

IN THE HIGH COURT OF JUSTICE

Claim No. **PT-2024-000893**

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N:-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

AMENDED PARTICULARS OF CLAIM

The Claimant and the Land

1. The Claimant is a provider of higher education. The Claimant was incorporated by Royal Charter in 1836 and gained its degree awarding powers in its fourth charter of 1863.
2. The Claimant is the registered freehold proprietor of the following parcels of land registered at HM Land Registry, being:

- a. Title Number 325806, which comprises the land known as and situate at The Warburg Institute, Woburn Square, the Courtauld Institute of Art, Woburn Square, 24 to 28 Woburn Square Part of the School of Oriental and African Studies, 10 Thornhaugh Street, 25 to 29 Russell Square, Stewart House, 32 Russell Square, Senate House, Malet Street, Institute of Education, Malet Street, Birkbeck College, Malet Street, University of London Union, Malet Street, 27 to 32 Torrington Square, land forming part of the roadway at Montague Place, Thornhaugh Street, Byng Place and Woburn Square, and land forming the roadway at Torrington Square and Thornhaugh Square,
- b. Title Number NGL376460, which comprises the land known as and situate at 55 to 59 Gordon Square, 10 to 18 Woburn Square and Woburn Square Gardens, 35 to 42 Thornhaugh Mews, 9 Thornhaugh Street, 21 to 24 Russell Square and parts of the School of Oriental Studies, Thornhaugh Street, and the Institutes of Education and Law (University of London), 20 Bedford Way, London,
- c. Title Number LN91321, which comprises the land known as and situate at part of 29 to 35 (all) Gordon Square, 14 Taviton Street, and the garden of Gordon Square,
- d. Title Number LN94166, which comprises the land known as and situate at 11 Bedford Square, London, WC1B 3RF, 2, 4, 8, 10, 12, 14, 16, 18 and 20 Gower Street, London, WC1E 6DP, 82 Gower Street, London, WC1E 7JD and 42, 44, 46, 48, 50, 52, 64, 56 Torrington Place, London WC1E 7JD,
- e. Title Number LN179751, which comprises the land known as and situate at Warwickshire House, being 52 to 60 (even numbers) Gower Street, Royal Academy of Dramatic Art being 62 and 64 Gower Street, College Hall being 66 to 72 (even numbers) Gower Street and College Hall, Theatre and Dilke House, Malet Street,

collectively, “**the Site**”.

3. True copies of each of the respective Registers of Title and Title Plans are annexed to this statement of case at enclosure C1.
4. Annexed to this statement of case at enclosure C2 is a true copy of a plan of the Site, showing parts of the Site shaded, hatched and crosshatched in yellow and cross hatched orange, aqua, blue, green, purple and red and which are referred to herein as “**the Yellow Land**”, “**the Orange Land**”, “**the Aqua Land**”, “**the Blue Land**”, “**the Green Land**”, “**the Purple Land**”, and “**the Red Land**” respectively. Collectively, these parcels of land are referred to as “**the Land**”.
5. The Land does not consist of residential premises, albeit that the Red Land consists of decommissioned student halls of residence which are currently vacant and unoccupied.
6. The Claimant has an immediate right to possession of the Land.
7. The Land is not subject to any leases or occupational licences; nor is it subject to any public rights of way.
8. The Claimant has promulgated Ordinance 24, titled ‘Code of Practice on Meetings or Other Activities on University Premises’ and dated 15 February 2019, and the annexes thereto (together, “**the Code**”) in compliance with its duties under s.43 of the Education (No.2) Act 1986 as regards the taking of steps which are reasonably practicable to ensure that freedom of speech is secured for meetings and other activities on the Site. A true copy of the Code is annexed to this statement of case at enclosure C3.
9. The Code applies to meetings and other activities in respect of which there is a real risk of the Claimant being unable to carry out its legal obligations, including its obligations to secure participants’ safety and to avoid public disorder and other breaches of the peace. The Code sets out, at Annex 1, the procedure to be followed in respect of such meetings and activities. The procedure involves **the** proposed meeting or activity being notified to the Claimant’s appointed officer (“**the Appointed Officer**”) in advance, which permits the Claimant the opportunity to carry out a specific risk assessment and, having done so, either grant or refuse permission (or grant permission subject to conditions).

9A. On 1 August 2025, the Claimant is due to promulgate a code titled '*Freedom of Speech & Academic Freedom Code of Practice*' (together with the appendix thereto, "**the FOS Code**") to replace the Code. The Claimant is doing so in order to ensure compliance with its duties under s.43 of the Education (No.2) Act 1986 and with the new duties under Part A1 of the Higher Education and Research Act 2017 ("**HERA 2017**") to which it will be subject with effect from 1 August 2025. Part A1 is due to be inserted into HERA 2017 by s.1 of the Higher Education (Freedom of Speech) Act 2023 ("**HEFSA 2023**"). S.1 of HEFSA 2023 comes into force on 1 August 2025. A true copy of the FOS Code is annexed to this statement of case at annex C3X.

9B. The FOS Code applies to any event which is due to take place on the Claimant's premises. The procedure to be followed by the Claimant's students and staff, as well as members and visiting speakers (as defined therein), in respect of such events is summarised at paragraph 7.8 of the FOS Code and set out at Appendix A thereto. The FOS Code, and Appendix A thereto, makes special provision for protests and demonstrations. For protests and demonstrations, the procedure requires the organiser to obtain, complete, and submit (to uolevents@london.ac.uk) a request to protest and/or demonstrate in the prescribed form at least 72 hours in advance, unless this is not reasonably practicable (in which case, the organiser should give as much notice as possible, explaining in the request form any circumstances which have made it not reasonably practicable to give 72 hours' notice). The request will then be reviewed by the Claimant's Executive Director: Estates & Property Services (or equivalent), with advice from the Director of Governance, Policy and Compliance (or equivalent). Thereafter, a decision about whether to grant or refuse permission (or grant permission subject to conditions) will be made or, if issues have been identified, then the request will be referred to the Vice-Chancellor. In the latter situation, further information may be requested and/or negotiations may ensue, following which a final decision will be made. For protests and demonstrations, the Claimant aims to make a final decision as soon as practical. Appendix A also enumerates the criteria that will be considered by the Claimant in making decisions about whether to allow the use of its premises for events (including protests and demonstrations).

10. Further, and consistently with this, visitors to the Land (including members of the public) are required to comply with regulations promulgated by the Claimant ("**the**

Visitor Regulations”). The Visitor Regulations were updated on 29 July 2025. A true copy of the Visitor Regulations which were in force at the date of issue is annexed to this statement of case at enclosure C4, and a true copy of the updated Visitor Regulations (as at 29 July 2025) is annexed to this statement of case at enclosure C4X.

11. Regulation 15.2 of the Visitor Regulations (as amended) stipulates that anyone proposing to demonstrate on any part of the Land should notify the Head of Hospitality and Conferencing Services (formerly the Head of Hospitality and Conferencing Services) at least 72 hours in advance of the planned demonstration. Further, Regulation ~~15.3~~ 15.2 provides that the Claimant may impose conditions on such demonstrations in the interests of safety, security, and other visitors’ enjoyment of their visits. Regulation ~~15.3~~ 15.2 also makes specific reference to Regulation 5.1 which, in turn, provides that, if a visitor is behaving antisocially or that their conduct causes or is likely to cause risk or disturbance to other visitors, the Claimant’s staff or to property, then the Claimant’s security staff may refuse admission to the Land, ask a visitor to leave, and/or escort a visitor from the Land.
12. The Claimant is entitled, as registered freehold proprietor, to take steps to prevent trespass to the Land.

The protest activity

13. Since 6 May 2024, the Defendants have, under the banner of “SOAS Liberated Zone for Gaza” (“**SLZG**”), organised and/or taken part in a series of pro-Palestinian protests on the Land, as well as on other parts of the Site and on adjacent land in separate ownership (“**the SLZG Protests**”). The SLZG Protests are, wholly or principally, directed at the School of Oriental and African Studies (“**SOAS**”), rather than the Claimant.
14. Further, since in or around early October 2024, the Defendants have begun protesting, under the banner of “Democratise Education” but in conjunction with the SLZG, against SOAS’ disciplinary policy and its response to students involved in the SLZG Protests (“**the Democratise Education Protests**”).

15. To the best of the Claimant's knowledge, the Land has been chosen by the Defendants because of its proximity to buildings occupied by SOAS.

16. This is the second claim the Claimant has brought against the Defendants in respect of their trespassory protest action on the Claimant's land (the first being Claim No. PT-2024-000646, "**the Earlier Proceedings**"). By the Earlier Proceedings, the Claimant sought possession of the four parcels of land which together comprise the Yellow Land and the Orange Land.

17. The background to the Earlier Proceedings is summarised below:

- a. On or around 6 May 2024, without taking any steps in accordance with the Code to seek the consent of the Claimant, and in breach of Regulation 15.2 of the Visitor Regulations, the Defendants (or some of them) entered the Land without prior notification or consent, erected a number of tents on part of the Yellow Land, and established an encampment ("**the Original Encampment**").
- b. Thereafter, the Defendants (or some of them) erected a number of structures on other parts of the Yellow Land, and numerous SLZG Protests took place on the Yellow Land, none of which were notified to the Appointed Officer or the Claimant's Head of Hospitality and Conferencing Services in accordance with the Code and Regulation 15.2 of the Visitor Regulations respectively.
- c. The number of members of the Original Encampment fluctuated from time-to-time, with as many as 200 persons in attendance during the aforementioned demonstrations. When the Earlier Proceedings were issued, the Original Encampment comprised one large tent, 40 smaller tents, and five gazebos of varying sizes (one small, two medium, two large).
- d. The Defendants did not have any express or, alternatively, implied licence or consent to enter upon and/or remain on the Yellow Land, nor did they have any express or, alternatively, implied licence or consent to erect ramps, tents, gazebos, or any other structure on the Yellow Land. Accordingly, at all material

times the occupation of the Defendants, and the presence of the aforementioned structures, represented a continuing act of trespass.

- e. Without prejudice to that position, insofar as the Defendants ever had any licence or consent (which was and is denied), on 23 July 2024, the Claimant served the Defendants with notice to terminate any such licence (“**the Notice**”). The Notice was served by hand by the Claimant’s process servers, Tremark.
- f. The presence of the Original Encampment was highly disruptive to the Claimant, its students and employees, and other lawful visitors. While the Original Encampment was in situ, various instances of criminal damage and other anti-social behaviour occurred on the Site, including vandalism and/or attempts to forcibly enter the buildings on the Site.

18. The Earlier Proceedings were issued on 25 July 2024. As set out above, the Claimant sought possession of the Yellow Land, this being the part of the Site on which the Original Encampment was situated, as well as the Orange Land, on the basis of the Claimant’s reasonable belief that, if the Defendants were ordered to vacate the Yellow Land, there was a real risk that they would seek to relocate the Original Encampment to the Orange Land.

19. The hearing of the Earlier Proceedings took place before Deputy Master Rhys on 31 July 2024. At that hearing, Deputy Master Rhys ordered the Defendants to give possession forthwith of the Yellow Land and the Orange Land (“**the Possession Orders**”). True copies of the Possession Orders are appended hereto marked enclosure C5.

20. Following the obtention of the Possession Orders, the Original Encampment dispersed on or around 4 August 2024.

21. However, immediately thereafter, some or all of the Defendants relocated to, and encamped at, a proximate area of land known as Christchurch (“**the Second Encampment**”), which is registered under Title Number NGL376460 and forms part of the Purple Land.

22. On or around 7 August 2024, the Claimant instructed enforcement agents to attend the Second Encampment, following which this too dispersed.
23. Thereafter, the Defendants (or some of them) relocated to, and encamped at, land known as and situate at Byng Place, WC1E 7LE (“**the Third Encampment**”). The approximate location of the Third Encampment is shown marked in red with the number “3.0” on the satellite image taken from Google Earth annexed hereto at enclosure C6. Although the Third Encampment is adjacent to the northern-most point of the Site, the land on which the Third Encampment is situated is not owned by, nor otherwise in the possession of, the Claimant. The Claimant believes that the land upon which the Third Encampment has been established belongs to the local authority, the London Borough of Camden (“**Camden**”). As at the date hereof, the Claimant does not know what Camden’s planned response to the Third Encampment is.
24. Since then, the SLZG Protests have continued, and the Democratised Education Protests have also begun. Although the Third Encampment is not situated on the Land, these protests have involved trespass on the Land. For example:
- a. Between 3 and 5 September 2024, some or all of the Defendants congregated on part of Torrington Square, and carried out a protest with megaphones during SOAS graduation ceremonies. Although this protest was directed at SOAS, the demonstration itself took place on land belonging to the Claimant, being part of the Orange Land.
 - b. On 24 September 2024, some or all of the Defendants returned to Torrington Square again, and erected a gazebo. The Defendants also placed a table on the land, together with a banner (reading “Educide in Gaza”) and a whiteboard (bearing their demands). The Claimant has applied for a writ of possession.
 - c. On 27 September 2024, some or all of the Defendants organised a mass protest on the Orange Land.

- d. On 3 October 2024, some or all of the Defendants staged, participated in, and/or attended a Democratised Education Protest on the Orange Land.
 - e. On 5 October 2024, some or all of the Defendants participated in a protest march which involved an unlawful trespass upon the Orange Land.
25. None of the Defendants have taken any steps in accordance with the Code to seek the consent of the Claimant to any of the SLZG Protests or the Democratised Education Protests, nor have any of the aforementioned protests been notified to the Claimant's Head of Hospitality and Conferencing Services in accordance with the Visitor Regulations.
26. In the premises, the Defendants did not have any express or, alternatively, implied licence or consent to enter upon and/or remain on the Land, nor did they have any express or, alternatively, implied licence or consent to erect a gazebo or any other structure on the Land. Accordingly, the presence of the Defendants, and the presence of the gazebo, has amounted to a trespass.
27. The SLZG Protests have continued, and the Democratised Education Protests have begun, notwithstanding the Possession Orders and the dispersal of the Original and Second Encampments.
28. Further, some or all of the Defendants have openly stated an intention to continue to carry out further protest activities on land, including the Land or on other land situated nearby, similar to those described above, including the relocation of the Third Encampment or any future encampment, unless restrained by the Court. By way of non-exhaustive example:
- a. On 1 August 2024, the day after the making of the Possession Orders, the Instagram account @soasliberatedzone published a video in which the Second Defendant can be seen saying that *'they'll never be able to take that away from us...whether we're on this land or whether we're on different land'*.

- b. On 6 August 2024, the day before the dispersal of the Second Encampment, the Instagram account @soasliberatedzone co-authored a collaborative post which consisted of a video with the caption *'SOAS uni encampment resistance by relocation'*.
- c. On 9 August 2024, two days after the dispersal of the Second Encampment, the Instagram account @soasliberatedzone published a video featuring the Third Defendant, in which she says that *'they have been seeing these encampments as mere trends...but this is why SOAS students are here to say we have relocated...this is phase three of the SOAS Liberated Zone for Gaza'*. The Third Defendant goes on to say that *'we cannot back down'* and *'we cannot rest'*.
- d. On 11 August 2024, the account published a video, featuring the First and Third Defendants, in which an unknown speaker can be heard saying *'we will not stop until they divest, and we will not stop until Palestine is liberated'* and *'disclose, divest, we will not stop we will not rest'*. The caption to this post includes the following statement: *'this is why we fight. This is why we relocate and we continue with the SOAS liberated zone for Gaza [...] We will continue to hold them accountable and escalate'*.
- e. Likewise, on 18 August 2024, the Instagram account @soasliberatedzone published a video, featuring the First, Second, and Third Defendants, of a protest outside the London offices of The Guardian. The Third Defendant can be seen saying that *'they thought that these encampments were just a small point in student history...but we are here to say that we will stay...we will stay until our demands are met...we will continue to organise and mobilise, specifically we are ready for the new academic year'*.
- f. On 27 September 2024, the same account published to Instagram a video of the protest which took place that day, accompanied by a caption which stated that *'we will not stop until SOAS STOPS THE COMPLICITY. Come and join us'*.
- g. On 2 October 2024, the same account co-authored a collaborative post with, amongst others, another Instagram account @democratise.education. This

consisted of a video of various individuals, including the First, Second, and Third Defendants, using megaphones to address a crowd. The First Defendant can be seen saying *'our movement is only getting stronger'* and *'it is our responsibility to keep up the fight'*. The Third Defendant can be seen saying *'this is the beginning of the academic year; which means we need to be louder than ever; we need to be stronger than ever'*. The caption to the post states that *'ITS [sic] TIME TO TAKE OUR STRUGGLE FURTHER AND FIGHT FOR WHAT WE DESERVE [...] We call on all students, staff and communities to join us to DEMOCRATISE EDUCATION'*. The caption concludes by setting out details of the aforementioned rally on 3 October 2024.

29. By reason of the matters set out above, including the proximity of the buildings occupied by SOAS to the Land and the location of the Original and Second Encampments, the Claimant reasonably believes that any future encampment is very likely to be established on the Land.
30. In the premises, there is a real and imminent risk of the tort of trespass being committed, or continuing to be committed, on the Land. If this tort were to be committed, then an award of damages would not be an adequate remedy for the Claimant, as the harm would be, whether wholly or in part, irreparable and/or unquantifiable:
 - a. To date, the SLZG Protests have had a significant adverse impact on the student experience for the Claimants' students and/or students at other institutions, including those which are the Claimants' tenants. As set out above, the SLZG Protests disrupted SOAS graduation ceremonies which were held in early September 2024. Likewise, the mass protest on 27 September 2024 forced SOAS to cancel its scheduled Freshers' Fayre.
 - b. Likewise, in view of the instances of anti-social and other intimidating behaviour in connection with the SLZG Protests, the Claimant's staff have suffered, and are at risk of suffering on an ongoing basis, harassment and/or aggression from some or all of the Defendants; this is a non-pecuniary harm for which the Claimant cannot be compensated in money.

- c. The Claimant has demised a number of buildings on the Site to other providers of higher education, including SOAS. The SLZG Protests and Democratised Education Protests risk adversely affecting the Claimant's tenants' use and enjoyment of their premises; this is a non-pecuniary harm for which the Claimant cannot be compensated in money.
- d. If a further encampment were to be established on the Land, then this could pose a number of health and safety risks for the occupiers, as well as others in the vicinity. The Original Encampment and/or the Second Encampment posed a number of such risks, arising from – for example – the lack of any sanitation facilities and the use of open flames on cooking appliances in the vicinity of the tents and other flammable materials.
- e. The Claimant is also at risk of reputational harm. The Site is used by both the Claimant and third parties for hosting various events, such as conferences and summer schools. The Claimant reasonably believes that, if the SLZG Protests and/or the Democratised Education Protests continue and/or a further encampment is established on the Land, then there is a real risk that those who have placed bookings with the Claimant may be persuaded to cancel them or, alternatively, delegates or invitees may choose not to attend any events which do take place.
- f. Since 6 May 2024, the Claimant has incurred significant additional costs associated with security and cleaning as a result of the SLZG Protests and, in particular, the instances of, say, anti-social behaviour and graffiti. The Claimant, being a provider of higher education, necessarily operates within stretched budgetary constraints. Despite this, the Claimant has been forced to divert its finite resources to responding to the SLZG Protests, which will inevitably, if it continues, impact its available budget for other student and/or staff services.

31. In the premises, the Claimant claims, and is entitled to, precautionary injunctive relief restraining the commission of the tort of trespass.

The Defendants

32. To the extent that it has been possible to identify individuals by name who are participating in the SLZG Protests and Democratised Education Protests and/or in respect of whom there is a real and imminent risk of them so doing, they have been named in these proceedings (“**the Named Defendants**”). Specifically, the Named Defendants (to date) were or are students enrolled at SOAS. Prior to the Earlier Proceedings, SOAS identified and provided to the Claimant details for the Named Defendants. The Named Defendants attended the hearing before Deputy Master Rhys on 31 July 2024. Since then, the Named Defendants have also appeared in numerous social media posts, including posts on Instagram which have been published by the accounts @soasliberatedzone and @democratised.education.
33. The Claimant also claims against persons unknown by reference to conduct that is unlawful. That conduct has been defined using non-technical language and is clear in its scope and application. In respect of those Defendants who have not yet been identified, the Claimant will continue, during these proceedings, to seek to identify and name them as soon as reasonably practicable.
34. The Claimant does not believe that any of the Defendants are students of the Claimant. As set out above, the Named Defendants **were or** are enrolled at SOAS, the SLZG Protests and Democratised Education Protests are directed at SOAS, rather than the Claimant, and, in any event, the vast majority of the Claimant’s students are online distance learners, being students who are enrolled in courses which are delivered remotely.

AND THE CLAIMANT CLAIMS:

- (1) A precautionary injunction restraining the Defendants, and each of them, from undertaking or engaging in any or all of the following activities:
- a. Entering onto any part of the Land for the purpose of protesting without first complying with the terms of the Code and the Visitor Regulations, specifically:
 - i. ~~by notifying one of the Appointed Officers immediately if they consider that the Code applies to the planned protest and, thereafter, complying with the procedure laid down therein~~ **submitting a completed request**

form (in the form appended to the FOS Code at Appendix A and titled 'Request to Protest/Demonstrate on University of London Property') via email to uolevents@london.ac.uk and, thereafter, complying with the procedure laid down in Appendix A to the FOS Code,

- ii. by notifying the Claimant's ~~Head~~ of Hospitality and Conferencing Services at least 72 hours in advance of the planned demonstration in accordance with Regulation 15.2,
 - iii. by complying with any conditions imposed on any such demonstration by the Claimant pursuant to Regulation ~~15.3~~ 15.2, and
 - iv. only upon receipt of written confirmation from ~~any of the Appointed Officers~~ the Claimant's Executive Director: Estates & Property Services (or equivalent) that permission for the protest is granted,
 - v. or on such terms as the Court shall think fit.
- b. Obstructing or otherwise interfering with access to or from the Land,
 - c. Erecting any tent or other structure, whether permanent or temporary, on any part of the Land,
 - d. Causing, assisting or encouraging any other person to do any act prohibited by sub-paragraphs (a) to (c) above, and
 - e. Continuing any act prohibited by sub-paragraphs (a) to (c) above.

(2) Further or other relief, and

(3) Costs.

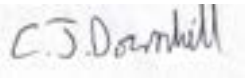
KESTER LEES KC
TAYLOR BRIGGS

KESTER LEES KC
TAYLOR BRIGGS

STATEMENT OF TRUTH:

The Claimant believes that the facts stated in these Amended Particulars of Claim are true. The Claimant understands that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I am authorised by the Claimant to sign this statement.

Signed: 

Re-Dated: 4 August 2025

Full name: Craig Jonathan Downhill

Office held: Senior Associate

Name of Claimant's solicitors: Pinsent Masons LLP

SCHEDULE 1 – THE LAND

The land shown on the plan at enclosure C2 (the “**Plan**”), which comprises the following parcels of land:

1. Those parts of title number 325806 which are shown shaded yellow, cross hatched yellow and hatched yellow on the Plan;
2. Those other parts of title number 325806 and which are shown cross hatched orange on the Plan;
3. The other parts of title number 325806 and which are shown cross hatched aqua on the Plan;
4. The garden of Gordon Square, London, which forms part of title number LN91321 and is shown cross hatched blue on the Plan;
5. The gardens known as Malet Street Gardens, London, which form part of title number LN94166 and are shown cross hatched green on the Plan;
6. The land at Woburn Square, London, which forms part of title number NGL376460 and is shown cross hatched purple on the Plan; and
7. Part of the land known as and situated at 52 to 60 Gower Street, London, being Bonham Carter and Warwickshire House, which is registered under title number LN179751 and shown cross hatched red on the Plan.

IN THE HIGH COURT OF JUSTICE

Claim No. **PT-2024-000893**

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

**(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND
SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR
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CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN
SCHEDULE 1)**

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STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND
(DEFINED IN SCHEDULE 1)**

Defendants

ENCLOSURE C1

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.

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



Official copy of register of title

Title number 325806

Edition date 23.03.2023

- This official copy shows the entries on the register of title on 17 AUG 2023 at 15:36:28.
- 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 04 Oct 2024.
- 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, Croydon Office.

A: Property Register

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

CAMDEN

- 1 (23.07.1926) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Being The Warburg Institute, Woburn Square, The Courtauld Institute of Art, Woburn Square, 24 to 28 Woburn Square Part of the School of Oriental and African Studies, 10 Thornhaugh Street, 25 to 29 Russell Square, Stewart House, 32 Russell Square, Senate House, Malet Street, Institute of Education, Malet Street, Birkbeck College, Malet Street, University of London Union, Malet Street, 27 to 32 Torrington Square, land forming part of the roadway at Montague Place, Thornhaugh Street, Byng Place and Woburn Square, and land forming the roadway at Torrington Square and Thornhaugh Square.
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.
- 3 The land lettered B on the title plan has been added to the title.
- 4 The land edged and lettered C in red on the title plan added to the title on 26 January 1981.
- 5 The title plan has been amended to show by blue hatching the extent of the vaults and cellars included in the title.
- 6 In addition to the land edged and numbered NGL729598 in green on the title plan the basement vaults beneath the land edged and numbered 1 and 2 in yellow have been removed under title NGL729598.
- 7 The land remaining in the title has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NGL729598 in green on the title plan dated 16 June 1995 made between (1) University of London and (2) Law 646 Limited.
NOTE: Copy filed under NGL729598.
- 8 The land edged and lettered D and E in red on the title plan added to the title on 31 July 1995.
- 9 (17.12.2002) The land tinted pink on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

Title number 325806

A: Property Register continued

- 10 (26.10.2011) The land has the benefit of the rights reserved by a Lease of 26 Bedford Way dated 18 October 2011 made between (1) University of London and (2) University College London for a term of 99 years from 18 October 2011.

NOTE: Copy filed under NGL921797.

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 (27.07.1927) PROPRIETOR: THE UNIVERSITY OF LONDON of Senate House, Malet Street, London WC1E 7HU.

C: Charges Register

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

- 1 The land is subject to the provisions, reservations and Purchaser's covenants contained in an Instrument of Transfer dated 24 June 1927 of the land in this title made between (1) The Most Noble Herbrand 11th Duke of Bedford (Vendor) and (2) The University of London (Purchaser).

NOTE: Copy filed.

- 2 A Conveyance of the land in this title and of the land lettered B on the title plan dated 24 June 1927 and made between (1) The Most Noble Herbrand Eleventh Duke of Bedford (Vendor) and (2) The Honourable Victor Alexander Villiers Russell and Frederick William Fane and (3) The University of London (Purchasers) contains covenants.

NOTE: Copy filed.

- 3 A Licence dated 5 June 1939 and made between (1) The University of London and (2) The School of Oriental and African Studies and (3) Birkbeck College for the construction and use of a heating and power chamber on the land coloured blue on the title plan as therein appears.

NOTE: Copy filed.

- 4 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.

- 5 The Conveyance dated 24 June 1927 referred to above contains covenants affecting the land edged and lettered D and E on the title plan.

- 6 (25.01.2000) A Deed dated 12 January 2000 made between (1) University of London and (2) Bloomsbury Heat & Power Limited relates to rights of access and egress, user of plant, parking space and other rights as therein mentioned.

NOTE: No copy of the Deed referred to is held by Land Registry.

- 7 (24.05.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of a Transformer Chamber dated 2 July 1958 referred to in the schedule of leases hereto.

- 8 (11.01.2007) UNILATERAL NOTICE affecting University of London Union, Malet Street, London in respect of Lease dated 21 December 2006 made between (1) University of London and (2) Cardpoint Remote Limited for a term of 7 Years from 21 December 2006.

- 9 (11.01.2007) BENEFICIARY: Cardpoint Remote Limited (Co. Regn. No. 05101148) of Transaction House, Skyways Commercial Campus, Amy Johnson Way, Blackpool, Lancs FY4 3RS.

- 10 (09.02.2011) UNILATERAL NOTICE affecting Room 355, Senate House, Malet

C: Charges Register continued

Street, London in respect of a lease dated 31 January 2011 made between (1) University of London and (2) Emma Stafford and Philip Hooker as trustees of The Classical Association for a term commencing on and including 1 August 2010 to 31 July 2015.

NOTE: Copy filed.

- 11 (09.02.2011) BENEFICIARY: Emma Stafford and Philip Hooker as trustees of The Classical Association of Room 355, Senate House, Malet Street, London WC1E 7HU.

- 12 (03.06.2011) UNILATERAL NOTICE affecting Room 244, Senate House in respect of a Lease dated 26 May 2011 made between (1) University of London and (2) The Society for the Promotions of Roman Studies.

NOTE: Copy filed.

- 13 (03.06.2011) BENEFICIARY: The Society for the Promotion of Roman Studies of Room 244, Senate House, Malet Street, London WC1E 7HU.

- 14 (10.10.2014) The land is subject to the easements granted by a lease dated 17 September 2014 of Rooms 261, 263 and 264 Senate House Malet Street London for a term commencing on 1 August 2014 and expiring on 31 July 2018.

NOTE: Copy filed.

- 15 (08.02.2018) The land is subject to the easements granted by a lease dated 15 January 2018 of Part of fourth floor, Senate House for a term commencing on 15 January 2018 and expiring on 31 July 2022.

NOTE: Copy filed.

- 16 (04.04.2018) An Agreement dated 20 March 2018 affecting 32 Torrington Square made between (1) The University Of London (2) Birkbeck College and (3) The Mayor and Burgesses of The London Borough of Camden pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions and covenants relating to the development of the land in this title.

NOTE:-Copy filed.

- 17 (07.11.2018) The land is subject to the easements granted by a lease dated 8 October 2018 of Rooms 102, 103, 104, 105 and 106/7 first floor, Senate House for a term commencing on 6 September 2017 and expiring on 31 July 2022.

NOTE: Copy filed.

- 18 (10.01.2019) The land is subject to the easements granted by a lease of Level 2, Level 2 Mezzanine and Level 3, Student Central dated 28 November 2018 made between (1) University of London and (2) University College London for a term commencing on and including 13 November 2018 and expiring on 31 July 2019.

NOTE:-Copy filed.

- 19 (10.01.2019) Option to renew contained in the lease dated 28 November 2018 referred to above.

- 20 (16.09.2019) The land is subject to the easements granted by a Lease dated 10 September 2019 of part of Student Central being Rooms 211, 211D, 212, 213, 214, 215, 215a and 216 and corridors in between on the second floor, Rooms M202, M203, M204 and MC04A on the second floor mezzanine, Rooms 313, 314, 314A, 315, 316 and 317 and the corridors in between on the third floor and Rooms 301, 302, 303 and 304 on the third floor for a term commencing on and including 1 August 2019 and expiring on 31 July 2023.

NOTE: Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	03.12.1952 45	Transformer Sub-Station being part of the basement of The University of London Union, Malet Street.	11.09.1952 60 years from 1.4.1953	LN101913
	NOTE: The lease grants rights of way and rights to lay and maintain electric lines as therein mentioned			
2	05.12.1952 46	Switchgear chamber being part of the basement of The North Heating Chamber Torrington Square	11.09.1952 60 years from 1.6.1952	LN101965
	NOTE 1: The lease grants rights as therein mentioned.			
	NOTE 2: The land edged and lettered D in red on the filed plan is affected by this lease			
3	19.03.1991	The Courtauld Institute Galleries, Woburn Square	15.02.1991 21 years (less 3 days) from 15.2.1991	NGL679883
4	19.03.1991	The Courtauld Institute Galleries, Woburn Square (Basement, Ground, First, Second, Third, Fourth and Fifth Floors)	15.02.1991 39 years from 14.2.2012	NGL679883
5	01.06.1993 edged and no'd in blue 1 (part of)	Premises adjoining 25 Thornhaugh Street	12.05.1993 98 years from 12.5.1993	NGL707277
	NOTE 1: The Lease contains an option to renew upon the terms therein mentioned.			
	NOTE 2: by a Deed dated 14 October 1993 made between (1) University of London and (2) the School of Oriental and African Studies, the terms of the Lease were varied.			
	NOTE 3: Original Deed filed NGL707277			
6	31.07.1995 edged and numbered 2 in blue.	The School of Oriental and African Studies	26.10.1955 999 years from 25.3.1939	NGL730037
	NOTE 1: By a Deed dated 1 June 1967 made between (1) The University of London and (2) The School of Oriental and African Studies the terms of the Lease dated 26 October 1955 were varied.			
	NOTE 2: By a Deed dated 21 July 1995 made between (1) The University of London and (2) The School of Oriental and African Studies the terms of the above lease were varied. Original Deed filed under NGL730037			
7	31.07.1995 Edged and numbered 2	The School of Oriental and African Studies.	14.07.1977 999 years from 25.3.1939	NGL730037
	NOTE: The Lease comprises also other land			
8	21.02.1996 48	25-27 Torrington Square (Basement Vaults)	24.02.1996 98 years from 24.2.1996 (determinable as therein mentioned)	NGL735501
	NOTE 1: The lease contains an option to renew upon the terms therein mentioned.			
	NOTE 2: The lease is not a new tenancy for the purposes of Section 1 of the Landlord and Tenant (Covenants) Act 1995			

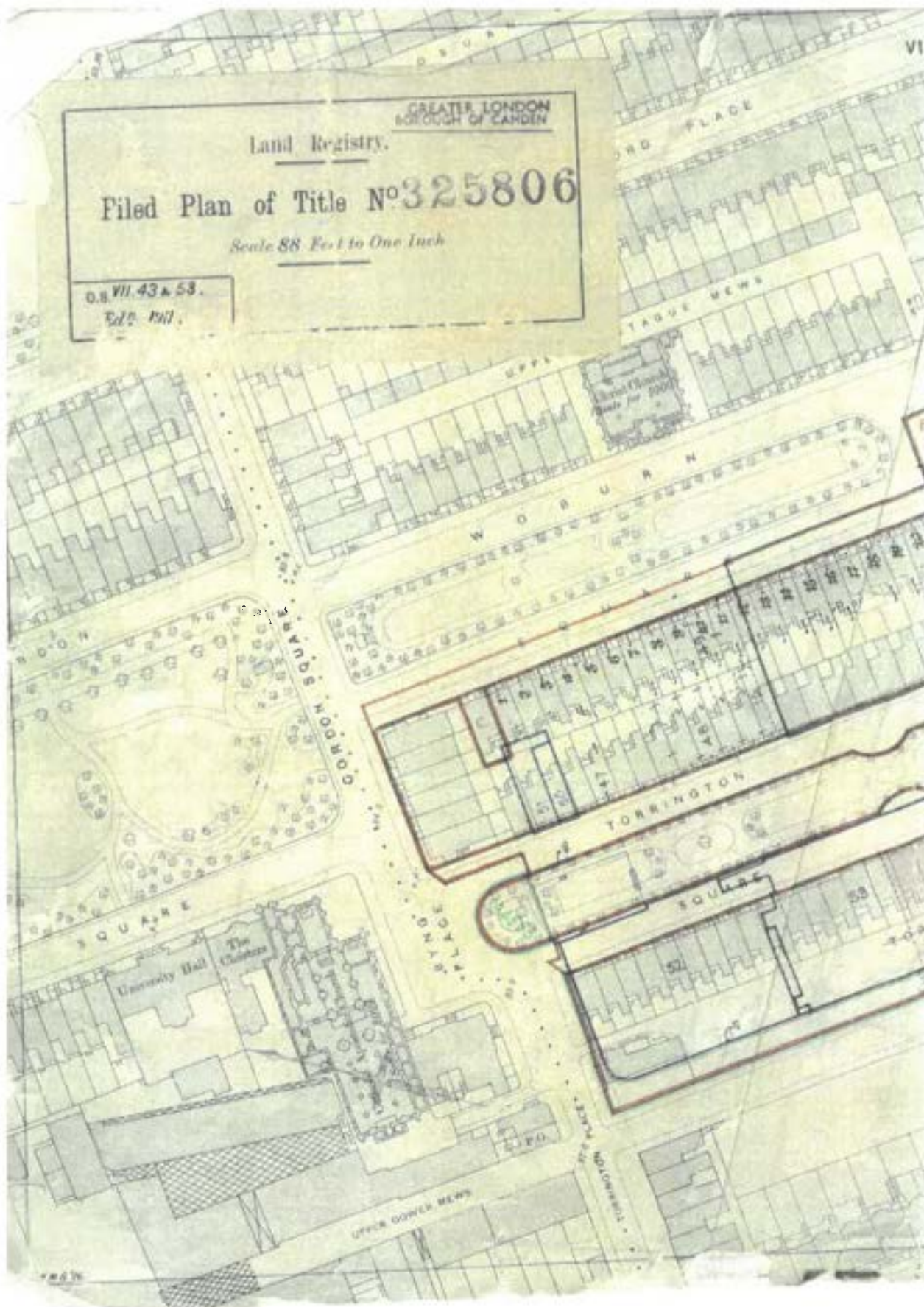
Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
9	18.07.1996 35	30 Russell Square	03.07.1996 1.9.1995	NGL739908
10	17.12.2002	Part of Birbeck College, Malet Street (Basement and Ground Floor)	05.08.1977 99 years from 25.3.1939	NGL816604
	NOTE: The lease dated 5 August 1977 referred to above has been determined except for part of the ground floor on the north-western side.			
11	04.02.2005 49 (part of)	Land adjoining Clore Management Centre	29.12.2004 98 years from 24.1.1996 (determinable as therein mentioned)	NGL844647
	NOTE: The lease contains an option to renew upon the terms therein mentioned			
12	24.05.2006	Transformer Chamber, Woburn Square (Basement level)	02.07.1958 60 years from 06.02.1948	NGL863670
	NOTE: See entry in the charges register relating to the rights granted by this lease			
13	25.08.2009	Part of Basement Floor, ULCC Computer Room, Stewart House	20.07.2009 10 years from 1.8.2008 to 31.7.2018	NGL905962
14	11.01.2010	27 Russell Square (Basement and Vaults)	07.10.2009 99 years from 7.10.2009	NGL908224
15	11.01.2010	28 Russell Square (Basement and Vaults)	07.10.2009 99 years from 7.10.2009	NGL908225
16	11.01.2010	29 Russell Square (Basement and Vaults)	07.10.2009 99 years from 7.10.2009	NGL908226
17	07.08.2012	Birkbeck College, 25-26 Russell Square (Basement and Vaults)	19.07.2012 99 years from 19.9.2012	NGL928033
18	07.12.2012	Rooms 259 and 260, Senate House South Block, Malet Street	29.11.2012 From and including 29.11.2012 expiring 31.7.2017	
19	19.04.2013	North Block, Senate House, Malet Street (Basement, Ground, First, Second and Third Floor)	21.03.2013 99 years from 21.3.2013	NGL933666
20	14.10.2013	Room 258a, Senate House South Block (Second Floor), Malet Street	27.09.2013 From and including 27.9.2013 to 31.7.2017	
21	09.10.2015	Student Central, Malet Street, London (Part of Fourth floor)	17.09.2015 From and including 1 August 2015 and expiring on 31 July 2025	NGL954617

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
22	16.02.2016 edged and numbered 3 in blue	Senate House (Third Floor)	19.12.2014 From 19.12.2014 to 31.07.2024	NGL957722
23	13.04.2018 Edged and numbered 50 in blue (part of)	32 Torrington Square (the airspace is excluded)	20.03.2018 99 years commencing on 20.3.2018	NGL978553
24	13.04.2018 Edged and numbered 51 in blue (part of)	33 Torrington Square (the airspace is excluded)	20.03.2018 99 years from 20.3.2018	NGL978555
25	07.10.2019 Edged and numbered 53 in blue	Birkbeck College, Main Building (Basement and Ground to Seventh Floors)	02.10.2019 999 years from 2 October 2019	BB1537
26	13.08.2021 Edged and numbered 52 in blue NOTE: This lease takes effect as a concurrent lease in relation to the lease identified above.	Student Central, Malet Street	23.07.2021 99 years from and including 23 July 2021	BB13733
27	03.11.2022	Senate House, Malet Street (part of fourth floor)	24.10.2022 From and including 1 August 2022 and expiring 31 July 2027	

End of register



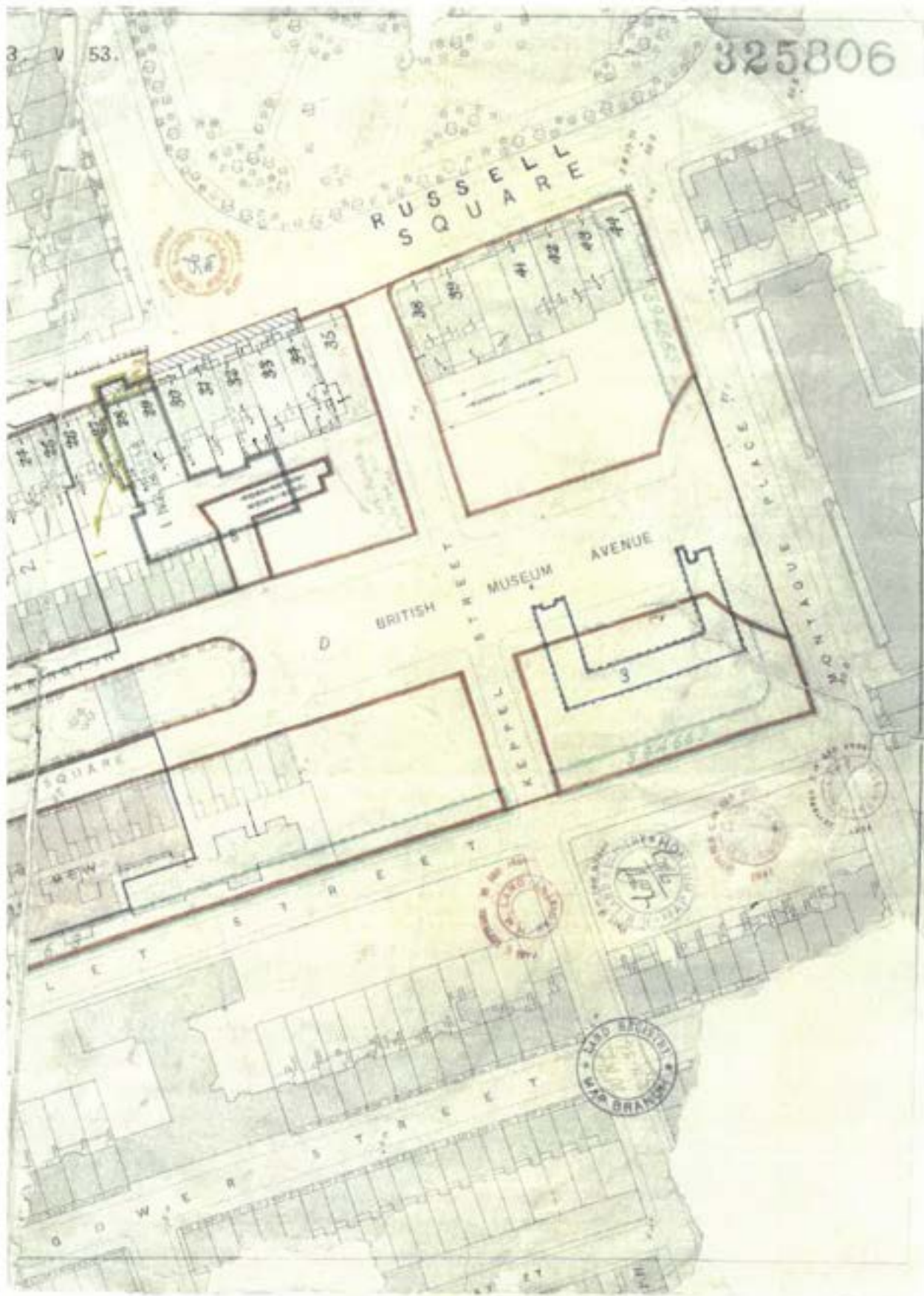
. official copy is issued, and shows the state of this title plan, on 17 August 2023 at 15:36:28.

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title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan not match measurements between the same points on the ground.

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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.

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



Official copy of register of title

Title number NGL376460 Edition date 23.03.2023

- This official copy shows the entries on the register of title on 31 JUL 2023 at 06:03:54.
- 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 04 Oct 2024.
- 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, Croydon Office.

A: Property Register

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

CAMDEN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 55 to 59 Gordon Square, 10 to 18 Woburn Square and Woburn Square Gardens, 35 to 42 Thornhaugh Mews, 9 Thornhaugh Street, 21 to 24 Russell Square and parts of the School of Oriental and African Studies, Thornhaugh Street, and the Institutes of Education and Law (University of London), 20 Bedford Way, London.
- 2 (22.01.1997) The land edged and lettered A in red on the title plan added to the title on 31 July 1995.
- 3 (25.03.2021) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (25.03.2021) The title plan has been amended to show by blue hatching the extent of the vaults and cellars included in the title.

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 PROPRIETOR: THE UNIVERSITY OF LONDON of Senate House, Malet Street, London WC1E 7HU.

C: Charges Register

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

- 1 A Conveyance of the land shown tinted pink and tinted blue on the title plan dated 8 February 1951 made between (1) The Most Noble Hastings William Sackville Twelfth Duke of Bedford (Vendor), (2) The Honourable Victor Alexander Frederick Villiers Russell, Angus Chambers Lyell and Owen Johnstone Humbert, (3) Messrs. Glyn Mills & Co and (4) The University of London (Purchaser) contains the following covenants:-

C: Charges Register continued

"The purchaser and its successors in title and assigns HEREBY COVENANTS with the vendor as follows:

(1) That the purchaser will submit to the vendor or his Steward at the Bedford Office at least six months before building operations are commenced detailed drawings showing the height and elevation of any proposed buildings fronting the south side of Gordon Square the west side of Bedford Way the north side of Russell Square and the east side of Woburn Square and further COVENANTS not to commenced such buildings until such height and elevation have been approved by the vendor

(2) If at any time hereafter the whole or any part of the Woburn Square Garden should be built upon then the purchaser shall provide an additional equivalent area of open space elsewhere within the property the purchaser has or at any time hereafter shall have acquired from the vendor in the Borough of Holborn or St Pancras and the purchaser will properly maintain the said garden in Woburn Square or such equivalent area as a garden suitable for a high-class residential area

(3) Will not during the period of twenty one years from the date hereof without the consent of the vendor or his successors in title to the Bedford Estate in the Parishes of Holborn or St Pancras take any steps directed towards the closing of the public roadways running east and west and situate along the south sides of Tavistock Square and Gordon Square."

- 2 A Conveyance of the land shown tinted brown on the title plan dated 18 March 1980 made between (1) The Right Reverend Father in God Gerald Alexander Lord Bishop of London (Vendor) and (2) The University of London (Purchaser) contains the following covenants:-

"The purchaser so as to bind as far as practicable itself and its successors in title hereby covenants with the vendor not to permit any building or buildings now or hereafter erected on the property hereby conveyed or any part thereof to be used other than for the purposes of the University of London or for residential occupation."

- 3 The land shown tinted blue on the title plan was on the 24 September 1970 dedicated to the public forever by the University of London to the intent that it should be added to and form part of the public highway.
- 4 (22.01.1997) The land shown edged and lettered A in red on the title plan is included in the Conveyances dated 8 February 1951 and 18 March 1980 referred to above.
- 5 (25.01.2000) A Deed dated 12 January 2000 made between (1) University of London and (2) Bloomsbury Heat & Power Limited relates to rights of access and egress, user of plant, parking space and other rights as therein mentioned.

NOTE: No copy of the Deed referred to is held by Land Registry.

- 6 (14.04.2005) UNILATERAL NOTICE affecting 15 Woburn Square in respect of an Agreement for lease dated 23 March 2005 made between (1) University of London and (2) Institute of Education University of London.
- 7 (14.04.2005) BENEFICIARY: Institute of Education University of London of 20 Bedford Way, London WC1H 0AL.
- 8 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.
- 9 (09.08.2010) By a Deed dated 30 July 2010 made between (1) University of London and (2) Institute of Education University of London the terms of the lease dated 6 March 2008 of 20 Bedford Way referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under NGL895600.

- 10 (30.10.2019) The parts of the land affected thereby are subject to the rights granted by a lease of Birkbeck College, Main Building (Ground to Seventh Floor) dated 2 October 2019 made between (1) University of London and (2) Birkbeck College, University of London for 999 years from 2 October 2019.

C: Charges Register continued

NOTE: Copy filed under BB1537.

- 11 (13.08.2021) The land in this title and other land is subject to any rights that are granted by a lease of Student Central, Malet Street dated 23 July 2021 made between (1) University Of London and (2) Birkbeck College, University Of London and affect the registered land.

NOTE: Copy filed under BB13733.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	31.07.1995	The School of Oriental and African Studies	14.07.1977 999 years from 25.3.1939	NGL730037
	NOTE: The lease comprises also other land.			
2	30.12.2005	15 Woburn Square	15.12.2005 99 years from 15.12.2005	NGL857025
3	31.03.2008	20 Bedford Way	06.03.2008 999 years from 6.3.2008	NGL895600
	NOTE: See entry in the Charges Register relating to a Deed of variation dated 30 July 2010.			
4	29.09.2010	land at Thornhaugh Mews	30.07.2010 from 30.7.2010 to 5.3.3007	NGL912319
5	13.04.2011	11 Woburn Square and the under pavement vault belonging thereto	22.03.2011 99 years commencing on 22 March 2011	NGL917746
	NOTE: The airspace above the building is excluded.			
6	05.10.2011	55-59 Gordon Square together with under pavement vaults	12.09.2011 99 years from 12.9.2011	NGL921378
7	26.10.2011	26 Bedford Way (levels 2 to 14 only)	18.10.2011 99 years from 18/10/2011	NGL921797
8	01.08.2017	Charles Clore House, 17 Russell Square (Part Basement 1, Ground and First Floors)	09.07.1997 99 years from 1.1.1976	NGL971712
9	15.11.2017	Charles Clore House, 17 Russell Square (Part Basement, Ground and First Floors)	26.08.1976 99 years from 01.01.1976	NGL974531
10	19.11.2020	10 Woburn Square and the under pavement vault belonging thereto	27.10.2020 99 years from 27 October 2020	BB8897

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

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.

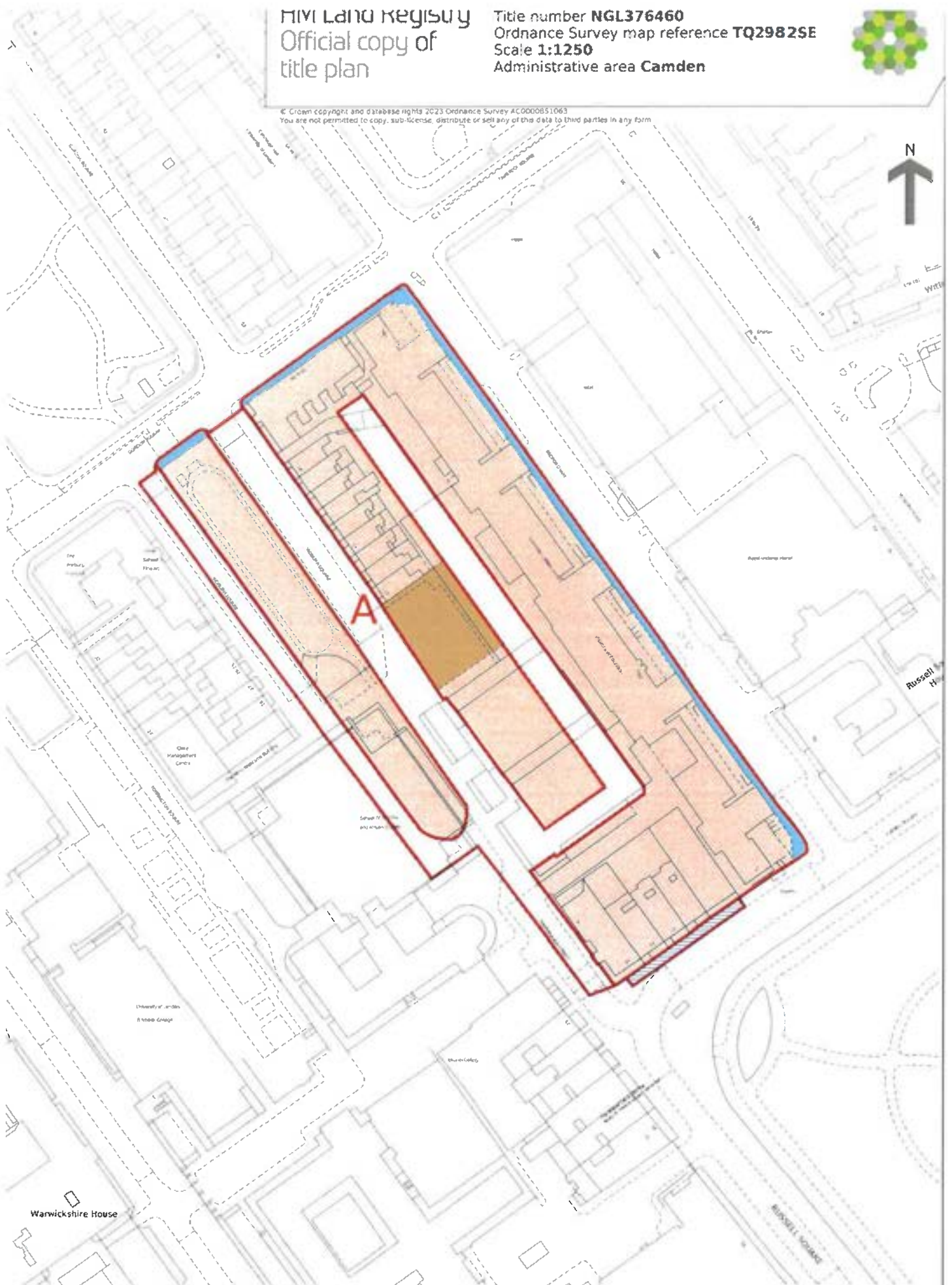
This official copy is issued on 04 October 2024 shows the state of this title plan on 31 July 2023 at 06:03:54. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Croydon Office .

NIM Land Registry
Official copy of
title plan

Title number **NGL376460**
Ordnance Survey map reference **TQ2982SE**
Scale **1:1250**
Administrative area **Camden**



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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 LN91321

Edition date 15.05.2013

- This official copy shows the entries on the register of title on 04 OCT 2024 at 10:14:05.
- 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 04 Oct 2024.
- 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, Croydon Office.

A: Property Register

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

CAMDEN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being part of 29 to 35 (all) Gordon Square, 14 Taviton Street, and the garden of Gordon Square

The title plan has been amended to show by blue tinting the cellars and vaults lying beneath the roadway.
- 2 The land has the benefit of the following rights excepted and reserved by the transfer of the land tinted yellow on the title plan referred to in the Charges Register.

"The following are excepted and reserved out of the property to the University in fee simple for the benefit of its said adjoining property:-

(a) the right to use in the event of fire or other emergency the external fire escape staircase existing on the property at the commencement of this Act and the then existing means of access to and from such fire escape staircase:-

Provided always that in the event of the College needing to demolish the said fire escape staircase the College may by not less than three months' previous notice in writing to the University determine the said right;

(b) the right to continue to discharge an extract fan as now existing on 29 Gordon Square over the said escape staircase referred to in sub-paragraph (a) above:-

Provided always that the College may by not less than three months' previous notice in writing to the University determine the said right;

(c) the right of support from the land comprised in the property to the said adjoining property of the University (including the buildings comprised therein):

(d) the right to use for all purposes connected with the said adjoining property of the University any sewers, drains, watercourses, pipes, cables, wires or other channels or conductors in, under or over the property, with power at any time or times to enter thereupon for the

A: Property Register continued

purpose of making connections with, repairing, renewing, maintaining, inspecting or cleansing the same;

(e) the right to light and air to the basement windows of the Institutes of Archaeology and Classical Studies;

(f) the right to enter upon the property for the purpose of carrying out maintenance and repairs or building works to the said adjoining property which cannot conveniently be carried out from such adjoining property the University making good all damage to the property thereby occasioned."

- 3 (15.05.2013) The land has the benefit of the rights granted by a Deed of Release dated 3 May 2013 made between (1) University College London (2) University Of London and (3) Bank Of Scotland Plc.

NOTE:-Copy filed .

By the Deed dated 3 May 2013 referred to above the rights contained in clauses "(a)" and "(b)" of the transfer of the land tinted yellow on the title plan under the University College London Act 1979 referred to above have been extinguished.

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 (13.09.1931) PROPRIETOR: THE UNIVERSITY OF LONDON of Senate House, London, Malet Street, London WC1E 7HU.

C: Charges Register

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

- 1 A Conveyance dated 8 May 1951 made between (1) The Most Noble Hastings Williams Sackville (Vendor) (2) The Honourable Victor Alexander Frederick Villiers Russell Angus Chambers Lyell and Owen Johnston Humbert (3) Glyn Mills & Co and (4) The University of London (Purchaser) contains the following covenants:-

"THE Purchaser and its successors in title and assigns hereby COVENANT with the Vendor as follows:-

(1) That the Purchaser will submit to the Vendor or his Steward at the Bedford Office at least six months before building operations are commenced detailed drawings showing the height and elevation of any proposed buildings fronting on Taviton Street Gordon Street or Gordon Square and further COVENANTS not to commence such buildings until such height and elevation have been approved by the Vendor."

- 2 The land is subject to the following rights included in a transfer of the land tinted yellow on the title plan under the University College London Act 1979.

"The following are included in the transfer of the property to the College effected by Section 3 (Transfer of property of College) of this Act:-

(a) the right of support from the adjoining property of the University known as 14 Taviton Street (formerly part of 34 and 35 Gordon Square), 29 Gordon Square and 30 and 34 inclusive Gordon Square (excluding the buildings comprised therein) for the land and buildings comprised in the property;

(b) the right to use for all proper purposes connected with the property any sewers, drains, watercourses, pipes, cables, wires or

C: Charges Register continued

other channels or conductors in, under or over the said adjoining property of the University with power at any time or times to enter thereupon for the purpose of making connections with repairing, renewing, maintaining, inspecting or cleansing the same."

- 3 (02.02.1998) 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.
- 4 (15.06.2006) The parts of the land affected thereby are subject to the rights granted by the Lease of the Transformer Chamber dated 3 September 1976 referred to in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.09.2003	32 to 34 Gordon Square and 14 Taviton Street.	05.08.2003 99 years from 5.8.2003	NGL825860
	NOTE: The lease comprises also other land			
2	15.06.2006	Transformer Chamber, Taviton Street	03.09.1976 60 years from 29.9.1968	NGL864682
	NOTE 1: During the subsistence of this lease, the Lease dated 5 August 2003 referred to above takes effect as an underlease.			
	NOTE 2: See the entry in the charges register relating to the rights granted by this Lease			
3	15.05.2013 edged and No 1 in blue	29 Gordon Square	03.05.2013 99 years from 24.11.1986	NGL934332

End of register

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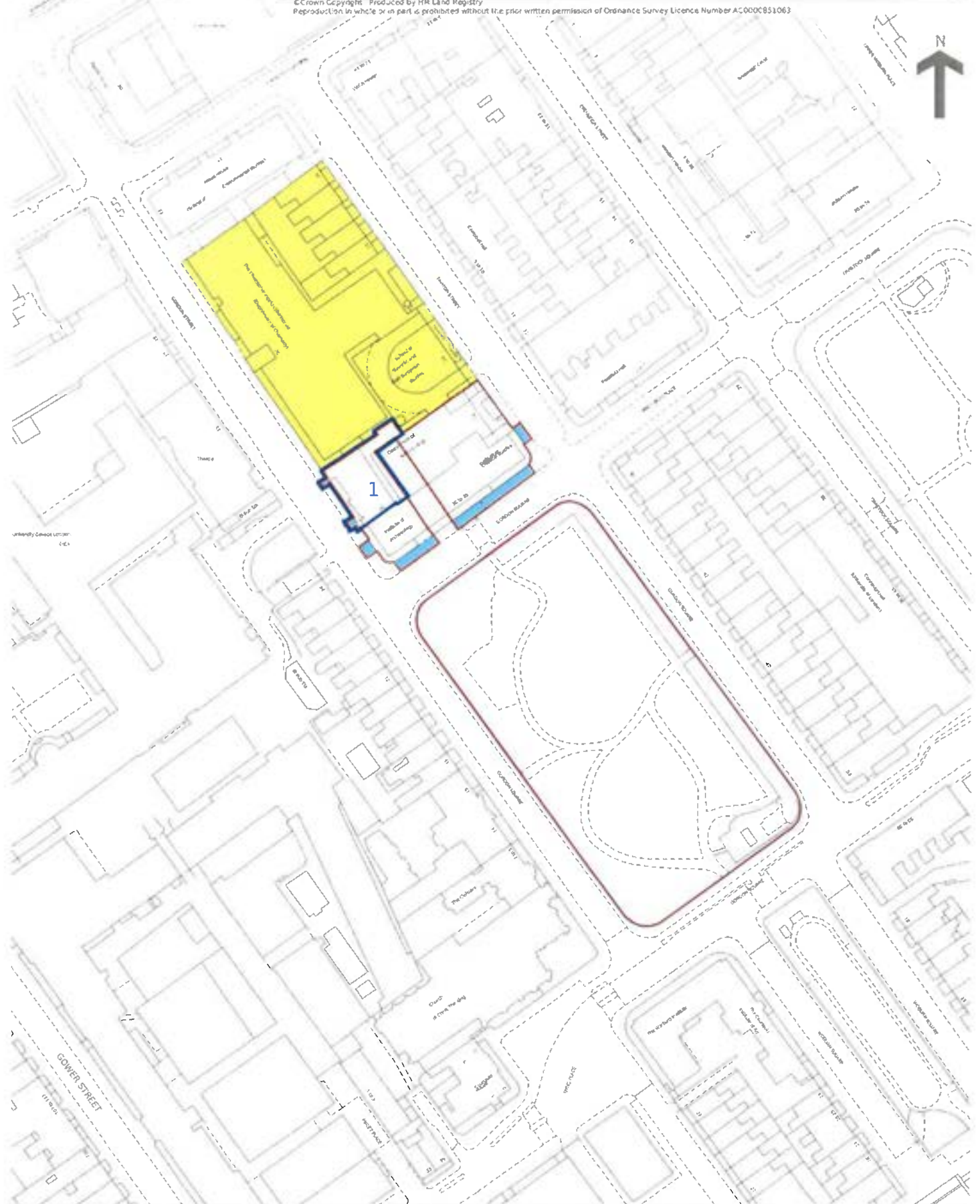
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HM Land Registry
Official copy of
title plan

Title number **LN91321**
Ordnance Survey map reference **TQ29825E**
Scale **1:1250**
Administrative area **Camden**



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Official copy of register of title

Title number LN94166

Edition date 24.08.2022

- This official copy shows the entries on the register of title on 04 OCT 2024 at 10:15:16.
- 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 04 Oct 2024.
- 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, Croydon Office.

A: Property Register

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

CAMDEN

- 1 (01.01.1952) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 Bedford Square, London, WC1B 3RF, 2, 4, 8, 10, 12, 14, 16, 18 and 20 Gower Street, London, WC1E 6DP, 82 Gower Street, London, WC1E 7JD and 42, 44, 46, 48, 50, 52, 64, 56 Torrington Place, London WC1E 7JD.
- 2 (29.05.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (29.05.2014) The title plan has been amended to show by blue tinting the vaults beneath Torrington Place, Gower Street, Malet Street and Montague Place which are included in the title.
- 4 (10.10.2014) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.

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 (01.01.1952) PROPRIETOR: THE UNIVERSITY OF LONDON of Senate House, London WC1.

C: Charges Register

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

- 1 A Conveyance dated 8 October 1951 made between (1) The Most Noble Hastings William Sackville Twelfth Duke of Bedford (Vendor) (2) The Honourable Victor Alexander Frederick Villiers Russell and others (3) Messrs Glyn Mills & Co. and (4) The University of London (Purchaser) contains the following covenants:-

C: Charges Register continued

"The purchaser and its successors in title and assigns HEREBY COVENANTS with the vendor as follows:-

That the purchaser will submit to the vendor or his steward at the Bedford Office at least six months before building operations are commenced detailed drawings showing the height and elevation of any proposed buildings fronting Bedford Square and/or Gower Street and further covenants not to commence such buildings until such height and elevation have been approved by the vendor."

- 2 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.
- 3 (26.04.2021) The land is subject to the easements granted by a lease of the basement, ground, first and part third floors, 18-20 Gower Street dated 23 April 2021 made between (1) University Of London and (2) Raj Murthi and Mark Robert Alfred Hunter for a term commencing on and including 1 August 2020 and expiring on 31 July 2025.

NOTE:-Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	10.10.2014 numbered 2 in yellow	11 Bedford Square	17.09.2014 99 years from 17/09/2014	NGL946146
2	24.08.2022 edged and numbered 1 in yellow	42 to 56 (even) Torrington Place	12.08.2022 5 years from and including 6 February 2022	

End of register

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niri Land Registry
Official copy of
title plan

Title number **LN94166**
Ordnance Survey map reference **TQ2981NE**
Scale **1:1250**
Administrative area **Camden**



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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 LN179751 Edition date 18.08.2023

- This official copy shows the entries on the register of title on 29 NOV 2023 at 10:58:23.
- 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 04 Oct 2024.
- 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, Croydon Office.

A: Property Register

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

CAMDEN

- 1 (01.06.1959) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Warwickshire House, being 52 to 60 (even numbers) Gower Street, Royal Academy of Dramatic Art being 62 and 64 Gower Street, College Hall being 66 to 72 (even numbers) Gower Street and College Hall, Theatre and Dilke House, Malet Street.

NOTE: As to the parts tinted blue on the title plan, only the vaults are included in the title.

- 2 (26.10.2011) The land has the benefit of the rights reserved by a Lease of 26 Bedford Way dated 18 October 2011 made between (1) University of London and (2) University College London for a term of 99 years from 18 October 2011.

NOTE: Copy filed under NGL921797.

- 3 (20.07.2023) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (01.06.1959) PROPRIETOR: THE UNIVERSITY OF LONDON of Senate House, Malet Street, London WC1E 7HU.

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.

Title number LN179751

C: Charges Register continued

The leases grant and reserve easements as therein mentioned.

- 2 (22.10.2013) The land is subject to the rights granted by a Deed dated 23 May 2013 made between (1) University Of London and (2) University College London.

NOTE: Copy filed.

- 3 (30.10.2019) The parts of the land affected thereby are subject to the rights granted by a lease of Birkbeck College, Main Building (Ground to Seventh Floor) dated 2 October 2019 made between (1) University of London and (2) Birkbeck College, University of London for 999 years from 2 October 2019.

NOTE: Copy filed under BB1537.

- 4 (13.08.2021) The land in this title and other land is subject to any rights that are granted by a lease of Student Central, Malet Street dated 23 July 2021 made between (1) University Of London and (2) Birkbeck College, University Of London and affect the registered land.

NOTE: Copy filed under BB13733.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	26.10.1965 Tinted pink	66 to 72 (even numbers) Gower Street	22.12.1947 80 years (less the last seven days) from 29.9.1947	LN61924
2	19.06.1997 Edged and numbered 2 and 3 in blue	62 to 64 Gower Street and The Vanbrugh Theatre	09.06.1997 999 years from 27.9.1996	NGL750658
3	15.06.2007	Basement Transformer Chamber, College Hall, Malet Street	08.06.2007 99 years from 8.6.2007	NGL883131

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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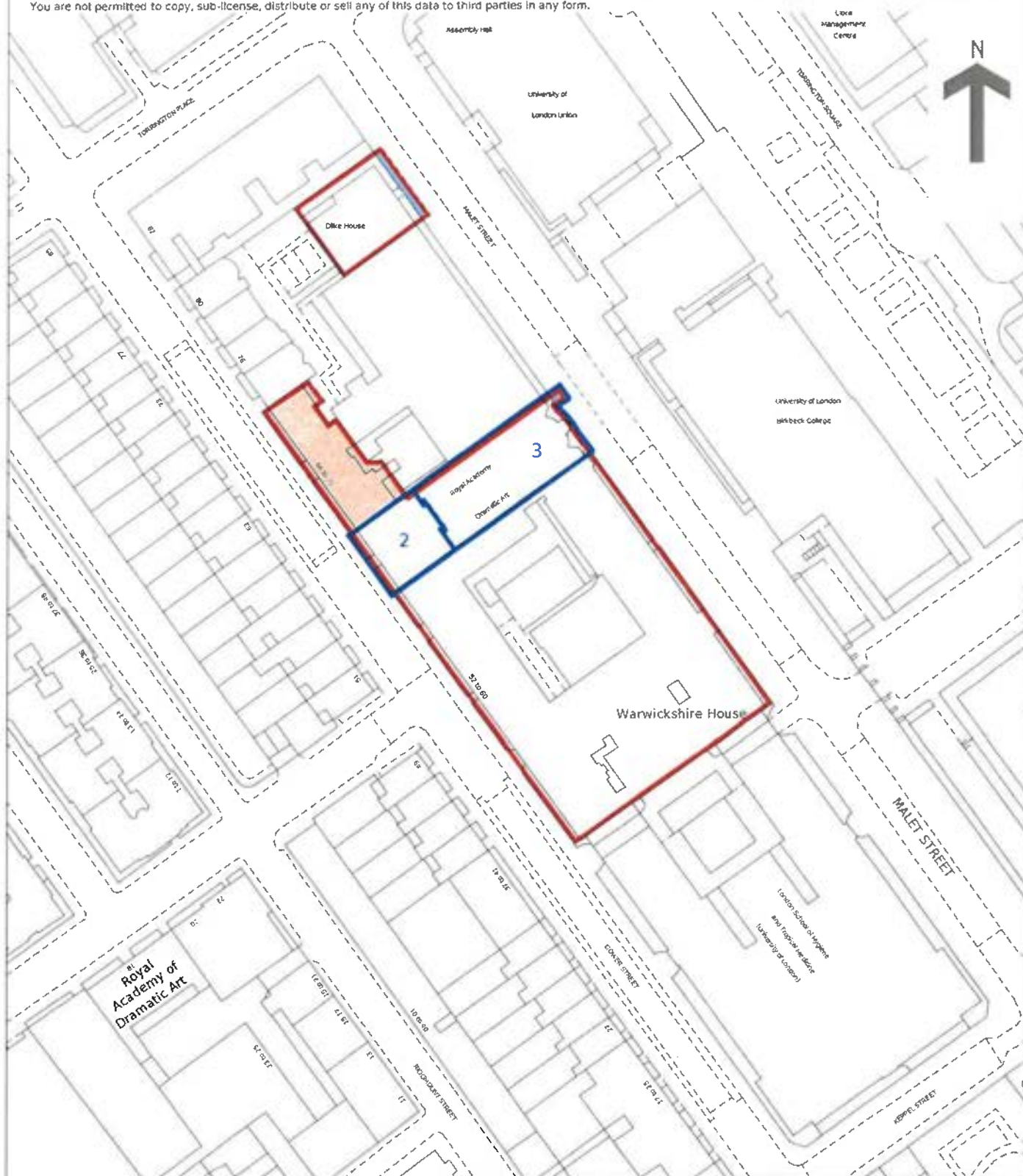
This title is dealt with by the HM Land Registry, Croydon Office .

HM Land Registry Official copy of title plan

Title number **LN179751**
Ordnance Survey map reference **TQ2981NE**
Scale **1:1250**
Administrative area **Camden**



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IN THE HIGH COURT OF JUSTICE

Claim No. **PT-2024-000893**

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C2



IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS

Claim No. **PT-2024-000893**

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

THE UNIVERSITY OF LONDON

Claimant

-and-

- (1) ABEL HARVIE-CLARK
(2) TARA MANN
(3) HAYA ADAM
- (4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)
- (5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)
- (6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C3

ORDINANCE 24

CODE OF PRACTICE ON MEETINGS OR OTHER ACTIVITIES ON UNIVERSITY PREMISES

DEFINITIONS

'Central Academic Body' means an educational, academic or research institution established in accordance with Statute 17.1.

'Central Activities' means those activities, operations and services which the University carries out and provides centrally for the benefit of the Member Institutions and of students registered with the University itself.

'University premises' means the Senate House, Stewart House, Student Central, Halls of Residence, ULIP and any premises occupied by a Central Academic Body or Central Activity, including sporting activities undertaken by students on University premises. Premises occupied by Member Institutions or other third parties are excluded. If any doubt arises about the meaning of 'University premises' as those to which this Ordinance applies, the Vice-Chancellor shall resolve the matter and the Vice-Chancellor's decision shall be final.

INTRODUCTION

- 1.1 In pursuance of the duties of the Board of Trustees as laid down in Section 43 of the Education (No. 2) Act 1986 (see Annex 2 of this Code) and to meet the responsibilities imposed by the Counter-Terrorism and Security Act 2015 (the "Prevent Duty") and with a view to taking steps which are reasonably practicable to ensure that freedom of speech within the law is secured for members, students and employees of the University and for visiting speakers, the Board of Trustees of the University has made the Procedures at Annex 1.
- 1.2 This Ordinance and the Procedures appended apply to all members, students and employees of the University, and to visiting speakers, and to all premises defined above.

PRINCIPLES

- 2 The University shall not, so far as is reasonably practicable, deny access to any University premises to any individual or body on grounds connected with the beliefs, views, policies or objectives of that individual or body, unless the University reasonably concludes, acting through the appointed officer (see procedure at Annex 1) that it has obligations which make it prudent and in the public interest to deny access.
- 3 These will include obligations to secure participants' safety, to avoid public disorder and breaches of the peace, and to avoid transgressions against lawful freedom of speech.
- 4 The University will have regard to its responsibilities in relation to gender segregation, as outlined in the guidance produced in 2014 by the Equality and Human Rights Commission.

<http://www.equalityhumanrights.com/publication/gender-segregation-events-and-meetings-guidance-universities-and-students-unions>

PROCEDURES

- 5 There will be procedures, approved by the Board of Trustees, to be followed by all members, students and employees of the University, and by visiting speakers, in respect of:
 - 5.1 meetings or any other activities which are to be held on University premises where there is a real likelihood that the speaker may not be able to enter or leave the building safely and/or deliver a speech; or where there is risk of the University being unable to carry out its legal obligations, including those described in paragraph 3;
 - 5.2 the conduct required of all persons in connection with any such defined meetings or activities;and
 - 5.3 any other related or ancillary matters which the Board of Trustees declares to fall within this Ordinance.
- 6 Infringements of, or departures from, these procedures in whatever respect will render those responsible subject to disciplinary proceedings and may constitute misconduct.
- 7 Additionally, if any such actions involve breaches of the law, University authorities will be ready to assist the prosecuting authorities to implement the processes of law and, if charges are preferred, will stay disciplinary proceedings pending the outcome of any such proceedings.

15 February 2019

ORDINANCE 24 ANNEX 1

PROCEDURES ON MEETINGS OR OTHER ACTIVITIES ON UNIVERSITY PREMISES

MEETINGS OR OTHER ACTIVITIES TO WHICH THIS PROCEDURE APPLIES

1. This procedure shall apply only to meetings falling within the meaning of Ordinance 24, i.e. any meeting or other activity where there is a real likelihood that the speaker may not be able to enter or leave the building safely and/or deliver a speech or where there is risk to the University of being unable to carry out its legal obligations, including those described in Ordinance 24 paragraph 3;
2. Any person who believes that a meeting might fall within the terms of this Ordinance must inform the appointed officer immediately. The appointed officer shall contact the principal organiser and seek further information as set out in paragraph 9 below.

APPOINTED OFFICER

3. The Board of Trustees, in laying down the following, authorises the Vice-Chancellor to appoint an officer or officers who shall act on its behalf to ensure as far as is reasonably practicable that all members of the University, students and employees of the University and visiting speakers, comply with the provisions of this Procedure.
4. If the meeting or other activity is to be held at the University of London Institute in Paris, the Chief Executive Officer of ULIP, or in his/her absence a delegated individual, shall be the appointed officer.
5. For all other premises the Pro Vice-Chancellor (Strategy, Planning and Partnerships) and Director of Property and Facilities Management shall be the appointed officer. In the case of the School of Advanced Study, s/he may delegate the role of appointed officer to the relevant Institute Director where appropriate. In the case of the premises occupied by Student Central (including the sporting activities), s/he may delegate the role of appointed officer to the Acting General Manager of Student Central.
6. The Pro Vice-Chancellor (Strategy, Planning and Partnerships) and Director of Property and Facilities Management shall, as appropriate, inform the Vice-Chancellor.

BOOKING MEETINGS OR OTHER ACTIVITIES ON UNIVERSITY PREMISES

7. Bookings must be made as far in advance as possible, and *at least* 10 clear working days before a meeting or activity is to be held. Accommodation bookings, hiring to outside persons or organisations and the attendance of members of the public at University meetings may be confirmed only by the appointed officer or an officer authorised to act on the appointed officer's behalf. The name, address, organisation if relevant, and telephone number of an individual who is the principal organiser must be provided.

PROCEDURES

8. If the organisers of a meeting or activity have grounds for believing that the meeting or activity falls within the terms of paragraph 1, the principal organiser shall immediately ensure that notice of the proposal is given to the appointed officer containing:
 - 8.1 Date, time and exact place of meeting or activity.
 - 8.2 Name of speaker(s) or alternative speaker(s).

- 8.3 Precise timing of expected arrival and departure of speaker(s).
 - 8.4 Information on the subject of the meeting or activity, which may include drafts, in English, of any speeches to be delivered.
 - 8.5 Draft copy in English of any proposed notice, leaflet or other material announcing or advertising the meeting. The University reserves the right to require change to or withdrawal of publicity material if in the opinion of the appointed officer it appears to breach the terms of Ordinance 24.
 - 8.6 Name, address and telephone number of a member of the University or other person responsible organising the meeting or activity.
 - 8.7 Whether the audience may include persons who are not members of the University; whether it is intended that the meeting or activity be open to the public or is by named invitation only.
 - 8.8 Details of any circumstances which give rise to concern about possible disturbance which could be caused at the meeting or activity or which might give rise to difficulty in a speaker entering or leaving the premises or being able properly to deliver his or her speech.
 - 8.9 Name and appointment or designation of the chair or alternative chair of the meeting.
 - 8.10 Any further information reasonably required by the appointed officer in order for the latter to reach a decision.
- 9. Within three working days of receiving such notice or further information, the appointed officer shall issue a statement to the principal organiser which shall either grant or withhold permission for the use of University premises as proposed for the conduct of the event.
 - 10. Permission so granted may be granted subject to such conditions as the appointed officer considers reasonably necessary to secure fulfillment of the University's legal responsibilities.
 - 11. Late substitution of speakers, topics or text of speeches or publicity material may be refused by the appointed officer if s/he has reason to believe that the substitution may fall within the terms of paragraph 1.
 - 12. The principal organiser and every other person concerned with the organisation of an event for which permission has been granted shall be required to comply with any and every condition laid down by the appointed officer under the provisions of this Procedure. Such conditions may require:
 - 12.1 That the public shall be neither invited nor admitted.
 - 12.2 That a meeting or activity shall be declared to be open to the public.
 - 12.3 That any advertisement or notice be amended or withdrawn.
 - 12.4 That if guests are to be allowed to attend, only those whose identity is known to the organisers shall be admitted.
 - 12.5 That admission be restricted and controlled by ticket, identity card or both.

- 12.6. That checking of admission be extended to the entrance to the building in addition to or instead of the door of a meeting room itself.
- 12.7. That the names and addresses of stewards (including a chief steward) be supplied in advance by the organisers for approval.
- 12.8. That a specified number of stewards shall be provided by the organisers, that they be required to be present throughout the meeting or activity and also while the audience is assembling or dispersing, and that they are briefed by the organisers about their duties and responsibilities including local fire and emergency procedures.
- 12.9. That additional staff or security be provided for the event at a charge to be determined by the appointed officer and paid for by the organiser. In addition, the cost of providing special cleaning, repair or other services shall be met by the organisers.
- 12.10. That certain members of the University shall be present in order to assist in the maintenance of good order.
- 12.11. That any speaker shall enter and leave by specified routes and shall be escorted under specified arrangements to be made by the organisers.
- 12.12. That no food or drink, alcoholic or otherwise, banners, flags, placards or similar items or any items or animals which could be used in a manner likely to lead to injury or damage or cause a breach of the peace shall be brought into the building, taken into a meeting or activity, or used anywhere on the premises.
- 12.13. That press, television, social media or broadcasting personnel be excluded, or otherwise restricted.
- 12.14. That the chair(s) be made aware of a personal duty to ensure that no speaker or other person present at a meeting should infringe the law, and that if in the opinion of the chair such conduct continues after a warning, the chair has a duty to close the meeting.
- 12.15. That the chair(s) be instructed in advance about the chair(s)'s duty to decide whether a meeting should be terminated, and about procedures for requesting police to be summoned in case of breach of the peace or a criminal act, or threat of either occurrence.
- 12.16. That the organiser comply with any other instructions as may be given about the conduct of a meeting or activity or conditions under which it may be held.
13. The University may require a public address or relay system to be provided to an additional hall at the organiser's expense if there is reasonable cause to consider either of these necessary to enable a meeting or activity to take place within adequate hearing for the speaker.
14. Organisers have a duty to see that nothing in the preparations for or conduct of a meeting or activity infringes the law, e.g. by conduct likely to cause a breach of the peace or incitement to hate speech or to other illegal acts, or breach of the Prevent Duty.
15. The chair of the meeting has a duty so far as possible to secure that both the audience and the speaker act in accordance with the law during the meeting (and in particular the provisions of Section 43 of the Education (No. 2) Act 1986). In cases of unlawful conduct, the chair is required to give appropriate warnings and, in cases of continuing

unlawfulness, to require the withdrawal or removal of persons concerned by the stewards or security staff.

16. No article or objects may be taken inside the building where the meeting is taking place, or taken or used elsewhere on University premises, in circumstances likely to lead to injury or damage.
17. Premises used for meetings or activities must be left in clean and tidy condition in default of which the organisers may be charged for any additional cleaning and repairs that are subsequently required. Payment in advance or evidence of ability to pay towards these costs may be required.
18. The sub-letting of rooms or facilities. Infringement will nullify any contract which may have existed, and the University will not be liable for any contingent loss or expense incurred by the organisers or their agents.
19. The Vice-Chancellor may require any conditions to be satisfied in addition to any required by the appointed officer, and in addition to the conditions set out above the appointed officer and the Vice-Chancellor have discretion to lay down further conditions, if appropriate, after consultation with the police. Thus they may, for example, require the designated meeting or activity to be declared public (which would permit a police presence); they may arrange for University staff to be responsible for all security arrangements connected with the meeting or activity and appoint a member of staff as 'controlling officer' for the occasion. If not satisfied that adequate arrangements can be made to maintain good order they may refuse or withdraw permission for the meeting or activity. Such a step would normally only be taken on the advice of the police.
20. Appeals against rulings or decisions of the appointed officer may be made to the Vice-Chancellor whose decision shall be final.
21. Nothing in this Procedure shall prevent the Vice-Chancellor or the appointed officer or any other officer from taking such steps as may be necessary at any time to ensure the safety of members of the University (including employees) or other persons, or to safeguard the property or assets of the University.
22. In meeting its responsibilities under the Prevent Guidance, the University may share information on breaches of the Prevent Duty within the University or with external agencies.

06 April 2020

ORDINANCE 24 ANNEX 2

EXTRACT FROM THE EDUCATION (NO. 2) ACT 1986

PART IV

MISCELLANEOUS

Freedom of
speech in
Universities,
polytechnics
and Colleges

43. (1) Every individual and body of persons concerned in the government of any establishment to which this section applies shall take such steps as are reasonably practicable to ensure that freedom of speech within the law is secured for members, students, employees of the establishment and for visiting speakers.

(2) The duty imposed by subsection (1) above includes (in particular) the duty to ensure, so far as is reasonably practicable, that the use of any premises of the establishment is not denied to any individual or body of persons on any ground connected with-

(a) the beliefs or views of that individual or of any member of that body; or

(b) the policy or objectives of that body.

(3) The governing body of every such establishment shall, with a view to facilitating the discharge of the duty imposed by subsection (1) above in relation to that establishment, issue and keep up to date a code of practice setting out-

(a) the procedures to be followed by members, students and employees of the establishment in connection with the organisation-

(i) of meetings which are to be held on premises of the establishment and which fall within any class of meeting specified in the code; and

(ii) of other activities which are to take place on those premises and which fall within any class of activity so specified; and

(b) the conduct required of such persons in connection with any such meeting or activity;

and dealing with such matters as the governing body consider appropriate.

(4) Every individual and body of persons concerned in the government of any such establishment shall take such steps as are reasonably practicable (including where appropriate the initiation of disciplinary measures) to secure that the requirements of the code of practice for that establishment, issued under subsection (3) above, are complied with.

(5) The establishments to which this section applies are-

(a) any university;

(b) any establishment which is maintained by a local education authority and for which section 1 of the 1968 (No. 2) Act (government and conduct of colleges of education and other institutions providing further education) requires there to be an instrument of government; and

(c) any establishment of further education designated by or under regulations made

under section 27 of the 1980 Act as an establishment substantially dependent for its maintenance on assistance from local education authorities or on grants under section 100(1)(b) of the 1944 Act.

(6) In this section-

'governing body', in relation to any university, means the executive governing body which has responsibility for the management and administration of its revenue and property and the conduct of its affairs. (That is to say the body commonly called the council of the university);

'university' includes a university college and any college, or institution in the nature of a college, in a university.

(7) Where any establishment-

(a) falls within subsection (5)(b) above; or

(b) falls within subsection (5)(c) above by virtue of being substantially dependent for its maintenance on assistance from local authorities;

the local education authority or authorities maintaining or (as the case may be) assisting the establishment shall, for the purposes of this section, be taken to be concerned in its government.

IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS

Claim No. PT-2024-000893

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND
SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR
'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE
CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN
SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND
SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR
'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE
WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND
SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR
'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER
STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND
(DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C3X



UNIVERSITY
OF LONDON

Freedom of Speech & Academic Freedom Code of Practice (Policy & Procedures)

Reference	UP03
Department	<i>Governance, Policy and Compliance</i>
Team	<i>Central Secretariat</i>
Type	<i>University/ Code of Practice</i>
Authority	<i>VCEG / Academic Board / Board of Trustees</i>
Version	<i>V3.4 Addition of Appendix A</i>
Date of approval	<i>V3.3 - 15/10/2024 V3.4 - 29/07/2025</i>
Formal Review cycle	<i>Every three years or sooner if required.</i>
Review date	<i>31/07/2027 or as required</i>

Freedom of Speech

University of London Summary Statement on Free Speech and Academic Freedom

The University of London is committed to Free Speech and Academic Freedom as concepts that should be protected as it is the role of universities to nurture debate and to create and disseminate knowledge responsibly and for public benefit.

Free speech is defined as the freedom to impart ideas, opinions, information by means of speech, writing or images within the law. It is a broad concept that includes freedom of expression, the freedom to protest and academic freedom. We acknowledge that the laws of the state impose constraints on speakers and topics and therefore that we and those exercising their rights to free speech and expression must do so within those laws.

This Code of Practice:

1. Sets out the University of London's **values** relating to freedom of speech and explains how those values uphold freedom of speech.
2. Details the University of London's **procedures** that should be followed by our staff, students, members and visiting speakers in connection with the organisation of:
 - **meetings** which are to be held on the University's premises, and which fall within any class of meeting specified in the code, and
 - other **activities** which are to take place on the University's premises, and which fall within any class of activity so specified.
3. It also details:
 - the **conduct** expected of staff, students, members and visiting speakers in connection with any such meeting or activity, and
 - the **criteria** to be used by the University of London in making **decisions** about whether to allow the **use of premises** and on what terms (which must include its criteria for determining whether there are exceptional circumstances that would require an individual or body to bear some or all of the costs of security relating to their use of the premises).

A. FREEDOM OF SPEECH AND ACADEMIC FREEDOM POLICY

- 1. What are the University of London's values in relation to free speech within the law?**
- 2. How do our values uphold free speech?**
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APPENDIX A: Meetings & Events Process

A. FREEDOM OF SPEECH AND ACADEMIC FREEDOM POLICY

1. What are the University of London's values in relation to free speech within the law?

- 1.1 The University of London is committed to Free Speech and Academic Freedom as concepts that should be protected as it is the role of universities to nurture debate and to create and disseminate knowledge responsibly and for public benefit.
- 1.2 Free speech is defined as the freedom to impart ideas, opinions, and information by means of speech, writing or images within the law. It is a broad concept that includes freedom of expression, the freedom to protest, and academic freedom. We acknowledge that the laws of the state impose constraints on speakers and topics and therefore that we and those exercising their rights to free speech and expression must do so within those laws (see Section 3).
- 1.3 There will be times when aspects of this definition and associated rights and responsibilities will be in tension with one another. The role of the University is to manage these tensions with an overriding commitment to protect freedom of speech and expression within the law. In a time of contestation, universities have a unique role to foster debate and the free exchange of ideas – facilitating how such conversations happen is a more urgent question than ever.
- 1.4 We believe that those exercising rights are also exercising responsibilities beyond that of simply not breaking the law and that in some circumstances (*e.g. professional modes of conduct*) additional expectations regarding both the protection of free speech in an academic context and responsible free speech are appropriate, valuable and an aide not a hindrance to the freedom to debate and engage and to the creation and dissemination of knowledge.
- 1.5 Our definitions and our values are grounded in UK legislation and Article 10 (Freedom of Expression) of the European Convention on Human Rights, as well as our own core values of enabling social good, the power of collaboration and reaching new horizons through learning which in turn underpin our educational mission as a university.

2. How do our values uphold free speech?

- 2.1 We believe an active speaker programme is fundamental to the academic and other activities of the University and our Federation Members, and we encourage staff and students to invite a wide range of speakers and to engage critically but respectfully with debate at events.
- 2.2 Contentious discussion and robust debate within the law is encouraged and universities should be the space for this to occur. The lawful expression of controversial or unpopular views even if they cause offense does not constitute reasonable grounds for withholding permission for an event and as such, the University will take all reasonably practicable steps to ensure that events can be facilitated.
- 2.3 We recognise that the lawful expression of some ideas may cause offense to members of our community and some speakers, events or topics may prompt protest or complaint. Freedom of expression means freedom to support an idea and to protest against it. With freedom comes responsibility. It is the responsibility of protesters and supporters to act lawfully and peacefully. It is the responsibility of the University to protect free speech and to enable lawful and peaceful protest.
- 2.4 We also believe that it is fundamental to the work of a university that its academic staff have the right and responsibility to contribute to debate and advance knowledge in their disciplines and relevant related areas; and that they have a concomitant right not to experience harassment or abuse because they do so. We believe that these rights and responsibilities should extend, so far as is allowed or is feasible within their own national contexts, to our student body as well.

3. What is Freedom of Speech and Academic Freedom within the law?

- 3.1 The University is mindful of the applicable restrictions in UK law and those of the jurisdictions with which it engages and will take all reasonably practicable steps to ensure freedom of speech within the law. The University is also aware that in the UK if a speaker breaks the law, it is the speaker who is culpable, and the University will not hesitate to take appropriate disciplinary or legal action including the reporting of a crime when the law is broken.
- 3.2 In the UK context, there are restrictions on free speech that are embedded in legislation, and which may criminalise speech or limit freedom of expression. These include, but may not be limited to:
- The Equality Act (2010), which prohibits discrimination and harassment on the basis of protected characteristics (including philosophical beliefs).
 - The Public Order Act (1986), which restricts the stirring up of hatred on the grounds of race, religion, or sexual discrimination.
 - The Terrorism Act (2006) and Counter Terrorism and Security Act (2015), including the Prevent duty which prohibits support for proscribed organisations and discourages permissive environments for radicalisation.
 - The Malicious Communications Act (1998), which defines the offence of sending a message which is indecent or grossly offensive and has the purpose of causing distress or anxiety to the recipient.
 - The Protection from Harassment Act (1997), which further defines harassment in the context of knowingly harassing someone such that they are persuaded not to do something they are entitled to or to do something they are not obligated to do.
 - The Sexual Offences (Amendment) Act (1992), which protects the anonymity of victims.
 - The Defamation Act (2013), which defines the nature and defence of statements that cause or may cause serious harm to a legal entity.
- 3.3 Academic freedom in relation to academic staff at the University, means their freedom within the law (see 3.1-3.2 above) to question and test received wisdom, and to put forward new ideas and controversial or unpopular opinions, without placing themselves in jeopardy of losing their jobs or privileges at the University.
- 3.4 The University also believes that the exercise of academic freedom within the law should not reduce the likelihood of their securing promotion or different jobs at the University.
- 3.5 Additionally, where a person applies to become a member of academic staff of the University, the person should not be adversely affected in relation to the application because they have exercised their freedom within the law to question and test received wisdom, and to put forward new ideas and controversial or unpopular opinions.
- 3.6 The University is committed to providing a very high level of protection for free speech and expression within the law in an academic context. The steps the University will take to provide this level of protection are detailed in Section 4.
- 3.7 The University recognises that study and research by students and staff may also include academic speech and that professional staff may speak in academic contexts relevant to their professions and academic disciplines and so where possible students and professional staff should be subject to equivalent protections and responsibilities (see 4.1, 4.4 below) to the extent that the University may provide them.

4. What steps will the University take to ensure Freedom of Speech and Academic Freedom?

4.1 Policies, Processes and Procedures

The University will ensure that its policies, processes and procedures where relevant reflect its duty to ensure, so far as is reasonably practicable, freedom of speech and academic freedom within the law, and provide a very high level of protection for the lawful expression of viewpoints and for speech in an academic context.

4.2 Governance

The University will take reasonably practicable steps to ensure that:

- a) when new policies, processes and procedures are introduced, consideration is given to their potential impact on freedom of speech and academic freedom,
- b) we have processes in place to identify and manage any risks to freedom of speech or academic freedom arising from the terms of certain overseas funding, including funding from endowments, gifts, donations, research grants and contracts, and educational or commercial partnerships,
- c) we monitor any concerns that have been raised about freedom of speech and academic freedom to ensure that they are addressed so far as is reasonably practicable and to address any lessons learned and draw the attention of complainants to its processes for investigating complaints.

4.3 Education

- a. The University recognises that education as a right includes a level of academic freedom and the responsibilities that come with it for our students and our staff. The University believes in an educational culture that supports those freedoms where we are able, while recognising that we are sometimes subject to the national contexts and laws of other nations and their jurisdictions.
- b. The University will therefore ensure that decisions about the curriculum and the way it is delivered take reasonably practicable steps to safeguard:
 - the ability of academics to teach and communicate ideas that may be controversial or unpopular but lawful, and
 - opportunities for students to be exposed to such ideas.
- c. Our approach to safeguarding includes the adoption of a rebuttable presumption to the effect that students being exposed to any of the following is unlikely to amount to harassment:
 - the content of higher education course materials, including but not limited to books, videos, sound recordings, and pictures, and
 - statements made and views expressed by a person as part of teaching, research or discussions about any subject matter which is connected with the content of a higher education course.
- d. The University also undertakes not to treat a student un- or less favourably than another:
 - in the way it provides education,
 - in the way it provides access to benefits, facilities, services or by not affording access to those,
 - by not providing education,
 - by excluding the student,
 - by subjecting the student to any other detriment on the grounds of that student's opinions or ideas.
- e. The University may however take action where the expression or manner of expression of a staff

member's or student's opinions or ideas constitutes a breach of the law or represents a significant breach of any appropriate code of conduct (having had particular regard to the protections for freedom of speech and academic freedom outlined in this Code of Conduct).

4.4 Research, knowledge exchange and public engagement

- a. The University believes that staff and students should be free to undertake academic research, knowledge exchange activities and public engagement without their freedom to speak or their academic freedom within the law being compromised.
- b. The University will therefore ensure that it takes reasonably practicable steps to safeguard:
 - the ability of academics to undertake research, scholarship, knowledge exchange and public engagement in all their commonly understood forms, to publish freely new knowledge derived from these activities, and to communicate and exchange knowledge and ideas that may be controversial or unpopular but lawful, and
 - opportunities for staff, students and the general public to be exposed to such ideas.
- c. The University believes in a research, knowledge exchange and public engagement culture that supports this freedom where we are able while recognising that we are sometimes subject to the national contexts and laws of other nations and their jurisdictions.
- d. However, we also believe that this freedom should not be restricted or compromised in any way because of a perceived or actual tension between a) any conclusions the research may or has reached or the viewpoint it supports, and b) the organisation's policies and values. Nor should it be restricted or compromised in any way because of any external pressure connected with a).

5. Who is responsible for Free Speech and Academic Freedom at the University of London?

5.1 Board of Trustees - the Board has ultimate responsibility/accountability, which it discharges by:

- approving this Code of Practice,
- receiving assurances that the University's approach is consistent with its values and legislative and regulatory requirements, and
- requiring action where the University is at risk of failing in its duties to secure freedom of speech and academic freedom.

5.2 Academic Board - has delegated responsibility from the Board of Trustees for oversight of all academic matters and specifically for:

- those areas of the University's Code of Practice specifically relating to academic freedom, education and research and more generally the academic life of the University,
- receiving assurances relevant to its responsibilities that the University's approach is consistent with its values and legislative and regulatory requirements, and
- determining or recommending action where the University is at risk of failing in its duties to secure freedom of speech and academic freedom.

5.3 Vice-Chancellor's Executive Group - has responsibility for:

- ensuring sufficient resources are in place to meet this policy's commitments but also to ensure that those resources are performing optimally in support of this policy, and the University's values and strategic intentions, and
- taking direct action to address issues that may lead to regulatory sanctions, or significant risk in relation to the meeting of our commitments to free speech and academic freedom.

5.4 Staff with specific responsibilities. Some staff have specific responsibilities for or as part of the operation of this Code of Practice. These responsibilities include:

- operating in line with this policy including relevant principles and commitments,
- reading all relevant documentation, including relevant pronouncements and initiatives from government and sector-wide bodies, and understanding and acting on their requirements or recommended good practice,
- attending training and development in areas appropriate to their role,
- keeping appropriate records of decisions made and the rationale for them, and
- reviewing and keeping up to date any policies, processes or procedures for which they are responsible.

B. FREEDOM OF SPEECH AND ACADEMIC FREEDOM PROCEDURES

6. How do I make a complaint?

6.1 Complaints to the University relating to Free Speech or Academic Freedom

- **Students:** If you cannot resolve your concern informally, please refer to our Student [Complaints policy and procedure](#) and/or email: A&C@london.ac.uk
- **Staff:** If you cannot resolve your concern informally with your line manager then please refer to the University's [grievance process](#).
- **Applicants for academic posts:** If you have a free speech concern in relation to our appointment process please email: recruitment@london.ac.uk
- **Applicants for academic promotion:** If you have a free speech concern in relation to our academic promotion process you may appeal by contacting: hrpartnering@london.ac.uk.
- **Visitors/ Speakers:** If you cannot resolve your concern informally then please refer to our [visitor regulations](#) and/or email: uolevents@london.ac.uk

6.2 Escalation to the Office for Students*

- Our understanding is that the OfS will be given the power to consider complaints at their discretion, rather than obliged to consider every complaint.
- The OfS scheme will be open to staff and visiting speakers, but not to students. Students will continue to have access to the Office of the Independent Adjudicator (OIA) complaints scheme for their unresolved complaints.

**Pending legislative change and the publication of details of the OfS scheme.*

7. Meetings and events procedures

7.1 Principles to be applied

As consistent with our values regarding free speech the starting point for any event is that it should go ahead, and that cancellation is exceptional and undesirable. The University has a particular duty with regard to its members, students, employees and visiting speakers and a key part of our free speech duty is ensuring that the use of our premises is not denied:

- to any individual or body on the grounds of their ideas or opinions,
or
- to anybody on the grounds of its policy or objectives or the ideas or opinions of any of its members,
and...
- that the terms under which such premises are provided are not to any extent based on such grounds.

7.2 Free speech within the law

In the context of having particular regard to taking reasonably practicable steps to secure Freedom of Speech, the University will, in considering whether or not to allow any event to take place on its premises or elsewhere under its authority, endeavour to make a swift and fair assessment as to whether the views or ideas to be put forward (or the manner of their expression):

- infringe the legally recognised rights of others (e.g., libel, privacy),
- clearly constitute harassment or discrimination as defined in law,
- constitute a criminal offence,
- constitute a threat to public order or to the health and safety of individuals,
- incite others to commit a criminal act, or
- are supportive of a proscribed terror group or organisation.

7.3 Definitions

- **Staff:** An employee of the University or other person working under a contract of employment, including, without limitation, a fixed-term contract, a zero-hours contract, an hourly-paid contract or other type of casual or atypical contract of employment.
- **Student:** A person undertaking, or with a binding offer to undertake, a course of study or a programme of research (i) at the University or (ii) that leads to an award granted by the University, and in either case this may include a trainee or apprentice.
- **Visiting Speaker:** A person invited to speak at the University. It does not include a person who wanted or requested an invitation to speak but was not invited. It may include a person whose invitation has not been approved through an internal approval procedure.
- **Members:** In addition to the staff and students of the University, Members includes the Chancellor, the members of the Board of Trustees, all staff employed by the Member Institutions, and all students, graduates, Emeritus Professors and Readers of the Member Institutions.

7.4 Academic Life

It is the case that there is a substantive difference between events run by or for the University as part of its academic life as a core part of our charitable purposes and the purely commercial activity of renting our space for income to support that purpose. We take the view that we are duty bound to provide a higher level of protection for events taking place as part of the academic life of the University than for those taking place as part of the commercial life of the University.

7.5 Protests and controversial topics

In making decisions regarding meetings and events and having established the lawfulness of the speech the following issues and criteria will require consideration:

- It may be a reasonably practicable step **not** to cancel an event on the basis of the legal expression of any viewpoint by any speaker in response to objections/protests however widespread.
- Peaceful protest is a legitimate exercise of free speech rights and is sometimes by necessity disruptive in nature, however the exercising of those rights should not shut down debate or impede the free speech rights of others.
- It is appropriate for the University to take mitigating steps to allow an event to go ahead, which may include (depending on the circumstances) for example: the regulation of which premises may be used for a particular event, and/or at what time they may be used on grounds related to the policy or objectives of the body; requiring a neutral Chair or additional speakers to ensure balanced debate or that a member of staff is in attendance.
- It is not appropriate for protests through scale, frequency or nature to disrupt the rights and freedoms of others to education, for those protests to generate disproportionate costs relating to security nor to put others at risk.
- Where permission is not sought, and the protests still take place on University premises (land and/or buildings) then the University may take appropriate civil or legal action to enforce appropriate mitigating steps, and/or engage with appropriate authorities when a breach of the law takes place.

7.6 Logistics

The University recognises that in some instances there may be logistical or health and safety issues that need to be addressed to allow an event to go ahead. In order to manage an effective and efficient process that enables free speech within the law we nevertheless expect:

- Event bookings to be made within reasonable timescales especially for logistically complex events.
- Formal commitments to speakers or attendees not to be made until such time as the event is formally approved and in the case of external bookings contracts signed and required payments made.
- Organisers to help enable free speech within the law by engaging in a timely manner and with a constructive approach to problem solving and to support the implementation of any requirements we perceive as necessary to allow the event to go ahead.

7.7 Identified points of contact

Key points of contact in relation to meetings and events procedures include:

- For questions about our events booking processes the key contact is the: **Head of Events and Hospitality** or equivalent.
- If potential issues are identified which may require a decision as to whether and how an event may proceed in the context of this Code of Practice: **Executive Director: Estates & Property Services** or equivalent with advice from the **Director of Governance, Policy and Compliance** or equivalent.
- A decision may be escalated if risks are considered such that a determination is required by the **Vice-Chancellor** with advice as they see fit.

7.8 The Procedure (Summary)

Action	Responsibility
Event application and due diligence form completed	Organiser
Review of request logistics Review of request (security/reputation)	Events & Hospitality Strategic Comms & Marketing/Security
Further information requested if necessary	Events & Hospitality/Organiser
Decision or referral for decision if issues identified	Events & Hospitality or Executive Director Estates and Property
Further information/negotiation if necessary	Events & Hospitality/Organiser
If referral then final decision	Executive Director Estates and Property Services or escalate (see 7.7)
Contracts signed/payment made etc.	Events & Hospitality/Organiser

APPENDIX A The Meetings & Events Process

APPENDIX A: Meetings & Events (including protests & demonstrations) process for consideration: In support of the Meetings and Events Procedures (Section 7 UoL Freedom of Speech & Academic Freedom Code of Practice) and the Visitor Regulations this process sets out in further detail the timing and criteria for consideration with the aim of ensuring that we meet our duties under the Higher Education Freedom of Speech Act 2023 to secure freedom of speech and academic freedom within the law.

Process

Action	Responsibility	Timing	Contact / Forms
Event application and due diligence form completed.	Organiser	External: At least 2 months before event	Contact the Venues team Venues University of London
Notification of intention to Protest or demonstration – please use request form	Organiser	For protests and demonstrations, the organiser should obtain, complete and submit a request to protest / demonstrate at least 72 hours in advance, unless it is not reasonably practicable to do so, in which case the organiser should give as much notice as possible, explaining in the request form any circumstances which have made it not reasonably practicable to give 72 hours notice. See also the University of London Visitor Regulations: Contact or visit the University of London University of London .	uolevents@london.ac.uk
	Organiser	Internal: At least 1 month before the event	internalevents@london.ac.uk
Review of request logistics	Events & Hospitality	Normally within three working days or as soon as is practical.	
Review of request (security/ reputation)	Strategic Comms & Marketing/ Security		
Review of request for protests and demonstrations	Executive Director: Estates & Property Services or equivalent with advice from the Director of Governance, Policy and	Normally within three working days or as soon as is practical.	

	Compliance or equivalent.		
Further information requested if necessary. For protests and demonstrations	Events & Hospitality Executive Director: Estates & Property Services or equivalent with advice from the Director of Governance, Policy and Compliance or equivalent.	Normally within three working days or as soon as is practical. Normally within three working days or as soon as is practical.	
Provision of further information	Organiser	NB the swift provision of any further information will help the university consider your request.	
Decision or referral for Decision if issues identified	Events & Hospitality or Executive Director Estates and Property For protests and demonstrations Executive Director: Estates & Property Services or equivalent with advice from the Director of Governance, Policy and Compliance or equivalent or refer to the Vice-Chancellor .	Normally within three working days Normally within three working days or as soon as is practical.	
Further information / negotiation if necessary	Events & Hospitality / Organiser For protests and demonstrations Executive Director: Estates & Property Services or equivalent with advice from the Director of Governance, Policy and Compliance or equivalent or refer to the Vice-Chancellor.		
If referral then final decision	Executive Director: Estates & Property Services or equivalent with advice from the Director of Governance, Policy and Compliance or equivalent or further refer to	External: Normally within fifteen working days For protests and demonstrations: we will	

	the Vice-Chancellor.	aim to make a final decision soon as is practical.	
		Internal: Normally within ten working days	
Contracts signed/ Payment made etc. For protests and demonstrations - permission granted,	Events & Hospitality /Organiser For protests and demonstrations Executive Director: Estates & Property Services		

Criteria for consideration

The University is committed to Freedom of Speech and its legal duties as laid out in its Code of Practice. It is also cognisant of the [regulatory advice](#) provided by the Office for Students on Free Speech. The following criteria help ensure that we secure freedom of speech within the law for staff, members, students and visiting speakers; and that the use of our premises is not denied

- to any individual or body on the grounds of their ideas or opinions, or
- to anybody on the grounds of its policy or objectives or the ideas or opinions of any of its members, and
- that the terms under which such premises are provided are not to any extent based on such grounds.

When making decisions about whether to allow the use of premises for meetings and events (including protests and demonstrations) and on what terms, the relevant criteria to be considered are as follows: (1) Is the intended meeting or event lawful? (2) What are the risks of the meeting or event taking place, and how can those risks appropriately be mitigated in order to facilitate freedom of speech? (3) Are any restrictions the University intends to impose on the meeting or event justified, necessary and proportionate, given the importance of freedom of speech?

Criteria 1: Lawfulness - Is the intended 'speech' within the law (please also reference Section 3 of the Code of Practice): In the context of having particular regard to the importance of securing Freedom of Speech, the University will, in considering whether or not to allow any event to take place on its premises or elsewhere under its authority, endeavour to make a swift and fair assessment as to whether the views or ideas to be put forward (or the manner of their expression):

- infringe the legally recognised rights of others (e.g., libel, privacy),
- clearly constitute harassment or discrimination as defined in law,
- constitute a criminal offence,
- constitute a threat to public order or to the health and safety of individuals,
- incite others to commit a criminal act, or
- are supportive of a proscribed terror group or organisation.

Criteria 2: Risks & Mitigations - Can reasonably practicable steps be taken to help secure the freedom of speech.

- Based on the information available / provided is it likely that the meeting, event, protest or demonstration through scale, frequency or nature will:
 - i. disrupt the rights and freedoms of others (e.g. to education, or a safe working environment).
 - ii. generate disproportionate costs relating to security.
 - iii. to put others at risk (physical safety) or to seriously disrupt the essential functions and resources of the University in pursuit of its charitable objects.

- Based on the information available / provided is it likely that the protests would shut down debate or impede the free speech rights of others.
- What appropriate mitigating steps may be taken by the University and the Organisers to allow the event to go ahead, these may include but are not limited to (depending on the circumstances) for example: the regulation of which premises may be used for a particular event, and/or at what time they may be used. Security costs will be considered in the context of the University's charitable objects and fiduciary duties) and only in exceptional circumstances be passed on to the organisers and only in exceptional* circumstances will they be passed on to organiser.

**Circumstances are "exceptional" when security costs exceed the normal provision of security cover plus an additional £2000 for specialist services or additional external cover or where a visiting speaker might reasonably be expected to provide their own additional security (e.g. because of political or state office) In these circumstances we will pass on the residue of security costs to the organisers.*

Criteria 3. Justification & Proportionality - Are any restrictions the University wishes to put in place in the context of Criteria 1 or 2 either 'prescribed by law' and proportionate under the European Convention on Human Rights?

The University will consider:

- whether the objective of a measure taken (e.g. a restriction or mitigation) is sufficiently important to justify the limitation of a protected right (free speech)
- whether the measure taken is rationally connected to the objective,
- whether a less intrusive measure could have been used without unacceptably compromising the achievement of the objective, and
- whether, balancing the severity of the measure's effects on the rights of the persons to whom it applies against the importance of the objective, to the extent that the measure will contribute to its achievement, the former outweighs the latter.^{[43](#)}

Request to Protest / Demonstrate on University of London property.

The organiser should obtain, complete and submit a request to protest / demonstrate at least 72 hours in advance, unless it is not reasonably practicable to do so, in which case the organiser should give as much notice as possible, explaining in the request form any circumstances which have made it not reasonably practicable to give 72 hours notice.

Please submit your request to uolevents@london.ac.uk

1. Please describe in as much detail as you are able the nature of the proposed activity:

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2. If not already detailed in your description it would be helpful if you could also provide:

a) Contact details of the person or persons or organisation responsible (the principal organiser) organising the meeting or activity.
b) The date(s) , time(s) (including durations) , frequency (including overall duration) and exact place of meeting (s) or activities .
c) Whether or not any equipment (e.g. tables, awnings, megaphones, speakers etc.) will be used as part of the activity and if so, please detail what (size / type etc.) and how (with reference to 1. above)

d) The name of any planned speaker(s) or alternative speaker(s)
e) The expected timing of the arrival and departure of any speaker(s).
f) Information on the subject of the meeting or activity this may include drafts, in English, of any speeches to be delivered.
g) Copies in English of any proposed notice, leaflet or other material (electronic otherwise) announcing or advertising the meeting. The University reserves the right to require change to or withdrawal of publicity material if they are found to be in breach of any applicable law.
h) Whether the audience (s) is likely to include persons who are not members of the University (staff or students of the University or of Federation members).
i) Details of any circumstances which in your opinion could give rise to concern about possible disturbances or illegal/ unlawful activity which could take place or be caused by the meeting or activity

Decisions:

- Once this information is provided and assuming that no further information reasonably required by the University in order to reach a decision is provided we will within three working days or as soon as is practical issue a statement to the principal organiser which shall either grant permission, grant permission with conditions or withhold permission for the use of University premises as proposed for the conduct of the protest/ demonstration.
- We will make decisions based on the application of the criteria above and in the context of our duty to secure freedom of speech within the law.

IN THE HIGH COURT OF JUSTICE

Claim No. **PT-2024-000893**

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C4

Visitor Regulations



Introduction to the Visitor Regulations

We are proud of the University of London's buildings, and are keen for visitors to appreciate their architecture, internal design and associated history. You will appreciate that such buildings can be faced with a broad range of threats. These regulations ensure that adequate protections and security measures are in place to safeguard the buildings and their users.

Which Buildings are Covered by these Visitor Regulations?

The University of London ("UoL") Visitor Regulations operate within Senate House,¹ Stewart House, Student Central, the Institute of Advanced Legal Studies (Charles Clore House) and The Warburg Institute ("UoL premises").

Who is Covered by these Visitor Regulations?

These Visitor Regulations provide for the safety, wellbeing and security of our staff, students, and visitors who are members of the public.

There is no public right of entry into or through UoL premises. We ask that you abide by these Visitor Regulations. If you do not comply with any part of these regulations, you may be asked to leave UoL premises (see regulation 5.1).

1. Admission

- 1.1. We aim to treat visitors with respect at all times, and to help them to access facilities and activities that they are entitled to use.
- 1.2. We regret that it may be necessary, for example in the interests of security or public safety, for us to alter UoL premises opening hours or close specific areas of UoL at any time, and without prior notice.
- 1.3. If it should be necessary to close all or part of any UoL building temporarily for any reason, we may direct you to leave by certain routes, or prevent you from leaving by certain routes.

2. Bag Searches and Other Searches

- 2.1. We regret that it may be necessary, for example in the interests of security or public safety, for us to conduct bag searches at any time, and without prior notice.
- 2.2. If asked, you must allow our security officers to search your bags when you enter UoL premises or when you enter a particular event or exhibition.
- 2.3. At our discretion, and subject to elevated security concerns, we may ask our security officers to carry out pat down searches as a condition of entry to UoL premises. The reason for such a search will be explained and such searches will be conducted by a security officer of an appropriate gender for the visitor who is to be searched.

3. The University as Licensed Premises

- 3.1. UoL has a premises licence for regulated activities under the Licensing Act 2003, pursuant to which we must:
 - a. refuse any person entry (or ask any person to leave), if our security officers believe that person to be intoxicated or behaving antisocially;
 - b. apply age restrictions and/or require proof of age identification for entry to some events or the supply of some services;

¹ In these Regulations, Senate House refers to the South Block of the building, and the North Block entrance to and areas covering the Institute of Historical Research.

- c. limit the number of people permitted into our premises at any time; and/or
 - d. refuse to serve alcohol or to supply other services to any person who is intoxicated or behaving antisocially.
- 3.2. At the end of evening events, you are asked to leave the premises quietly and with due consideration for our residential neighbours.
- 4. Visitor Conduct**
 - 4.1. All visitors are expected to conduct themselves in a professional and respectful manner to match the theme and tone of the institution/event they are visiting.
 - 4.2. UoL does not abide or tolerate any form of harassment, victimisation or discrimination in any form, including where it is verbal, physical, or on the basis of age, disability, ethnicity, gender reassignment, marital status, pregnancy or maternity, religion or belief, sex, or sexual orientation.
 - 4.3. You are asked to be mindful of signs requesting silence outside of rooms where indicated, and to turn your phone to silent during speaker events and in the libraries.
- 5. Security Staff**
 - 5.1. Our Security staff are identifiable by their UoL identity passes. They are authorised by UoL to require you to comply with these visitor regulations or any directions given under them. If our security officers believe you are behaving antisocially or that your conduct causes or is likely to cause risk or disturbance to other visitors, to our staff or to property, you may be refused admission to UoL premises, you may be asked to leave, and/or you may be escorted from the premises.
 - 5.2. Please be aware that we will not tolerate violence or abuse to any member of our staff, students or other visitors. Failure to cooperate with the lawful directions of our security staff may put you at risk of committing an offence.
 - 5.3. Security staff may use body worn cameras where deemed necessary in relation to elevated security concerns. When they are in use, cameras are visible on the staff member using them and highlighted with a badge or sign. Where possible, security staff will announce when their camera is being activated and turned off. All images are managed in line with UoL's CCTV policy which can be accessed through the [Data Protection page](#) on our website.
- 6. Parking of Vehicles and Provision for Disabled Visitors**
 - 6.1. We do not provide parking facilities, although some sites have limited parking spaces for people with disabilities.
 - 6.2. If you have a disability, you and anyone accompanying you may park your vehicle within designated car parks by prior arrangement with UoL's Conference Office.
- 7. Health and Safety**
 - 7.1. In the event of an accident, please contact the reception desk of the relevant UoL premises or a member of our staff who will help to arrange assistance.
 - 7.2. In the interests of health and safety, you must not:
 - a. smoke anywhere within or at the entrances to UoL premises (and this extends to the use of electronic cigarettes and vaping products);
 - b. sit on any stairs or on parapet walls;
 - c. block or obstruct entrance doors in any way;
 - d. leave any children in your care unattended, or allow them to behave antisocially;
 - e. climb on any part of the building including walls, barriers and columns;
 - f. disregard any safety signs or barriers put in place for public protection;
 - g. disregard fire alarms or any directions for the evacuation of UoL premises; or
 - h. follow (tailgate) any member of staff into a restricted area.

8. Fire Alarms

- 8.1. Fire Action Notices displayed throughout UoL premises explain how you should raise the alarm in the event of a fire or suspected fire.
- 8.2. A constant audible alarm signal means that you must evacuate the building and leave by the nearest fire exit immediately. Our staff will ensure you are aware of the alarm and direct you away from any fire-affected areas. If you require help to evacuate UoL premises, you should seek the assistance of a member of our staff.
- 8.3. In the event of a fire evacuation, you should not attempt to retrieve personal possessions from lockers, cloakrooms or study spaces if this will delay your evacuation. Our staff will help to retrieve your items from the premises as soon as possible after the building reopens.

9. Access to Restricted Areas

- 9.1. If you are found by our staff in a restricted or closed area without authority, you will be required to explain your presence and provide proof of identification. You may also be escorted from UoL premises. Please be aware of regulation 5.1 above.

10. Unattended and Lost Property

- 10.1. Any unattended property on UoL premises is left at your own risk. We reserve the right to have unattended property removed without warning in the interests of safety and security. We will not be held liable if we remove any property that you have left unattended.
- 10.2. If it is handed in to us, we will keep your lost property for three months in accordance with our lost property operating procedure.

11. Film, Photography, and Audio Recording

- 11.1. Except where directed by our staff, where indicated by notices, or during commercial filming activities, you are permitted to use handheld cameras (including phones) with flash, and audio and film recording equipment not requiring a stand, solely for your own private and non-commercial purposes. This includes use in personal, non-commercial social media profiles, blogs and websites provided that no further commercial reuse of the content is permitted by the terms of use of the social media platform or website.
- 11.2. Some events may be photographed and/or filmed. UoL will ensure they or the event organisers have provided advance warning and clear signage to indicate this. If you have any questions or concerns about appearing in images taken at an event please speak to the event organisers.
- 11.3. You must make arrangements in advance with our Conference Office or relevant Institute of the University's School of Advanced Study if:
 - a. you need to use a stand or special lighting or other equipment for filming, photography or audio recording within UoL premises; and/or
 - b. you wish to take any commercial or professional film or photography.
- 11.4. If an individual complains that your photography is intrusive, you may be asked to stop or leave UoL premises. Please be aware of regulation 5.1 above.

12. Personal Data

- 12.1. UoL is committed to protecting your personal data, and being transparent about the information held about you. The [UoL Privacy Notice](#) outlines how it handles and uses the data it collects.

13. Mobility Scooters, Bicycles and Scooters

- 13.1. Visitors using mobility scooters should contact the Conference Team at conference@london.ac.uk or the relevant Institute of the University's School of Advanced Study in advance of travel for advice on how to access the event or function that they wish to attend. Information on accessibility is available on our website.

- 13.2. You are not permitted to cycle or ride a scooter (other than a mobility scooter where permitted) inside UoL premises or on paved areas within UoL grounds.
- 13.3. You may leave your bicycle in the racks provided at your own risk.

14. Animals

- 14.1. Animals are not allowed on UoL premises under any circumstance, unless you have a disability, when you may be accompanied by a guide, assistant or companion animal.

15. Demonstrations

- 15.1. UoL recognises the rights to freedom of expression and to peaceful protest. It also has a responsibility to its staff, students and visitors to provide an environment that is free from disruption, intimidation and harassment. Demonstrations are therefore not permitted within, or obstructing the entrance to, any UoL building. Please see regulation 5.1 above.
- 15.2. If you are proposing to demonstrate in the external part of any UoL premises, you should notify Head of Hospitality and Conferencing Services at least 72 hours in advance. UoL may set conditions on such events in the interest of safety, security and other visitors' enjoyment of their visits. If you are planning to demonstrate in the external part of any UoL premises, please be aware of regulation 5.1 above.

16. Closed Circuit Television

- 16.1. You should be aware that we operate a secure, closed circuit television system throughout UoL premises in the public interest for the protection and safety of our visitors, staff, collection and property. UoL maintains a CCTV policy in line with its data protection obligations. Please see regulation 5.3 for information about accessing this policy.

17. Enquiries

- 17.1. We welcome enquiries from visitors. You can:
 - a. email reception@london.ac.uk or ials@sas.ac.uk for the Institute of Advanced Legal Studies or warburg@sas.ac.uk for The Warburg Institute.
 - b. leave a message on [facebook.com/unioflondon](https://www.facebook.com/unioflondon)
 - c. tweet @UoLondon
 - d. write to:
The Head of Hospitality and Conferencing Services, University of London
Senate House
Malet Street
London WC1E 7HU

18. Amendments

- 18.1. We may change our service provision or amend these Visitor Regulations from time to time and we recommend that you check the UoL websites for our latest visitor information before visiting.

19. Use of UoL Facilities

- 19.1. Separate regulations may apply to your access and use of our facilities, such as Senate House Library, any of the libraries and Institutes of the University's School of Advanced Study, and Student Central's Energybase gym. Please check UoL websites for this information before visiting.

20. Complaints Procedure

- 20.1. UoL aims to provide excellent service to all the users of UoL premises. However, we recognise that sometimes things can go wrong and we always try to resolve any issues as quickly and

smoothly as possible. This procedure sets out how you can make a formal complaint in relation to your visit to UoL premises under these Visitor Regulations.

- 20.2. Separate procedures apply for academic complaints, Freedom of Information complaints or complaints associated with use of particular facilities within UoL premises, including Senate House Library and libraries of the University's School of Advanced Study.
- 20.3. If you are a contractor, supplier or other individual or organisation which conducts business with us, please refer to the dispute resolution procedure in your contract with us.

How to Make A Complaint

If you wish to complain about your experience in visiting UoL premises, please speak to a UoL staff member on duty who will try to assist you directly.

A. Formal Complaint

1. If it is not possible to speak to a UoL staff member on duty, or if you have spoken to them and you are still not satisfied, please email feedback@london.ac.uk. Please set out as much relevant detail as you can and include the outcome that you are hoping to achieve.
2. We will acknowledge your complaint within three working days of receiving it. The respective Head of area will look into your complaint and will offer the option of a meeting or phone call if they believe that this would be helpful.
3. A response will normally be sent to you within ten working days. It will include an explanation of how to take matters forward if you are still dissatisfied.

B. Appeal Process

The majority of complaints can normally be addressed as indicated above. However if you are unhappy with the response provided under section A (3) above, you may appeal against the response by submitting a summary of your complaint and why you believe the response was not satisfactory. Your appeal must be submitted to the Director of Compliance and Secretary to the Board using the [attached form](#) and within ten working days after the response has been received.

1. We will acknowledge receipt of the written appeal within three working days of receiving it.
2. The Director of Compliance and Secretary to the Board (or his/her nominated substitute) (referred to hereafter as the "Director") will investigate and respond within twenty working days (excluding UoL closure periods) of receiving the written appeal. If the Director's investigation takes longer than the agreed timescales, the complainant will be informed and revised time limits will be agreed with the complainant, who will be updated on progress.
3. The Director will consider all the documents relating to the case including any statement from the complainant in order to make a decision.
4. The Director's decision shall be final.

IF YOU NEED A COPY OF THIS DOCUMENT IN AN ALTERNATIVE FORMAT, PLEASE CONTACT THE PROPERTY AND FACILITIES MANAGEMENT TEAM ON reception@london.ac.uk or 020 7862 8880.

IN THE HIGH COURT OF JUSTICE

Claim No. PT-2024-000893

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N:-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

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(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C4X

Visitor Regulations



Introduction to the Visitor Regulations

We are proud of the University of London's buildings and its precincts and green spaces (its premises) and are keen for visitors to appreciate their architecture, design and associated history. You will appreciate that these physical spaces can be faced with a broad range of threats. These regulations ensure that adequate protections and security measures are in place to safeguard the premises of the University of London and their users.

Which areas are Covered by these Visitor Regulations?

The University of London ("UoL") Visitor Regulations operate within Senate House,¹ Stewart House, the Institute of Advanced Legal Studies (Charles Clore House) and The Warburg Institute and all external spaces parks and precinct areas owned and controlled by the University of London ("UoL premises").

Who is Covered by these Visitor Regulations?

These Visitor Regulations provide for the safety, wellbeing and security of our staff, students, and visitors who are members of the public.

There is no public right of entry into or through UoL premises. We ask that you abide by these Visitor Regulations. If you do not comply with any part of these regulations, you may be asked to leave UoL premises (see regulation 5.1).

1. Admission

- 1.1. We aim to treat visitors with respect at all times, and to help them to access facilities and activities that they are entitled to use.
- 1.2. We regret that it may be necessary, for example in the interests of security or public safety, for us to alter UoL premises opening hours or close specific areas of UoL at any time, and without prior notice.
- 1.3. If it should be necessary to close all or part of any UoL building temporarily for any reason, we may direct you to leave by certain routes, or prevent you from leaving by certain routes.

2. Bag Searches and Other Searches

- 2.1. We regret that it may be necessary, for example in the interests of security or public safety, for us to conduct bag searches at any time, and without prior notice.
- 2.2. If asked, you must allow our security officers to search your bags when you enter UoL premises or when you enter a particular event or exhibition.
- 2.3. At our discretion, and subject to elevated security concerns, we may ask our security officers to carry out pat down searches as a condition of entry to UoL premises. The reason for such a search will be explained and such searches will be conducted by a security officer of an appropriate gender for the visitor who is to be searched.

3. The University as Licensed Premises

- 3.1. UoL has a premises licence for regulated activities under the Licensing Act 2003, pursuant to which we must:
 - a. refuse any person entry (or ask any person to leave), if our security officers believe that person to be intoxicated or behaving antisocially;
 - b. apply age restrictions and/or require proof of age identification for entry to some events or the supply of some services;

¹ In these Regulations, Senate House refers to the South Block of the building, and the North Block entrance to and areas covering the Institute of Historical Research.

- c. limit the number of people permitted into our premises at any time; and/or
 - d. refuse to serve alcohol or to supply other services to any person who is intoxicated or behaving antisocially.
- 3.2. At the end of evening events, you are asked to leave the premises quietly and with due consideration for our residential neighbours.

4. Visitor Conduct

- 4.1. All visitors are expected to conduct themselves in a professional and respectful manner to match the theme and tone of the institution/event they are visiting.
- 4.2. UoL does not abide or tolerate any form of harassment, victimisation or discrimination in any form, including where it is verbal, physical, or on the basis of age, disability, ethnicity, gender reassignment, marital status, pregnancy or maternity, religion or belief, sex, or sexual orientation.
- 4.3. You are asked to be mindful of signs requesting silence outside of rooms where indicated, and to turn your phone to silent during speaker events and in the libraries.

5. Security Staff

- 5.1. Our Security staff are identifiable by their UoL identity passes. They are authorised by UoL to require you to comply with these visitor regulations or any directions given under them. If our security officers believe you are behaving antisocially or that your conduct causes or is likely to cause risk or disturbance to other visitors, to our staff or to property, you may be refused admission to UoL premises, you may be asked to leave, and/or you may be escorted from the premises.
- 5.2. Please be aware that we will not tolerate violence or abuse to any member of our staff, students or other visitors. Failure to cooperate with the lawful directions of our security staff may put you at risk of committing an offence.
- 5.3. Security staff may use body worn cameras where deemed necessary in relation to elevated security concerns. When they are in use, cameras are visible on the staff member using them and highlighted with a badge or sign. Where possible, security staff will announce when their camera is being activated and turned off. All images are managed in line with UoL's CCTV policy which can be accessed through the [Data Protection page](#) on our website.

6. Parking of Vehicles and Provision for Disabled Visitors

- 6.1. We do not provide parking facilities, although some sites have limited parking spaces for people with disabilities.
- 6.2. If you have a disability, you and anyone accompanying you may park your vehicle within designated car parks by prior arrangement with UoL's Conference Office.

7. Health and Safety

- 7.1. In the event of an accident, please contact the reception desk of the relevant UoL premises or a member of our staff who will help to arrange assistance.
- 7.2. In the interests of health and safety, you must not:
 - a. smoke anywhere within or at the entrances to UoL premises (and this extends to the use of electronic cigarettes and vaping products);
 - b. sit on any stairs or on parapet walls;
 - c. block or obstruct entrance doors in any way;
 - d. leave any children in your care unattended, or allow them to behave antisocially;
 - e. climb on any part of the building including walls, barriers and columns;
 - f. disregard any safety signs or barriers put in place for public protection;
 - g. disregard fire alarms or any directions for the evacuation of UoL premises; or

- h. follow (tailgate) any member of staff into a restricted area.

8. Fire Alarms

- 8.1. Fire Action Notices displayed throughout UoL premises explain how you should raise the alarm in the event of a fire or suspected fire.
- 8.2. A constant audible alarm signal means that you must evacuate the building and leave by the nearest fire exit immediately. Our staff will ensure you are aware of the alarm and direct you away from any fire-affected areas. If you require help to evacuate UoL premises, you should seek the assistance of a member of our staff.
- 8.3. In the event of a fire evacuation, you should not attempt to retrieve personal possessions from lockers, cloakrooms or study spaces if this will delay your evacuation. Our staff will help to retrieve your items from the premises as soon as possible after the building reopens.

9. Access to Restricted Areas

- 9.1. If you are found by our staff in a restricted or closed area without authority, you will be required to explain your presence and provide proof of identification. You may also be escorted from UoL premises. Please be aware of regulation 5.1 above.

10. Unattended and Lost Property

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- 10.2. If it is handed in to us, we will keep your lost property for three months in accordance with our lost property operating procedure.

11. Film, Photography, and Audio Recording

- 11.1. Except where directed by our staff, where indicated by notices, or during commercial filming activities, you are permitted to use handheld cameras (including phones) with flash, and audio and film recording equipment not requiring a stand, solely for your own private and non-commercial purposes. This includes use in personal, non-commercial social media profiles, blogs and websites provided that no further commercial reuse of the content is permitted by the terms of use of the social media platform or website.
- 11.2. Some events may be photographed and/or filmed. UoL will ensure they or the event organisers have provided advance warning and clear signage to indicate this. If you have any questions or concerns about appearing in images taken at an event please speak to the event organisers.
- 11.3. You must make arrangements in advance with our Conference Office or relevant Institute of the University's School of Advanced Study if:
 - a. you need to use a stand or special lighting or other equipment for filming, photography or audio recording within UoL premises; and/or
 - b. you wish to take any commercial or professional film or photography.
- 11.4. If an individual complains that your photography is intrusive, you may be asked to stop or leave UoL premises. Please be aware of regulation 5.1 above.

12. Personal Data

- 12.1. UoL is committed to protecting your personal data, and being transparent about the information held about you. The [UoL Privacy Notice](#) outlines how it handles and uses the data it collects.

13. Mobility Scooters, Bicycles and Scooters

- 13.1. Visitors using mobility scooters should contact the Conference Team at uolevents@london.ac.uk or the relevant Institute of the University's School of Advanced Study in advance of travel for advice on how to access the event or function that they wish to

attend. Information on accessibility is available on our website.

13.2. You are not permitted to cycle or ride a scooter (other than a mobility scooter where permitted) inside UoL premises or on paved areas within UoL grounds.

13.3. You may leave your bicycle in the racks provided at your own risk.

14. Animals

14.1. Animals are not allowed on UoL premises under any circumstance, unless you have a disability, when you may be accompanied by a guide, assistant or companion animal.

15. Demonstrations

15.1. UoL recognises the rights to freedom of expression and to peaceful protest. It also has a responsibility to its staff, students and visitors to provide an environment that is free from disruption, intimidation and harassment. Demonstrations are therefore not permitted within, or obstructing the entrance to, any UoL building. Please see regulation 5.1 above.

15.2. If you are proposing to demonstrate in the external part of any UoL premises, you should notify Hospitality and Conferencing Services (uolevents@london.ac.uk) at least 72 hours in advance. UoL may set conditions on such events in the interest of safety, security and other visitors' enjoyment of their visits. If you are planning to demonstrate in the external part of any UoL premises, please be aware of regulation 5.1 above.

16. Closed Circuit Television

16.1. You should be aware that we operate a secure, closed circuit television system throughout UoL premises in the public interest for the protection and safety of our visitors, staff, collection and property. UoL maintains a CCTV policy in line with its data protection obligations. Please see regulation 5.3 for information about accessing this policy.

17. Enquiries

17.1. We welcome enquiries from visitors. You can:

- a. email reception@london.ac.uk, uolevents@uol.ac.uk or ials@sas.ac.uk for the Institute of Advanced Legal Studies or warburg@sas.ac.uk for The Warburg Institute.
- b. leave a message on facebook.com/unioflondon
- c. tweet @UoLondon
- d. write to:
Hospitality and Conferencing Services, University of London Senate House
Malet Street
London WC1E 7HU

18. Amendments

18.1. We may change our service provision or amend these Visitor Regulations from time to time and we recommend that you check the UoL websites for our latest visitor information before visiting.

19. Use of UoL Facilities

19.1. Separate regulations may apply to your access and use of our facilities, such as Senate House Library, any of the libraries and Institutes of the University's School of Advanced Study, and. Please check UoL websites for this information before visiting.

20. Complaints Procedure

20.1. UoL aims to provide excellent service to all the users of UoL premises. However, we recognise that sometimes things can go wrong and we always try to resolve any issues as quickly and

smoothly as possible. This procedure sets out how you can make a formal complaint in relation to your visit to UoL premises under these Visitor Regulations.

20.2. Separate procedures apply for academic complaints, Freedom of Information complaints or complaints associated with use of particular facilities within UoL premises, including Senate House Library and libraries of the University's School of Advanced Study.

20.3. If you are a contractor, supplier or other individual or organisation which conducts business with us, please refer to the dispute resolution procedure in your contract with us.

How to Make A Complaint

If you wish to complain about your experience in visiting UoL premises, please speak to a UoL staff member on duty who will try to assist you directly.

A. Formal Complaint

1. If it is not possible to speak to a UoL staff member on duty, or if you have spoken to them and you are still not satisfied, please email feedback@london.ac.uk. Please set out as much relevant detail as you can and include the outcome that you are hoping to achieve.
2. We will acknowledge your complaint within three working days of receiving it. The respective Head of area will look into your complaint and will offer the option of a meeting or phone call if they believe that this would be helpful.
3. A response will normally be sent to you within ten working days. It will include an explanation of how to take matters forward if you are still dissatisfied.

B. Appeal Process

The majority of complaints can normally be addressed as indicated above. However if you are unhappy with the response provided under section A (3) above, you may appeal against the response by submitting a summary of your complaint and why you believe the response was not satisfactory. Your appeal must be submitted to the Director of Compliance and Secretary to the Board using the [attached form](#) and within ten working days after the response has been received.

1. We will acknowledge receipt of the written appeal within three working days of receiving it.
2. The Director of Governance, Policy and Compliance and Secretary to the Board (or his/her nominated substitute) (referred to hereafter as the "Director") will investigate and respond within twenty working days (excluding UoL closure periods) of receiving the written appeal. If the Director's investigation takes longer than the agreed timescales, the complainant will be informed and revised time limits will be agreed with the complainant, who will be updated on progress.
3. The Director will consider all the documents relating to the case including any statement from the complainant in order to make a decision.
4. The Director's decision shall be final.

IF YOU NEED A COPY OF THIS DOCUMENT IN AN ALTERNATIVE FORMAT, PLEASE CONTACT THE PROPERTY AND FACILITIES MANAGEMENT TEAM ON reception@london.ac.uk or 020 7862 8880.

IN THE HIGH COURT OF JUSTICE

Claim No. **PT-2024-000893**

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

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Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C5

IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS
OF ENGLAND AND WALES
PROPERTY, TRUSTS AND PROBATE LIST (Ch D)

Deputy Master Rhys
31st July 2024

B E T W E E N:-

THE UNIVERSITY OF LONDON

-and-

- (1) ABEL HARVIE-CLARK
- (2) TARA MANN
- (3) HAYA ADAM
- (4) SHEIKH IBRAHIM
- (5) PERSONS UNKNOWN

Claimant

Defendants

ORDER

UPON hearing Mr Lees KC and Miss Briggs, both of counsel, for the Claimant, and the First to Third Defendants attending in person.

AND UPON the following terms having the following meaning in this Order:

- (1) The “Alternative Service Application” meaning the Claimant’s without notice application dated 25 July 2024 for alternative service pursuant to CPR 6.15 and 6.27;
- (2) The “Alternative Service Order” meaning the Order of Chief Master Shuman dated 29 July 2024 in relation to the Alternative Service Application;
- (3) The “Abridgement of Time Application” meaning the Claimant’s without notice application dated 25 July 2024 for, inter alia, an abridgement of time for the service of the Claim Form, Particulars of Claim and any witness statements; and
- (4) The “Abridgement of Time Order” meaning the Order of Chief Master Shuman dated 29 July 2024 in relation to the Abridgement of Time Application.



AND UPON the Court being satisfied that the service of all documents in these proceedings upon the Defendants was effected in accordance with paragraph 1 of the Alternative Service Order.

AND UPON the Court being satisfied that the Claim Form, Particulars of Claim, and the witness statement of Alistair Jarvis were duly served on the Defendants by 10am on 30 July 2024 in accordance with paragraph 2 of the Abridgement of Time Order.

AND UPON the Court being satisfied that a copy of the Abridgement of Time Order was duly served on the Defendants in accordance with paragraphs 2 and 3 of the same.

AND UPON the Court having been provided with a hard copy of a signed consent order dated 31 July 2024 and signed by the Claimant and the First to Third Defendants.

BY CONSENT IT IS ORDERED THAT:

1. The First, Second, and Third Defendants do give possession to the Claimant forthwith of the four parcels of land forming part of Title Number 328506 and shown on the plan annexed hereto:
 - (a) edged and cross-hatched yellow;
 - (b) edged and hatched yellow;
 - (c) edged and shaded yellow; and
 - (d) edged and cross-hatched orange.
2. There be no order as to costs.
3. This Order shall be served by the Claimant in the manner set out at paragraph 1 of the Alternative Service Order.

AND IT IS FURTHER ORDERED THAT:

4. The Court exercises its discretion pursuant to CPR 3.10(b) to remedy the omission from the Abridgement of Time Order of the statement required by CPR 23.9(3).

Dated: 31 July 2024.

Service of the Order:

The Court has provided a sealed copy of this Order to the serving party's solicitors:-

Pinsent Masons LLP
55 Colmore Row
Birmingham
B3 2FG

Reference: AF02/630232.07557/CM80

Email: connor.merrifield@pinsentmasons.com

Email: alicia.foo@pinsentmasons.com

IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS
OF ENGLAND AND WALES
PROPERTY, TRUSTS AND PROBATE LIST (Ch D)

Deputy Master Rhys
31st July 2024

B E T W E E N:-

THE UNIVERSITY OF LONDON

-and-

- (1) ABEL HARVIE-CLARK
- (2) TARA MANN
- (3) HAYA ADAM
- (4) SHEIKH IBRAHIM
- (5) PERSONS UNKNOWN

Claimant

Defendants

ORDER

UPON hearing Mr Lees KC and Miss Briggs, both of counsel, for the Claimant, the First to Third Defendants attending in person, and the Fourth and Fifth Defendants not attending.

AND UPON the following terms having the following meaning in this Order:

- (1) The “Alternative Service Application” meaning the Claimant’s without notice application dated 25 July 2024 for alternative service pursuant to CPR 6.15 and 6.27;
- (2) The “Alternative Service Order” meaning the Order of Chief Master Shuman dated 29 July 2024 in relation to the Alternative Service Application;
- (3) The “Abridgement of Time Application” meaning the Claimant’s without notice application dated 25 July 2024 for, inter alia, an abridgement of time for the service of the Claim Form, Particulars of Claim and any witness statements; and
- (4) The “Abridgement of Time Order” meaning the Order of Chief Master Shuman dated 29 July 2024 in relation to the Abridgement of Time Application.



AND UPON the Court being satisfied that the service of all documents in these proceedings upon the Defendants was effected in accordance with paragraph 1 of the Alternative Service Order.

AND UPON the Court being satisfied that the Claim Form, Particulars of Claim, and the witness statement of Alistair Jarvis were duly served on the Defendants by 10am on 30 July 2024 in accordance with paragraph 2 of the Abridgement of Time Order.

AND UPON the Court being satisfied that a copy of the Abridgement of Time Order was duly served on the Defendants in accordance with paragraphs 2 and 3 of the same.

BY CONSENT IT IS ORDERED THAT:

1. The Fourth and Fifth Defendants do give possession to the Claimant forthwith of the four parcels of land forming part of Title Number 328506 and shown on the plan annexed hereto:
 - (a) edged and cross-hatched yellow;
 - (b) edged and hatched yellow;
 - (c) edged and shaded yellow; and
 - (d) edged and cross-hatched orange.
2. There be no order as to costs.
3. The Court exercises its discretion pursuant to CPR 3.10(b) to remedy the omission from the Abridgement of Time Order of the statement required by CPR 23.9(3).
4. This Order shall be served by the Claimant in the manner set out at paragraph 1 of the Alternative Service Order.

Dated: 31 July 2024.

Service of the Order:

The Court has provided a sealed copy of this Order to the serving party's solicitors:-

Pinsent Masons LLP

55 Colmore Row
Birmingham
B3 2FG

Reference: AF02/630232.07557/CM80

Email: connor.merrifield@pinsentmasons.com

Email: alicia.foo@pinsentmasons.com

IN THE HIGH COURT OF JUSTICE

Claim No. **PT-2024-000893**

BUSINESS AND PROPERTY COURTS

OF ENGLAND AND WALES (ChD)

PROPERTY, TRUSTS AND PROBATE LIST

B E T W E E N :-

THE UNIVERSITY OF LONDON

Claimant

-and-

(1) ABEL HARVIE-CLARK

(2) TARA MANN

(3) HAYA ADAM

(4) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ENTER OR REMAIN WITHOUT THE CONSENT OF THE CLAIMANT UPON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(5) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, OBSTRUCT OR OTHERWISE INTERFERE WITH ACCESS TO AND FROM ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

(6) PERSONS UNKNOWN WHO, IN CONNECTION WITH BOYCOTT, DIVESTMENT, AND SANCTIONS PROTESTS BY THE 'SOAS LIBERATED ZONE FOR GAZA' AND/OR 'DEMOCRATISE EDUCATION' MOVEMENTS, ERECT ANY TENT OR OTHER STRUCTURE, WHETHER PERMANENT OR TEMPORARY, ON ANY PART OF THE LAND (DEFINED IN SCHEDULE 1)

Defendants

ENCLOSURE C6

AERIAL VIEW OF DEFENDANTS' ENCAMPMENTS



Claim No. **PT-2024-000893**

**IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS
OF ENGLAND AND WALES (ChD)
PROPERTY, TRUSTS AND PROBATE
LIST**

B E T W E E N:-

THE UNIVERSITY OF LONDON
Claimant

-and-

- (1) ABEL HARVIE-CLARK**
- (2) TARA MANN**
- (3) HAYA ADAM**

**(4) PERSONS UNKNOWN WHO, IN
CONNECTION WITH BOYCOTT,
DIVESTMENT, AND SANCTIONS
PROTESTS BY THE 'SOAS LIBERATED
ZONE FOR GAZA' AND/OR
'DEMOCRATISE EDUCATION'
MOVEMENTS, ENTER OR REMAIN
WITHOUT THE CONSENT OF THE
CLAIMANT UPON ANY PART OF THE
LAND (DEFINED IN SCHEDULE 1)**

**(5) PERSONS UNKNOWN WHO, IN
CONNECTION WITH BOYCOTT,
DIVESTMENT, AND SANCTIONS
PROTESTS BY THE 'SOAS LIBERATED
ZONE FOR GAZA' AND/OR
'DEMOCRATISE EDUCATION'
MOVEMENTS, OBSTRUCT OR
OTHERWISE INTERFERE WITH
ACCESS TO AND FROM ANY PART OF
THE LAND (DEFINED IN SCHEDULE 1)**

**(6) PERSONS UNKNOWN WHO, IN
CONNECTION WITH BOYCOTT,
DIVESTMENT, AND SANCTIONS
PROTESTS BY THE 'SOAS LIBERATED
ZONE FOR GAZA' AND/OR
'DEMOCRATISE EDUCATION'
MOVEMENTS, ERECT ANY TENT OR
OTHER STRUCTURE, WHETHER
PERMANENT OR TEMPORARY, ON**

**ANY PART OF THE LAND (DEFINED IN
SCHEDULE 1)**

Defendants

AMENDED PARTICULARS OF CLAIM

Solicitors for the Claimant:

Pinsent Masons LLP

55 Colmore Row

Birmingham

B3 2FG

REF: AF02/630232.07557/CM80