



KATIE COHEN

PARTNER

KATIE IS A PROPERTY LAWYER WHO SPECIALISES IN ALL ASPECTS OF LEASEHOLD ENFRANCHISEMENT, A NICHE AREA OF RESIDENTIAL PROPERTY LAW

t +44 (0)20 3319 3700 | m +44 (0)7855 776 883
e katie.cohen@keystonelaw.co.uk

ABOUT

Katie acts for both landlords and tenants, advising them on a range of real-estate issues including the sale and purchase of residential property, all aspects of voluntary and statutory lease extensions, and freehold purchases and sales under the Leasehold Reform Act 1967 and Leasehold Reform, Housing and Urban Development Act 1993. Katie also assists clients with the sale and purchase of freeholds under the Landlord and Tenant Act 1987 (Right of First Refusal) as well as the acquisition of freehold ground-rent investment portfolios and statutory collective enfranchisement claims.

A keen contributor to many leading specialist publications, Katie is often approached to provide comment on the topic of leasehold enfranchisement. She is also a full member of ALEP (Association of Leasehold Enfranchisement Practitioners). Most recently Katie has been asked to present a webinar on ground rent for a leading legal CPD provider.

EXPERTISE

- Property law
- Negotiation
- Investment properties
- Lettings
- Conveyancing in the context of enfranchisement claims
- Ground-rent acquisition
- Lease extensions
- Right to manage (RTM)
- Collective enfranchisement
- Right of first refusal
- Missing freeholder claims
- Freehold and leasehold

EXPERIENCE

Freehold Sales & Purchases

- Successfully defended a freeholder client's recoverable costs position at the Tribunal concerning a complex sale of the freehold on the South Coast under section 33 of the 1993 Act.
- Acted in the acquisition of three ground-rent portfolios simultaneously within 20 working days for the landlord client following successful bids at auction, involving prioritising, delegate reporting on title and working to tight deadlines.
- Assisted with the £17m acquisition of a complex collective enfranchisement in Grosvenor Square, W1, from the Grosvenor Estate and dealing with the putting into place of bespoke 999-year leases following completion.
- Undertook administrative restoration of a struck-off company to enable the lessees to acquire their freehold.

Lease Extensions

- Successfully argued the validity of a section 42 notice on behalf of a tenant client where the freehold was unregistered, involving a novel point of law concerning the interpretation of service upon and response by the landlord. Enabled the lease extension to progress at the premium stated in the section 42 notice.
- Coordinated a large group lease extension in Hampstead against a well-known property company.
- Handled at least 50 ongoing statutory lease extensions, collective enfranchisements and voluntary freehold sales and lease extensions for a prolific landlord client, involving main client contact for the various directors and advising on prospective ground-rent investments, the strategy for dealing with particular estates within their portfolio and the day-to-day management of files.
- Acted for both landlords and tenants in numerous tribunal applications for the determination of the premium and terms of acquisition in collective enfranchisements and lease extensions.

Leasehold Reform and Enfranchisements

- Acted on the £2m acquisition of the freehold under the Leasehold Reform Act 1967 on the Cadogan Estate, the £1.8m lease extension on the Grosvenor Estate, and the £3m collective enfranchisement against The Wellcome Trust simultaneously – developing extensive knowledge and effective strategy of acting against the PCL Estates to achieve favourable results for clients without recourse to the Tribunal.
- Acted for 141 lessees in Docklands to successfully exercise their right of first refusal under section 5A of the Landlord & Tenant Act 1987 and to purchase their freehold valued at £1m. Advised on the finance of the reversion of the non-participating flats through the creation of an investment consortium (LLP) comprising internal investors. Completed the transaction within six months and oversaw implementation of 999-year leases and overriding leases.
- Acted for numerous tenants against well-known PCL estates and property companies on statutory claims under the Leasehold Reform Act 1967 and the Leasehold Reform, Housing and Urban Development Act 1993.
- Acted in the acquisition of the freehold for 100 lessees in Docklands who exercised their right of first refusal under section 5A of the Landlord & Tenant Act 1987.
- Acted in the acquisition of the freehold from missing freeholders both under the rules of bona vacantia and the Landlord & Tenant Act 1987.

RECOGNITION

Finalist for Solicitor of the Year 2021 at the Enfranchisement and Right to Manage Awards

Recognised by The Legal 500 2021 for Residential Property

Highly Commended Young Professional of the Year at the Enfranchisement and Right to Manage Awards 2013

Legal Editor of the Handbook of Residential Tenancies published by Sweet & Maxwell

Member of ALEP (Association of Leasehold Enfranchisement Practitioners)

CAREER HISTORY

2017	Keystone Law Partner
2016 - 2017	Bircham Dyson Bell Consultant
2013 - 2015	Child & Child Partner
2008 - 2012	JPC Law Assistant Solicitor then Partner
2007	Roiter Zucker Solicitors Assistant Solicitor
2007	Qualified as a Solicitor