



Application for an interim possession order

In the

LAMBETH COUNTY COURT
CLEAVER ST, KENNINGTON, LONDON SE11 4DZ

Claim No.

2LB01220

Claimant's
full name
and address

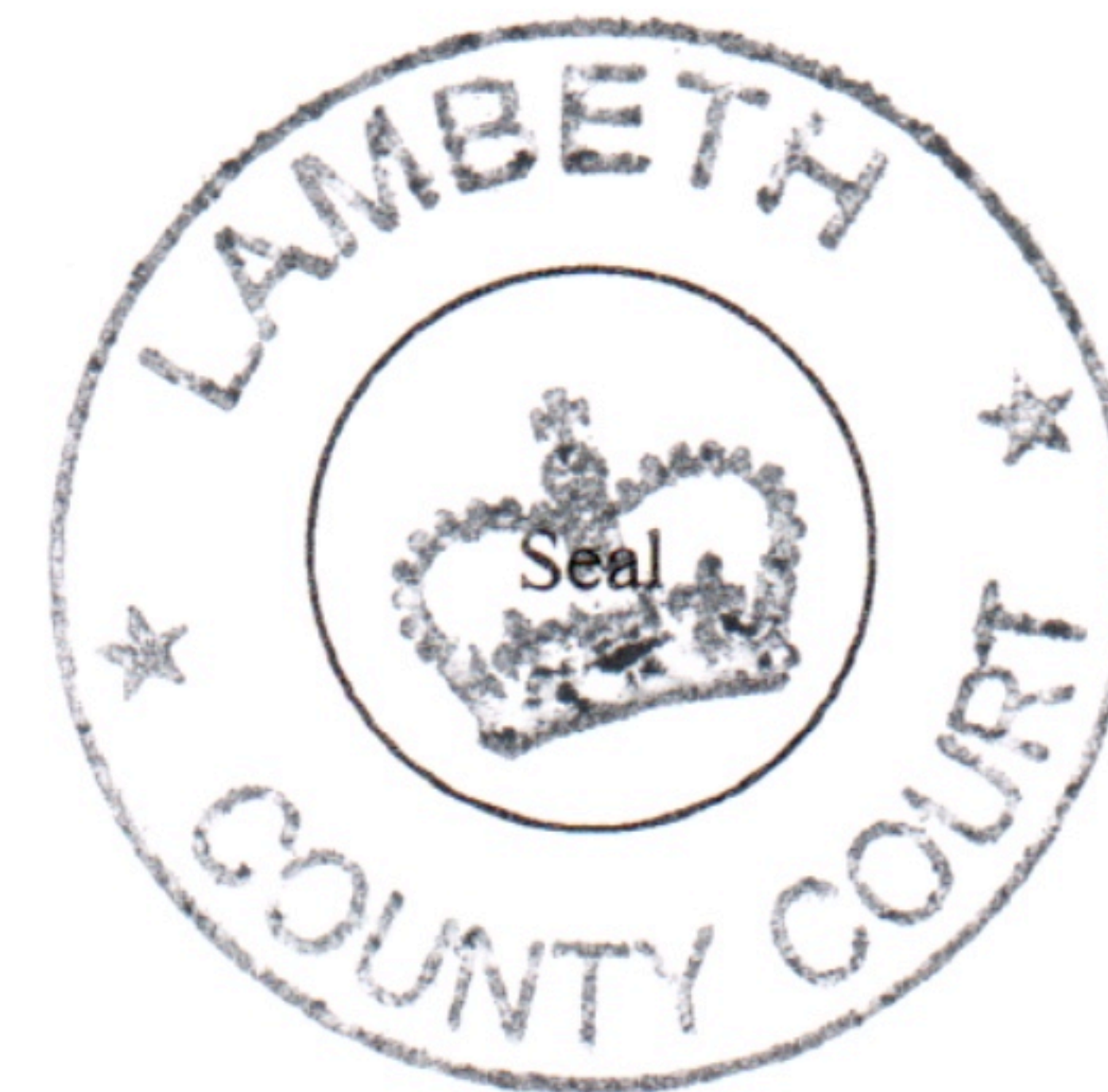
John Richard Beaumont
3 Harbour Road
London
SE5 9PD

Address for
service
(if different
from above)
Ref / Tel No.

Telephone: 020 7274 5733

Defendant's
name
(if known
including
title e.g. Mr,
Mrs or Miss)
and address

The Occupiers Of
55 Great Suffolk Street
London
SE1 0BS



The claimant is claiming possession of

55 Great Suffolk Street, London, SE1 0BS

on the grounds that the claimant has an immediate right to possession and that the person(s) in occupation of the premises is (are) in occupation without consent.

Application issued on

18 JUL 2012

The court will consider whether an interim possession order should be made on

22 June 2012

at 10:30 am/pm

at

LAMBETH COUNTY COURT
CLEAVER ST, KENNINGTON, LONDON SE11 4DZ

Service

Insert time,
day and
date 24
hours after
time of
issue

For this notice to be valid it **must** be served before

4

am/pm on

Tuesday

the 19 day of June

2012. It must be **affixed** to the main door or another conspicuous part of the premises and, if practicable, inserted through the letterbox in a sealed transparent envelope addressed to 'the occupiers'. In addition it may be attached to stakes in the ground in conspicuous parts of the adjoining land if this is appropriate.

**Statement to support an application
for possession and
for an interim possession order**

Paragraph 1

Insert your full name, address
and occupation of person
making this statement.

1

I John Richard Beaumont of 3 Harbour Road, London, SE5 9PD (Property
Manager)

make this statement in support of the claim for possession and
for an interim possession order

Paragraph 2

Give the address of the
premises

2

I The Applicant

have an immediate right to possession of
55 Great Suffolk Street, London, SE1 0BS

Give a description of the
premises (house, flat, shop etc)

which is a
An Industrial Building
and have had this right since The 2nd November 2011

Paragraph 3

Give details of proof of interest
(deeds, lease etc)

3

Proof of my interest in the premises is in the form
of The freehold title registered at H.M. Land Registry under the title LN245445
On the title plan of which I have shaded the premises in green

Paragraph 4

Give the date when you found
out that the premises were
being occupied illegally. Explain
how you found out and why you
could not have been expected
to find out sooner

4

I The Applicant

first knew of the occupation of the premises on
the 15th day of June 20 12 by see below
and could not reasonably have been aware of this earlier because

The Applicant has been recovering from a serious hand injury but had
checked the premises on 8th June 2012 and it appeared to be secure.

The Applicant was first informed of the occupation of the building over the
phone on 15th June 2012 by Matthew Hearn of Metro Broadcasting. A
business that occupies a nearby building at 53 Great Suffolk Street.

What you should do

- if you have no right to occupy the premises you must leave.
- if you think you have a right to occupy the premises or you believe that the applicant is not entitled to an interim possession order you may file a witness statement at the court before the date and time shown on this notice. The form you must use is attached to this notice.
- if you need advice you should go to a Solicitor, Legal Advice Centre or Citizens Advice Bureau. Court staff are unable to give legal advice.

If you give a false or misleading information in your witness statement you will be guilty of a criminal offence and on conviction you may be sent to prison and/or fined.

What can happen next

- if the court makes an interim possession order you will have 24 hours from the time it is served on you to leave the premises. It will be served on you in the same way that this notice was – it does not have to be served on you personally. The interim possession order must be served within 48 hours of its being approved by the court.
- after you have left the premises you may apply to the court for the interim possession order to be set aside. If you wish to do so, you should go to a Solicitor, Legal Advice Centre or Citizens Advice Bureau.
- if you do not obey an interim possession order (by leaving the premises within 24 hours) you may be arrested and on conviction sent to prison and/or fined.
- a date for hearing (when the claim for possession will be considered) will be shown on the interim possession order. You have a right to attend that hearing.
- if the court does not make an interim possession order you will be told in writing.

Further Information

- a leaflet is available free of charge from any county court office.

Paragraph 6

Delete if you do not know the names of any of the occupier(s)

Paragraph 7

Give the names of those people and which part of the building they occupy. Delete the words in brackets as appropriate.

Paragraph 8

The court must take into account whether or not you have given undertakings when deciding whether to make an interim possession order. Delete any undertakings you are not prepared to give.

5

The defendant(s) entered the premises without my consent and without the consent of anyone who on the date of entry had an immediate right to possession of the premises. Since that date I have not granted the defendant(s) any such consent.

6

~~As well as the defendant(s) named in this application there are (no) other occupiers whose names I do not know.~~

7

There are (no) other people who are entitled to possession of other parts of the building in which the premises are situated ~~(and they are:)~~

8

I hereby give the following undertakings:

- (a) to re-instate the defendant, if so ordered by the court
- (b) to pay such damages as the court may order

AND

- (c) before the claim for possession is finally decided, not to damage the premises
- (d) not to grant a right of occupation to any other person
- (e) not to damage or dispose of any of the defendant's property

9

I ask the court to grant me an interim possession order in relation to the premises described at paragraph 2.

I also ask the court to grant me possession of the premises.

10

I understand the undertaking(s) I have given, and that if I break any of my promises to the court I may be sent to prison for contempt of court and/or fined.

11

I understand that if I make a false or misleading statement without an honest belief in its truth proceedings for contempt of court may be brought against me.

Statement of truth

I believe that the facts stated in this statement are true.

Signed



Date

18th June 2012



Claim form for possession of property

In the	LAMBETH COUNTY COURT CLEAVER ST, KENNINGTON, LONDON SE11 4DZ
Claim No.	2LB01220

Claimant

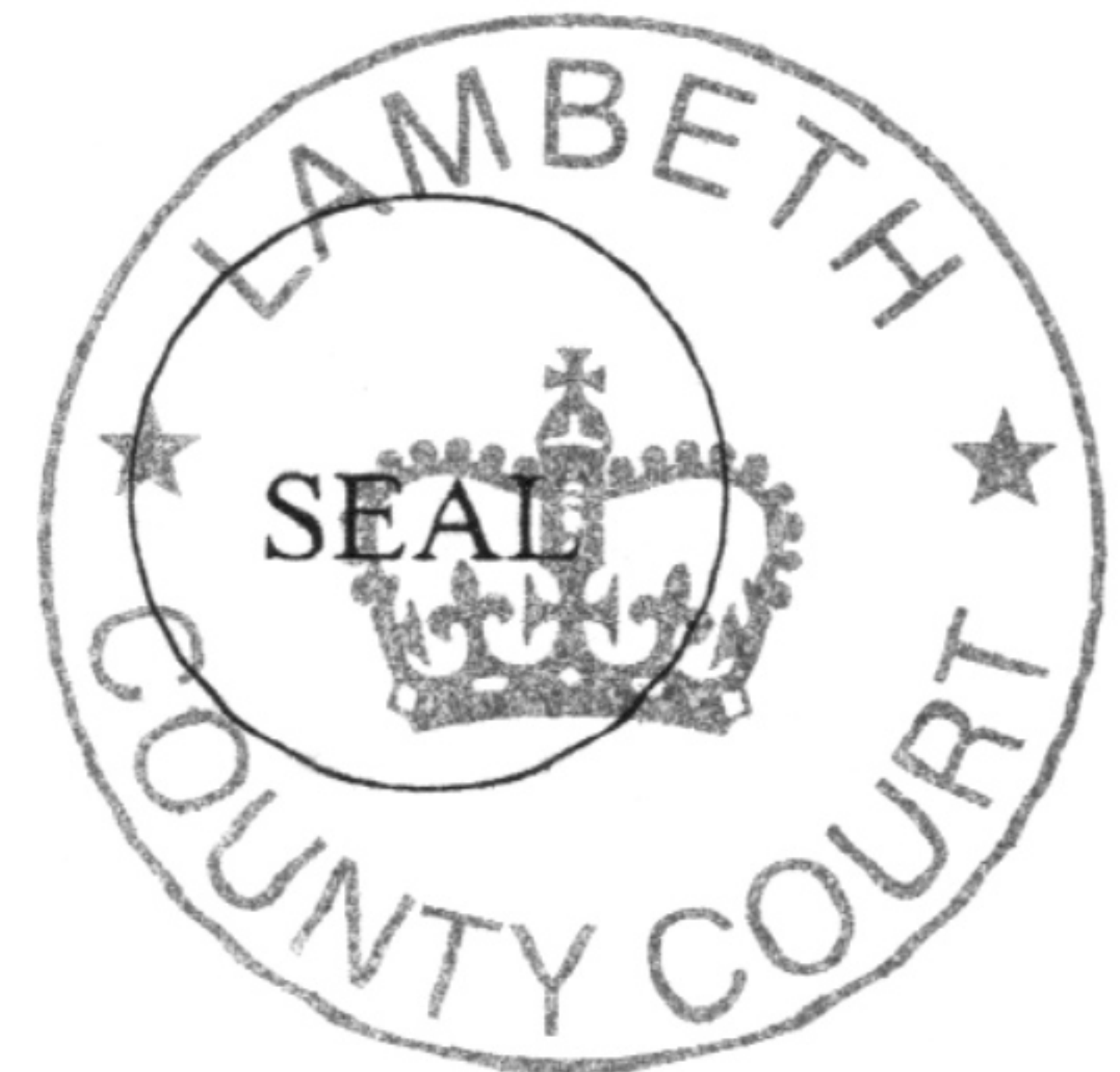
(name(s) and address(es))

John Richard Beaumont
3 Harbour Road
London
SE5 9PD

Defendant(s)

(name(s) and address(es))

The occupiers of 55 Great Suffolk Street, London, SE1 0BS



The claimant is claiming possession of :

55 Great Suffolk Street, London, SE1 0BS

which ~~(includes)~~ (does not include) residential property. Full particulars of the claim are attached.
(The claimant is also making a claim for money).

This claim will be heard on: 25 July 2012 20 at 10:30 am/pm

at

LAMBETH COUNTY COURT
CLEAVER ST, KENNINGTON, LONDON SE11 4DZ

At the hearing

- The court will consider whether or not you must leave the property and, if so, when.
- It will take into account information the claimant provides and any you provide.

What you should do

- Get help and advice immediately from a solicitor or an advice agency.
- Help yourself and the court by **filling in the defence form** and **coming to the hearing** to make sure the court knows all the facts.

Defendant's
name and
address for
service

55 Great Suffolk Street
London
SE1 0BS

Court fee	£
Solicitor's costs	£
Total amount	£

Issue date	19/6/12
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Claim No.

Grounds for possession

The claim for possession is made on the following ground(s):

- ☐ rent arrears
- ☐ other breach of tenancy
- ☐ forfeiture of the lease
- ☐ mortgage arrears
- ☐ other breach of the mortgage
- ☒ trespass
- ☐ other (please specify) _____

Anti-social behaviour

The claimant is alleging:

- ☐ actual or threatened anti-social behaviour
- ☐ actual or threatened use of the property for unlawful purposes

Is the claimant claiming demotion of tenancy?

☐ Yes ☒ No

Is the claimant claiming an order suspending the right to buy?

☐ Yes ☒ No

See full details in the attached particulars of claim

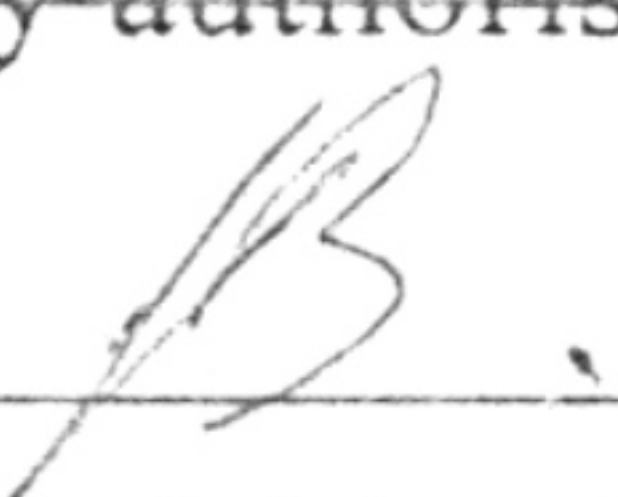
Does, or will, the claim include any issues under the Human Rights Act 1998?

☐ Yes ☒ No

Statement of Truth

*(I believe)(~~The claimant believes~~) that the facts stated in this claim form are true.

*~~I am duly authorised by the claimant to sign this statement.~~

signed  date 18th June 2012

*(Claimant)(~~Litigation friend (where the claimant is a child or a patient)~~)(~~Claimant's solicitor~~)

*delete as appropriate

Full name John Richard Beaumont

Name of claimant's solicitor's firm _____

position or office held _____

(if signing on behalf of firm or company)

Claimant's or claimant's solicitor's address to which documents or payments should be sent if different from overleaf.

Postcode

if applicable

Ref. no.	
fax no.	
DX no.	
e-mail	
Tel. no.	

Title Number : LN245445

This title is dealt with by Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 18 JUN 2012 at 10:01:55 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN245445
Address of Property	: 55 Great Suffolk Street, London (SE1 0BS)
Price Stated	: Not Available
Registered Owner(s)	: JOHN RICHARD BEAUMONT of 3 Harbour Road, London SE5 9PD and of 13 Catherine Place, London SW1E 6DX.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 JUN 2012 at 10:01:55. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

SOUTHWARK

- 1 (19.10.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 55 Great Suffolk Street, London (SE1 0BS).
- 2 The Conveyance dated 14 October 1964 referred to in the Charges Register contains the following exceptions and reservations and this registration takes effect subject thereto:-

"EXCEPT AND RESERVING unto the Commissioners and their successors:
-

(a) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any building for the time being thereon.

(b) The free flow of water and soil from any adjoining land belonging to the Commissioners through any drains and watercourses now existing in the said land or substituted therefor by the Purchaser."

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 (02.11.2011) PROPRIETOR: JOHN RICHARD BEAUMONT of 3 Harbour Road, London SE5 9PD and of 13 Catherine Place, London SW1E 6DX.
- 2 (02.11.2011) 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.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 14 October 1964 made between (1) The Church Commissioners for England (Commissioners)

C: Charges Register continued

and (2) Beaumore Properties Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 The land tinted pink on the filed plan is subject to rights of way for the benefit of the owners and occupiers of the adjoining premises to the South, No. 57 Great Suffolk Street during the residue of a Lease of No. 57 Great Suffolk Street for 44 years from 25 December 1951.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 October 1964 referred to in the Charges Register:-

"THE Purchaser to the intent that the covenants contained in this present clause shall bind the said land into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof hereby covenants with the Commissioners as follows:-

(a) To forthwith erect so far as the same has not been done already and forever thereafter maintain along the boundary of the land hereby conveyed but on the Purchaser's own land a good and sufficient boundary fence.

(b) Not to do or suffer or permit to be done anything upon the land hereby conveyed or any buildings or structures thereon situated so as to affect any buildings situated on adjoining property otherwise than in accordance with the London Building Acts.

(c) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees underlessees tenants or occupiers of any property in the neighbourhood.

(d) Not to deposit any refuse dust or other noisome or offensive matter on any part of the said land and not to burn or manufacture thereon any ballast bricks tiles or other articles.

(e) Not to convert or use or allow to be converted or used the said land or any buildings which may be erected thereon as or for a public house hotel inn tavern or beer shop or for the sale or consumption of wine beer or spirits."

End of register

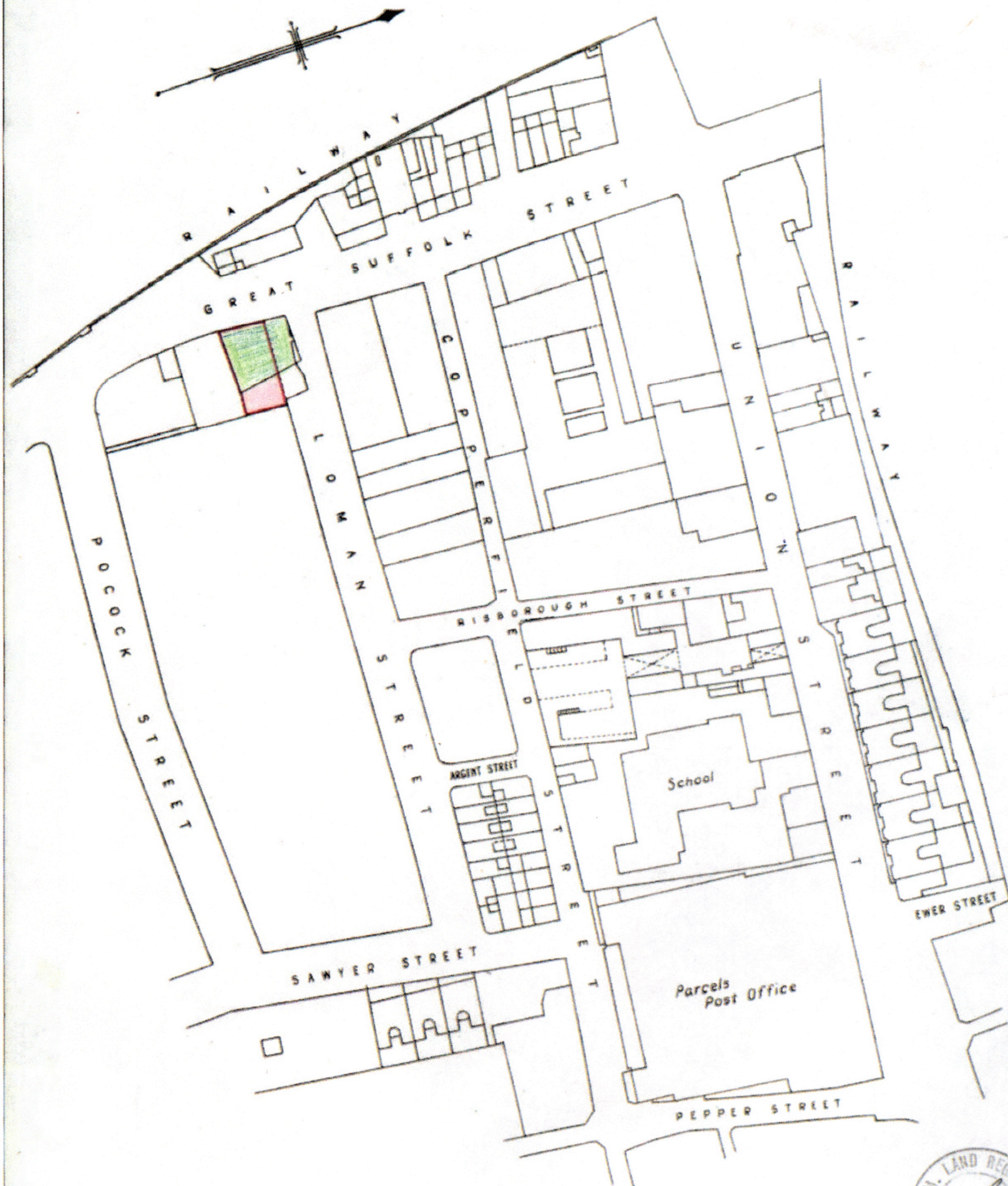
H. M. LAND REGISTRY GENERAL MAP

LONDON SHEET

VII. 85

SECTION C (EXTRACT FROM)

Scale $\frac{1}{1056}$



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Filed Plan of Title No.

LN 245445



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