

## Alerts

### **Warning: Emails misusing the names of Deborah Gajewski and Kirwans**

4 December 2025

An email has been sent misusing the names of 'Deborah Gajewski' and 'Kirwans', in relation to a property transaction.

#### **What is the scam?**

The SRA has seen an email falsely purporting to be from 'Deborah Gajewski' (see genuine solicitor details below) of 'Kirwans' (see genuine firm details below).

The email was sent to a member of the public offering assistance with the purchase of a property. The email advises the recipient that the property has a 'prime and marketable title and no adverse conditions affecting it'. It also offers to provide client account details for payment and 'advises' the recipient that any delays in making payment may 'cause delays in the execution of the completion date.'

The email was sent from 'dgajewski@kirwanssolicitor.co.uk'. The email also included the email addresses of tsefton@kirwanssolicitor.co.uk and williamsa@kirwanssolicitor.co.uk. The SRA has also been informed of a website in operation from 'www.kirwanssolicitor.co.uk'; however, the domain '@kirwanssolicitor.co.uk' (with no 's' at the end of the word solicitor) is not the genuine domain name used by the genuine firm of solicitors (see below).

The signature of the bogus email misused the name, address and fax number of a genuine firm based in Birkenhead and misuses the name of 'Deborah Gajewski'. It also includes a telephone number of 0151 684 2726 and a supposed 24- hour emergency contact number of 07770 872 037.

Any business or transaction through the email addresses, phone numbers, website above, or generally through the domain '@kirwanssolicitor.co.uk' is not undertaken by a firm or individual authorised and regulated by the SRA.

#### **Is there a genuine firm or person?**

The SRA authorises and regulates a genuine firm of solicitors called Kirwans (SRA number 71723). The genuine firm uses the email domain of @kirwanssolicitors.co.uk (note the 's' at the end of solicitors). Its head



office address is 363 Woodchurch Road, Birkenhead, CH42 8PE. Their contact details are:

- telephone number 0800 525 035 or 0151 608 9078
- fax number 0151 609 0030
- email address [info@kirwanssolicitors.co.uk](mailto:info@kirwanssolicitors.co.uk) (note the 's' at the end of solicitors)
- website [www.kirwanssolicitors.co.uk](http://www.kirwanssolicitors.co.uk) (note the 's' at the end of solicitors)

The SRA also authorises and regulates a genuine solicitor called Deborah Gajewski (SRA number 455488) who is a solicitor at the genuine firm.

The genuine firm Kirwans has confirmed that neither it nor Deborah Gajewski have any connection to the email referred to above.

The SRA also authorises and regulates a genuine firm of solicitors called Kirwans Solicitors (SRA ID: 448470), which is based in Enfield. This firm uses the website [www.kirwans-solicitor.com](http://www.kirwans-solicitor.com) and is not believed to have any connection to the matters referred to in the above alert.

## **What should I do?**

When a firm's or individual's identity has been copied exactly (or cloned), due diligence is necessary. If you receive correspondence claiming to be from the above firm(s) or individual(s), or information of a similar nature to that described, you should conduct your own due diligence by checking the authenticity of the correspondence by contacting the law firm directly by reliable and established means. You can contact the SRA to find out if individuals or firms are regulated and authorised by the SRA and verify an individual's or firm's practising details. Other verification methods, such as checking public records (e.g. telephone directories and company records) may be required in other circumstances.