healthcare, protection from discrimination in all areas of life and the right to be heard in all decisions that affect them.

The latest [photos for press use will be made available here](#).

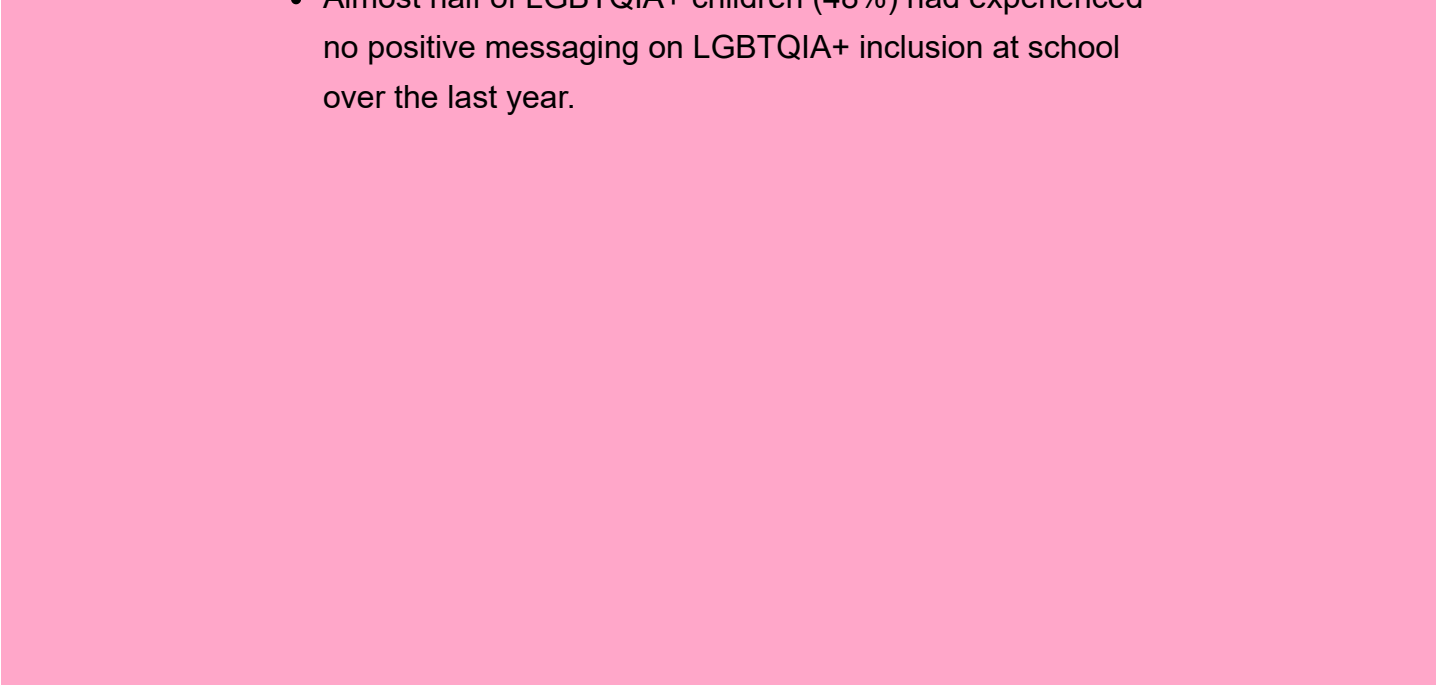
To learn more about the Trans Kids Deserve Better action network, visit <https://transkidsdeservebetter.org> or contact press@transkidsdeservebetter.org.

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Notes to editors:

[Research conducted by Cibyl](#), on behalf of the charity [Just Like Us](#):

- 10% of trans children said they were bullied on a daily basis, and over half (54%) had experienced bullying in the past year prior to being surveyed (compared to 21% of their non-LGBT+ peers).

- Just 19% of transgender young people report feeling optimistic about the future on a weekly basis, compared to 36% of their nontransgender peers. 15% of transgender young people said they had never felt optimistic about the future in the past 12 months.
 - 15% of trans children never feel optimistic about their future.
 - Almost half of LGBTQIA+ children (48%) had experienced no positive messaging on LGBTQIA+ inclusion at school over the last year.
- 

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Trans Activists Enter Second Day Protesting on NHS England's Offices

Trans activists who scaled a London NHS building are calling on others in the trans community and allies to join them in their fight for a voice, healthcare and dignity

6/30/2024



Two young trans activists who scaled the NHS England London building at 133-135 Waterloo Road SE1 8UG, central London yesterday afternoon and have remained there overnight say they did so to protest against trans children and young people being kept out of decisions that affect their lives.

The pair, who do not want to be identified, held up banners saying 'Trans kids deserve better' and 'We are not pawns for your politics' from the roof of the offices.

The campaigners say they are sick of young trans people being used as political pawns by a government which claims to act in their best interests, but that they say is harming them.

They say they have had enough of discriminatory attacks on their rights to healthcare and that ministers rushing through a ban on puberty blockers for young trans people prompted their protest.

That decision, taken as parliament was dissolved, is now subject to a legal challenge with campaigners arguing that health secretary Victoria Atkins bypassed normal consultation requirements.

The activists climbed the building at 1pm on Saturday using a ladder. They then proceeded to attach paper letters to the windows spelling out "Trans Kids Deserve Better" and unfurled their banner. Shortly afterwards the security guards came outside and asked that they get down. Then the police arrived but decided to take no further action at that time. They have since been joined by a third and fourth trans activist who scaled the building late last night and earlier this morning. After a cold night on the side of the building they are in high spirits and ready to wait out another full day. They are calling on other trans activists and any other supporters to join them and show solidarity.

Speaking this morning one of the activists (age 17) said:

"Decisions are being taken that affect our lives without any trans people in the room, let alone trans young people. Too often trans kids are portrayed as a monolith of confused, depressed teenagers. We are denied choice and robbed of our autonomy. But we should be trusted to make the same decisions about our healthcare that all people are.

"In every other way I am trusted when I tell people what I want to do with my life. But not now. There is so much real anger out there and we hope our actions will encourage others to fight for a voice, and the healthcare and dignity that we are currently denied.

“We just had the parent of a trans child come over and thank us for our work. We’re under slept and covered in grime but we can all feel the anger. We’ve been unheard for too long. We aren’t coming down.”

<https://transkidsdeservebetter.org/>

Instagram: <https://www.instagram.com/transkidsdeservebetter/>

Pictures:

https://drive.google.com/drive/folders/1aUJIZbvPL38btd3gHzSdggd_vHDczpCV8?usp=sharing

ends



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Support grows as teenage trans activists enter their third day of protest at NHS England's Headquarters

Stonewall co-founder Lisa Power reacts: "It's good to see young people taking direct action against injustice"

7/1/2024



Please credit: Trans Kids
Deserve Better

LONDON, 1 July 2024—Two young trans activists scaled the NHS England's London headquarters at 133–135 Waterloo Road in London on Saturday to stage a protest and have remained there ever since. The group, now made up of seven young protesters, all 18 or under, has one simple message: **Trans Kids Deserve Better: we are not pawns for your politics.**

The powerful direct action has been organised by the [“Trans Kids Deserve Better”](#) network, which is calling for: access to gender affirming healthcare for trans children and young people, protection from discrimination and disrespect in their daily lives and the right to be heard in all decisions that affect them.

Their protest comes in the wake of the government using emergency powers to ban all access to puberty blockers in the UK, a move that was [supported by Labour's Wes Streeting](#), likely to be the next Secretary of State for Health. It also comes in the context of a General Election campaign where trans people and trans youth have been used as ‘culture war’ talking points, but not allowed to speak for themselves.

“We are staging this protest to remind politicians and voters that we’re real kids, not just political talking points. We may not have a vote, but it is our lives that are at stake,” said one of the activists staging the protest. ***“Gender-affirming healthcare is a matter of life and death for us, and we hope that our actions will bring awareness to this fact and encourage others to fight for the healthcare and dignity that we are so shamefully denied.”***

Since the protest began on Friday, support for the young activists has grown rapidly.

“The amount of trans joy being hurled up to this ledge is beyond incredible. We’ve never felt more loved or more powerful. The community is rising, and we’re not backing down,” one of the activists said.

Prominent LGBTQIA+ community voices have voiced their support:

- **Lisa Power (she/her), Stonewall co-founder and LGBTQIA+ campaigner,** said:

“My heart leaped when I saw what they’d done; it’s good to

see young people taking direct action against injustice and the queer community has been missing its spirit for a while. Fittingly for Pride month, I'm proud of them."

- **Roz Kaveney (she/her), Gay Liberation Front veteran and author**, said:

"As someone who has always been so terrified of heights that even stilettos were a problem, I am lost in admiration for the gallantry of these kids. Right from the start, in GLF, we always knew Pride had to be a protest as much as a party. They're fighting injustice in a brilliant, brave way: I'm proud of them and scared for them."

- **Dr Ronx (they/them), emergency medicine doctor and TV personality**, said:

"My passion is young people. I want them to stay alive, survive and thrive. It is our job as adults to support our young people, even when we don't understand their lived experiences. We as adults must centre their humanities away from the politics of the world. Trans young people need us all to fight for them. They aren't political fodder, they are experiencing healthcare injustices resulting in increased levels of physical and mental pain and death by suicide. Trust me and trust my peers when we say support us to support them. As a trans non-binary doctor I see and hear the struggles of trans youth in and away from work. It's real. Can we just stop infighting as adults and come together for our youth? I pledge to always centre the humanity of trans young people, will you join me?"

- **Dee Whitnell (all pronouns), Trans Kids Deserve to Grow Up**, said:

"These young people are tired of having their identities debated, erased and dismissed. They have decided to take action for their future, and the future of other trans+ young people. They are extremely brave."

- **Chay Brown (he/him), Director, TransActual**, said:

"Trans people have suffered as a result of the so-called 'culture war'. Political interference has prevented progress on human rights and resulted in extremely damaging policy making. Trans youth have been targeted, with little consideration from politicians about the impact their words and actions have on those they're talking about. Recent

changes to policy around puberty blockers in particular have led to a mental health crisis amongst trans youth, and sadly this has resulted in deaths.”

Photos for press use are available here

<https://drive.google.com/drive/folders/1aUJIZbvPL38btd3gHzSdggdVHDczpCV8?usp=sharing>


To learn more about the Trans Kids Deserve Better action network, visit <https://transkidsdeservebetter.org>


Corrections (updated 17:10pm BST, 1 July 2024):

- The press release previously misstated the day the activists originally scaled the building. The date was Saturday, 29 June 2024, not Friday.
- The press release previously misstated Dr Ronx's medical specialty. They are an emergency medicine doctor, not a paediatrician.

1. Post dated 26 May 2025 by: @transkidsdeservebetter; @tarunisms



transkidsdeservebetter and tarunisms...




transkidsdeservebetter We are occupying the outside of Tintagel House (where the EHRC offices are located) in order to protest against the harmful interim update on guidance which clearly sets out to honour the Supreme Court ruling surrounding what defines a woman. It boldly aims to discriminate against trans people and force them to use facilities that do not align with their gender identities. This is especially dangerous for trans women/femmes. This decision was made without consulting a single trans person. We demand that the EHRC revokes this stance, and instead comes out with guidance that protects transgender individuals, and allows trans women/femmes to be safe in our society. We strongly believe that trans organisations should be involved in the writing of this guidance. WE DEMAND THAT THE EHRC LISTENS TO US.


<https://transkidsdeservebetter.org/young-trans-activists-occupy-the-ehrcs-london-offices-to-protest-the-flawed-interim-guidance-pressuring-them-to-listen-to-trans-voices>


We intend to stay overnight, sleeping at location. Any support that can be offered, both of time and resources, would be appreciated.

2d


thefoxfisher In Solidarity ❤️ Super inspiring


2d 6 likes Reply




m1k0sh1_ ❤️


2d Reply







fabio_lezonli_drag ❤️ ❤️ ❤️


1d Reply



dee.humphreys Huge love and solidarity. ❤️








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2 days ago

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2. Post dated 26 May 2025 by: @a.natalie_jones; @tanskidsdeservebetter; @towerhamletstranspride;
@transpridesurrey



a.natalie_jones_ and 3 others
Tintagel House

...



a.natalie_jones_ @transkidsdeservebetter are already back at it with the action!!! They are occupying the EHRC offices by Vauxhall in London and will be there for some days! Go show up and give them some food, some blankets, cardboard or just general support - they need it all!

Whoah, attending two protests in a day! I need a lie down lol

#transgender #nonbinary #intersex #queer #EHRC
#thesupremecourt #transkidsdeservebetter #prideisaprotest
#transrightsarehumanrights #tkdb #transliberation
#transgenderliberation #transrightsarehumanrights 🇬🇧 #transrights
#wesstreeting #thecassreport #keirstarmer #redtories #protest
#trans #genderaffirmingcare

Edited · 1d



sarahjane.baker.1000 🙌🔥🔥🔥🔥🔥

1d 2 likes Reply



negtwballieball Tooted and wav4ed as I passed today <3 <3
<3 all love and respect to you!

1d 2 likes Reply



saskia18football Oh fabulous! If you're still there at the weekend I'll come along! 🍷🍷 TRANS RIGHTS ARE HUMAN RIGHTS 🙌

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#genderliberation #transrightsarehumanrights #transrights
#streeting #thecassreport #keirstarmer #redtories #protest
#genderaffirmingcare

1d

ane.baker.1000

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likes Reply

ballieball

Tooted and wav4ed as I passed today <3 <3
love and respect to you!

likes Reply

18football

Oh fabulous! If you're still there at the
end I'll come along! 🍌🍌 TRANS RIGHTS ARE HUMAN
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2d 2 likes Reply



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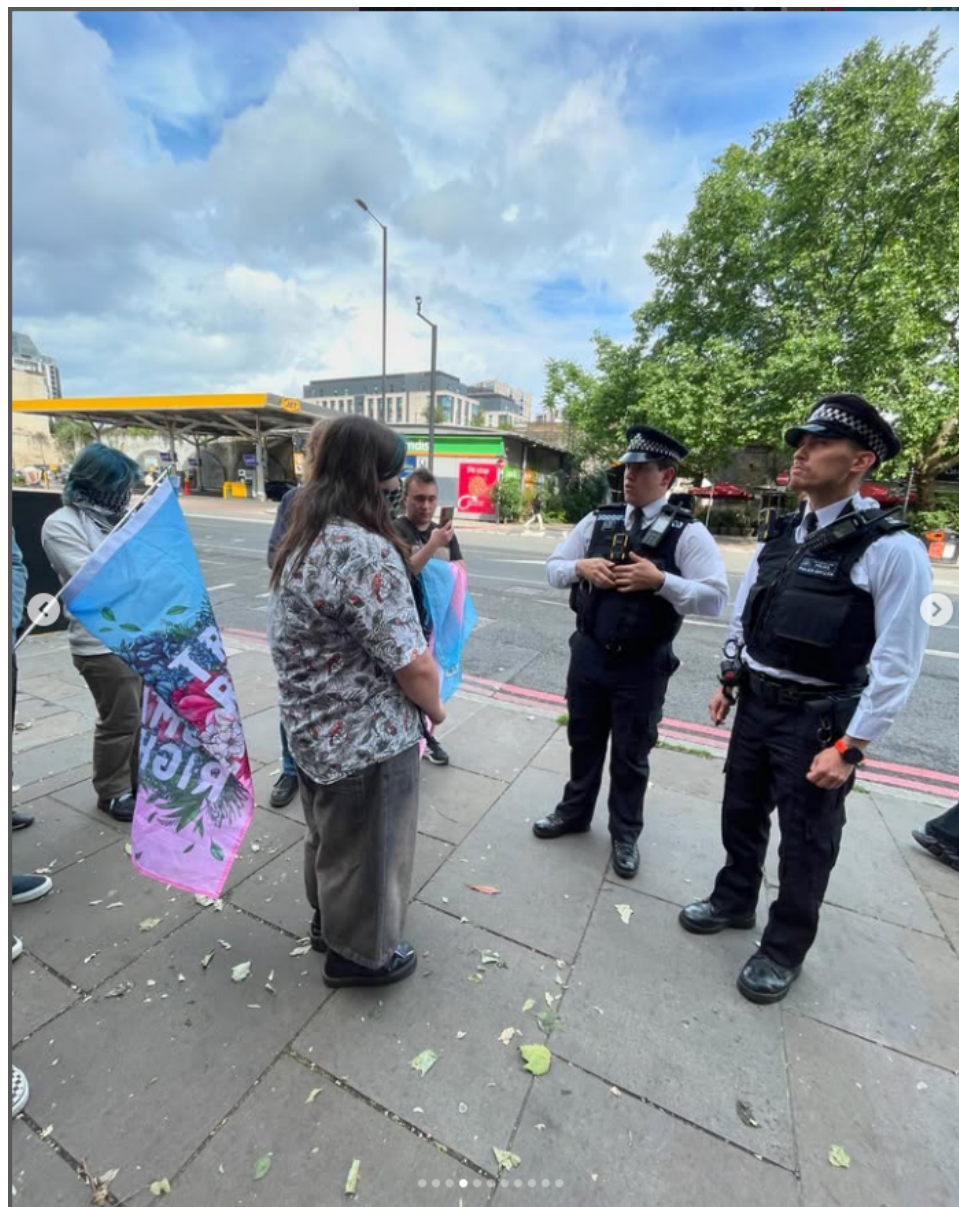


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