

# Hawkswell | Kilvington

CONSTRUCTION & ENGINEERING SOLICITORS

## SERVICES FOR PROPERTY LAWYERS

### About the Firm

Hawkswell Kilvington Limited is a niche construction and engineering law firm that was set up in 2002. The firm has grown significantly in recent years and now has 4 partners, 1 legal director, 4 associates, 3 solicitors and 2 trainee solicitors together with support staff.

The firm, which is primarily based in Wakefield also has an office in London and has developed an excellent regional and national reputation, proving that specialist construction and engineering related legal services can be successfully provided by a niche regional firm.

Hawkswell Kilvington's success has been widely recognised. The firm has been shortlisted for the prestigious National Boutique Firm of the Year Award at The Lawyer Awards, won Boutique Firm of the Year (Regional) at The Lawyer Awards as well as Law Firm of the Year (1-10 Partners) at the Yorkshire Lawyer Awards .

Chambers & Partners describes the firm as a *"well-reputed niche firm"* which *"understands its clients and the industries they operate in"* and the firm is consistently rated by Chambers & Partners Legal Directory and Legal 500 as one of the leading construction firms in the country.

### Our Experience

Hawkswell Kilvington's team of non-contentious construction lawyers, specialise in drafting, reviewing, amending and advising on all types of construction and engineering contracts, including NEC3 contracts, JCT contracts, ICE contracts, FIDIC contracts and bespoke main contracts and sub-contracts.

The team also drafts, advises on and negotiates amendments to consultant appointments, collateral warranties, novation agreements, parent company guarantees, performance bonds, confidentiality agreements, framework agreements, letters of intent, the construction aspects of development agreements and terms and conditions of purchase, sale and hire. The team has experience in almost all sectors of the construction industry, including retail, infrastructure, health, education, power and waste.

The firm's reputation as a specialist in its field has led to it carrying out work for and in partnership with numerous local and national firms of solicitors who do not have specialist in-house construction expertise.

Recent examples of working in partnership with property lawyers include:

- Acting for a local authority in connection with its Enterprise Partnership scheme, through which it provides finance to housebuilders, alongside another law firm which deals with the property and finance aspects of the transactions. We advise in relation to the satisfaction of the funding conditions for the works, including reviewing and reporting on the construction documents prepared by the housebuilders.

**HAWKSWELL KILVINGTON LIMITED**  
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- Advising various law firms whose clients are leasing newly constructed properties by commenting on the construction-related aspects of the agreement for lease and carrying out “due diligence” reviews on the collateral warranties the client is entitled to receive as tenant.
- Acting as a construction consultant for another firm, in which we drafted a building contract and related documents relating to the construction of a care home, whilst the other firm dealt with the property law and financing aspects of the matter.
- Assisting a property law firm with the extensive negotiation of the construction aspects of a complex agreement for lease.
- Working alongside another firm to jointly draft a combined sale and development agreement.

### Our Approach to Costs

We aim to reduce costs for clients wherever possible by offering more innovative and flexible ways of charging for legal services, including fixed fees, capped fees and blended rates. According to Chambers & Partners, clients are “*pleasantly surprised*” by the firm’s billings. We are happy to discuss appropriate fee arrangements for individual matters on a case by case basis.

### Services for Property Solicitors

It is often difficult for firms with commercial property departments to offer an appropriate solution to developer clients who seek both property and construction advice. There is always a real risk that developer clients will be attracted to firms who can offer both property and construction expertise. However, engaging Hawkswell Kilvington solely in respect of construction law matters allows you to provide your property clients with a competitive full service solution, whilst giving you peace of mind that there is no risk of losing your property clients to our niche construction practice (we do not do any property work).

Having worked with numerous firms of solicitors through the country in providing construction contract support we are used to working as part of a team. Because of our experience and the strength and depth of our team we are able to provide guaranteed turnaround and cost certainty, and, in our experience, clients often respect their property lawyers for bringing on board specialist construction assistance in order to achieve the best results.

For more information about working in partnership with Hawkswell Kilvington, please contact Daniel Silberstein ([dsilberstein@hklegal.co.uk](mailto:dsilberstein@hklegal.co.uk)), Thomas Salter ([tsalter@hklegal.co.uk](mailto:tsalter@hklegal.co.uk)) or Rachel Heald ([rheald@hklegal.co.uk](mailto:rheald@hklegal.co.uk)).

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