

SPARKS ARE FLYING IN THE MIDLANDS



Ruth Murday, Hawkins Hatton; Keith Roberts, Park Electrical; Rob Linforth, CDS; Nick Buxton, CDS.

Electrical contractor has set sparks flying in the Midlands and ensures that the lights will burn even brighter for Park Electrical Services Limited as it has now become part of Commercial Design Solutions Holdings Limited.

The consolidation of Park Electrical means that Commercial Design Solutions can now offer an even wider range of products and services to their customers.

Commercial Design Solutions arc across the public, private and corporate sector providing design, build, refurbishment and maintenance services.

Commercial Design Solutions will seek to fuse together the strengths of Park Electrical in its ability to provide services to the exceptional standard for which it is renowned.

Park Electrical was first established in 1991 and has since then gained extensive knowledge and expertise in the industrial and commercial sector. Park Electrical has undertaken contracts involving heavy industrial power distribution systems to the design and installation of structure data wiring systems. Park Electrical has been

expanding its outreach consistently over the years providing an integrated and professional service to all clients and this is something Commercial Design Solutions will look to continue into the future.

Park Electrical were represented by Ruth Murday of our firm, we provided instrumental support to ensure the deal was completed on time without tripping any circuits. We worked closely with Stuart Gray, who has over 30 years corporate finance experience in the Midlands has advised Park Electrical in their growth and expansion which lead to the natural step of them joining Commercial Design Solutions.

Ruth Murday commenting on the transaction stated that "like many transactions, time and speed is always of the essence, but given that the parties were like-minded, there was a positive polarity adopted by everyone".

Keith Roberts, founder of Park Electrical, commented that "having the right advisors made the process flow and I have no doubt that Park Electrical is in safe hands for the future knowing that I have been fully insulated throughout the whole process".

Contact us on: 01384 216840 • info@hawkinshatton.co.uk

ANOTHER SUCCESSFUL YEAR IN THE LEGAL500

We have successfully ranked in this year's Legal500 which continues on from last years' achievement.

We have continued to enjoy success both locally and nationally in the corporate and commercial legal services market, recognised as a "proactive, caring and highly capable" firm which "enables a complete solution".

We pride ourselves on our excellent client service, high standard of work and commitment to ensuring we deliver the desired results for our clients. Our ethos has always been to partner our clients, working with them rather than for them. This allows our clients to put the smooth running of their business at the forefront while we deal with the complexities of negotiating and agreeing legal and commercial issues.

We offer services to business clients in the core areas of:

- 1) Corporate and Commercial which includes sales, mergers, acquisitions, MBO's, and general commercial contracts;
- 2) Commercial Property including acquisitions, disposals, commercial leases, secured lending for RBS, HSBC and Santander and corporate support;
- 3) Commercial Dispute Resolution namely complex and high value litigation including injunctive proceedings, shareholder disputes, derivative claims and serious white collar fraud.

The Corporate Department is headed by Colin Rodrigues who is ranked as a Leading Individual in the Legal500 and described as "highly regarded in the local market". Colin has been working in the West Midlands for 20 years advising clients in all areas of Corporate and Commercial matters.

Harminder Sandhu, our Managing Partner and

head of Commercial Dispute Resolution is also regarded as "first class" with more than 17 years' experience of advising clients on commercial disputes. Harminder is known for her pragmatic and commercial approach to litigation always seeking to achieve a resolution to a dispute at an early stage to minimise costs for the client.



Colin Rodrigues

The legal market has continued to see consolidation over the last twelve months however as a boutique practice we have remained unaffected by the changing tides. With a focused approach we have continued to provide niche services which have ensured that we are able to compete with the larger Birmingham practices with regards to quality of work.

We are looking forward to the coming year where we hope to continue along the same path of success and to continue to support our clients to give them continued success. We will also be preparing for our 10th year anniversary celebrations which mark a milestone for us and the opportunity to reflect on what we have achieved in a small period of time.

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FORFEITURE OF A LEASE

Harminder Sandhu, Managing Director and Head of Dispute Resolution considers commercial landlords' rights to forfeiture.

We have recently seen a number of cases where commercial landlords with multiple units on one site have been left with no alternative but to forfeit the lease of a disruptive tenant to avoid a claim by the other tenants occupying units on the same site.

The right to forfeit is a standard clause within most commercial leases where there has been a breach of covenant contained in the lease. A breach of covenant (other than non-payment of rent) requires service on the tenant of a Section 146 Notice under the Law of Property Act 1925.

The notice would detail the breach complained of, set out a reasonable time to remedy the breach and specify the landlord's intention to forfeit the lease on failure to remedy. During the interim period the landlord must not take any action which may suggest acceptance of the breach and therefore a waiver of the right to forfeit.

Once the timeframe set by the Section 146 Notice has expired the landlord can make an application to Court to forfeit the lease. If an order is granted the landlord will be able to repossess the property from the tenant.

The tenant could seek relief from forfeiture in which case the tenant would agree to remedy the breach and/or pay adequate compensation in respect of the breach in addition to satisfying the Court the tenant will perform its obligations under the lease in the future.

In one of our client's situation there was no alternative to forfeiture however prior to deciding to take this drastic action a commercial landlord should consider the following:-



Harminder Sandhu

- Property market conditions – the landlord would be left with a lost income and a vacant property which is difficult to re-let or sell.
- The landlord would become responsible for rates, utilities and maintenance.
- A vacant property is more likely to fall into disrepair or suffer criminal activity, which will reduce its value.

A decision to forfeit a lease must be taken carefully and with the benefit of advice. For further information or advice on forfeiture or dispute resolution contact Harminder Sandhu on **01384 216840** or **hsandhu@hawkinshatton.co.uk**

THE ROAD BETWEEN THE WHITE HOUSE AND BUCKINGHAM

It is a long road from the White House Hotel to Buckingham Hotel but Jitesh Patel and Sirish Patel have managed to shorten the same with the help of RBS.

RBS has helped Jitesh and Sirish to purchase the Best Western, White House Hotel, Watford, which has added to his existing hotel the Best Western, Buckingham Hotel.

The Best Western chain is well established in the UK since 1967 and is reputed for hotels with character and style, of which the White House and Buckingham hotels are shining examples.

RBS has continued to support SME businesses within the UK and played its part in helping these businesses bring UK plc out of the recession. Glenn Williamson (business development director of RBS) and Ian Morgan (relationship director of RBS) played an instrumental role in structuring the funding for Jitesh and Sirish to ensure they were able to complete the purchase of the White House Hotel.

We were instructed on behalf of RBS to ensure that the bank's security and funding were put in place.

Jitesh Patel commented 'The White House Hotel will be a good addition to my expanding group of hotels within the South East.'

Ian Morgan and Glenn Williamson said 'RBS focuses on supporting businesses from all sectors of the economy where a business can demonstrate a strong business plan and cash flow to support the funding and, the purchase of the White House Hotel for Jitesh and Sirish is just another example of how RBS continues to provide assistance to its clients.'

Colin Rodrigues said 'It is good to know that RBS continues to be instrumental in supporting businesses in all parts of the UK. What was especially difficult about this deal was the short time frame in which the matter had to be concluded notwithstanding the challenges due to the sector, I was pleased to contribute to what will be a very successful business.'



Glenn Williamson, RBS; Jitesh Patel; Colin Rodrigues, Hawkins Hatton; Ian Morgan, RBS