

**IN THE HIGH COURT OF JUSTICE**

**Claim No.** \_\_\_\_\_

**KING'S BENCH DIVISION**

**BEFORE THE HONOURABLE [JUDGE]**

**[DATE]**

**B E T W E E N:**

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

**Claimants**

**- and -**

**PERSONS UNKNOWN**

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**POSSESSION ORDER**

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**UPON** the Claimant seeking possession of the premises referred to in paragraph 1 below in circumstances where the Defendants do not have a right to occupy that land without Consent.

**AND UPON THE HEARING** of the Claimants' claim for possession under CPR Part 55 heard on [                      ].

**AND UPON** the Claimants' application for an order for alternative service pursuant to CPR r. 6.15 and r. 6.27 dated 29 May 2025.

**AND UPON HEARING** [Leading / Junior] Counsel for the Claimant and [                      ] for the Defendant.

**IT IS ORDERED THAT: -**

## **Possession Order**

1. The Defendant shall give the Claimants possession forthwith of all or any part of the commercial premises known as Tintagel House, 92 Albert Embankment, London SE1 7TY (the "Premises") shown for identification purposes edged red on the plan (the "**Plan**").

## **Service**

2. The following steps are to be taken as having been good and sufficient service of the claim on the Defendants in accordance with CPR r. 55.6 by:
  - a. attaching copies of the Part 8 claim and the witness statements and exhibits (save for the title documents exhibited to the witness statement of Zarah Driver – see paragraph 2(c) below) to the main entrance to the building (the "**Building**") on the Premises in the position marked X on the Plan pursuant to CPR r. 55.6(a);
  - b. placing stakes in prominent locations on the area of the Premises outside the Building in the approximate positions marked Y on the Plan and attaching to each stake copies of the aforesaid documents (save for the title documents exhibited to the witness statement of Zarah Driver – see paragraph 2(c) below) in a sealed transparent envelope addressed to 'the occupiers' pursuant to CPR r. 55.6(b); and
  - c. Including a link within the witness statement of Zarah Driver confirming where the title documents which are exhibited to her witness statement can be found at [www.tintagelhouseinjunction.com](http://www.tintagelhouseinjunction.com). For the avoidance of doubt, it is recorded that all other exhibits to the witness statements have been served in hard copy in accordance with paragraph 2(a) and (b) above.
3. Pursuant to CPR r. 6.15 and r. 6.27, the Claimants are permitted to serve any future documents, including this Order, by the following methods and service shall be

deemed effective on the latest date on which all of the said steps shall have been completed or, if sooner, the date of actual notice of the document in question:

- a. Uploading a copy of any such documents to the following website:
    - i. [www.tintagelhouseinjunction.com](http://www.tintagelhouseinjunction.com)
  - b. Emailing the following email addresses stating that a claim has been made and that the claim documents can be found at the websites referred to above:
    - i. [hi@transkidsdeservebetter.org](mailto:hi@transkidsdeservebetter.org)
    - ii. [press@transkidsdeservebetter.org](mailto:press@transkidsdeservebetter.org)
  - c. Affixing notices in prominent positions at the Premises setting out where any such documents can be found at the website referred to above and how they can be obtained in hard copy.
4. For the avoidance of doubt, in respect of the steps referred to at paragraphs 2(a)-(b) and 3(c), effective service will be deemed to have taken place when those documents are first affixed regardless of whether they are subsequently removed.

## **SERVICE OF THIS ORDER**

The Court has provided a sealed copy of this Order to the Claimants by its solicitors and their contact details are:

Mishcon de Reya LLP  
Africa House  
70 Kingsway  
London  
WC2B 6AH

Tel: [020 3321 7000](tel:02033217000)

Email: [Ben.Tasker@Mishcon.com](mailto:Ben.Tasker@Mishcon.com)

Ref: CYK/ICEL/BT/82100.1

A copy of the sealed Order will be sent by the Claimants to the Defendants in accordance with the terms of the Order above.

HM Land Registry  
Official copy of  
title plan

Title number **TGL588640**  
Ordnance Survey map reference **TQ3078SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Lambeth**



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