



Works by Utility Companies





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With increasing developments and the constant need to improve infrastructure, landowners are now more frequently being contacted by public and private companies wanting access or rights over land.

These approaches can be for traditional services such as water, gas, electricity or sewage, or new roads needing to be delivered or required to service new developments.

At Killens, we are experienced in acting for property owners to ensure that works are properly carried out and adequate compensation paid. Our fees are paid by the Highways Authority or the Company so there should be no cost to you as the claimant but, rest assured, we act in your interests as the client.



Our compulsory purchase services

- ▶ Strategic advice on statutory powers and acquisition
- ▶ Comprehensive valuation advice
- ▶ Negotiation with acquiring authorities
- ▶ Comprehensive claim management
- ▶ Liaising with contractors
- ▶ Drafting objection and appearance at public inquiries and select committees
- ▶ Providing expert witness advice including Tribunal applications



What we do

- ▶ Early negotiation with the acquiring authority
- ▶ Influence the location and nature of the scheme to minimise the impacts
- ▶ Prepare and submit statutory objections arguing through at inquiry
- ▶ Prepare schedules of condition
- ▶ Advise and work closely, if applicable, with legal advisers
- ▶ Negotiating agreements and heads of terms to protect interests
- ▶ Agree accommodation works
- ▶ Negotiate and agree reinstatement works
- ▶ Settle compound agreements
- ▶ Prepare and negotiate claims

The early appointment of an agent to advise you and to protect your interests is crucial in minimising the impact of any scheme and ensuring that your views are listened to and you receive adequate compensation quickly. Remember any professional fees you incur will be paid for by the acquiring authority.



Our skills

- ▶ Detailed knowledge of compulsory purchase legislation
- ▶ Experience over 30 years of acting on behalf of clients
- ▶ Attendance at public inquiries including as acting advocate
- ▶ Providing expert witness advice including Tribunal applications
- ▶ Local knowledge including of market conditions
- ▶ Practical land management skills and knowledge including farming experience
- ▶ Ability to act in respect of all types of scheme including road, rail, utilities, telecoms, flood and development schemes



Our pledge

Our specialists combine in-depth knowledge and professionalism with integrity and innovation to deliver the right solution for your needs and to ensure your interests are protected.

Our team will:

- ▶ Meet you promptly to discuss the proposed scheme and its implications and to plan the response
- ▶ Explain the processes involved and recommend appropriate solutions
- ▶ Be enthusiastic and proactive in acting for you
- ▶ Be hands on during any works helping to address any issues that arise
- ▶ Ensure that any claims for compensation are dealt with speedily
- ▶ Always act in your interests



The Team



Tom Killen BSc (Hons) MRICS FAAV

Tom comes from a Somerset farming family and is a graduate of the Royal Agricultural University and Reading University. He is a Chartered Surveyor and Agricultural Valuer and has practiced in the West Country for over 30 years. He has acted for clients in respect of numerous compensation schemes ranging from the construction of the second Severn Crossing to the construction of the Batheaston, Chippenham and Semington by-passes to numerous pipeline and cable schemes including at public inquiry.



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Ellie White MA (Hons) MProf

Previously a Land Agent in North Yorkshire managing a 3000 acre estate, Ellie is a graduate of St Andrews University and Harper Adams Agricultural College and holds a degree in Sustainable Development and Management. At Harper Adams she was awarded the Michelmores Solicitors' Prize for top Masters Student in Agricultural Tenancy Law.



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Killens

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If you'd like to have a conversation about your needs or a free visit, please get in touch.

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