

RAYMOND COOPER

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PROFESSIONAL PROFILE

A senior property lawyer combining more than 45 years' experience managing a complex and diverse caseload and extensive chairmanship experience with a high profile Trust in the West End of London. A former Equity Partner and Head of Department with, and subsequently a full time Consultant to, one of London's most prestigious firms of Solicitors who has been instrumental in the successful management of a range of development and non-development projects relating primarily to commercial property. Utilises his exceptional communication and negotiation skills to influence critical decisions and to develop and maintain mutually beneficial relationships at the highest level. Experienced in managing a Board of Directors comprising local residents, businessmen and highly regarded experts in various fields, with the proven ability to achieve a collaborative approach towards the achievement of shared objectives.

OBJECTIVE

Currently looking to secure part-time, non-executive or advisory board appointments within the public or private sectors, and additional consultancy work.

CAREER SUMMARY

2007 to Date

Independent Consultant Property Lawyer

- Advisor as consultant to legal practices in relation to all kinds of property-related work, including landlord and tenant, development, and planning.
- Active blogger on property-related topics via www.raymondcooper.co.uk

1987 to 2011

Legal Adviser / Chairman –

COVENT GARDEN AREA TRUST

- **Legal Advisor:** Playing a pivotal role in setting up CGAT as a unique vehicle for the provision of a second layer of planning control to ensure the continuation of the old GLC Central Covent Garden planning policies, acting for the Trust since its inception and gaining an invaluable insight into the problems associated with reconciling the interests of different business owners and residents. In one case, managing a dispute between the Trust and the then freeholders, Scottish Widows, including conducting an arbitration on a limited budget against a top team from the freeholders, and succeeding with costs awarded on an indemnity basis.

- **Chairman:** Personally appointed to the post of Chairman of the Trust in 2006 by the then Deputy Prime Minister; involving full accountability for running a board of up to 24 Directors. Achievements in this role include the reform of the Trust's constitution, improving the skill base of the Trustees and moving the Trust on from an adversarial tradition to an active partnership by forging an excellent relationship at all levels with the freehold owners, CapCo.

1962 to- 2012

Consultant (former Equity Partner)

FARRER & CO, LINCOLN'S INN, LONDON

- Qualifying as a Solicitor in 1976 and progressing through the roles of Assistant, Associate and Partner to become an Equity Partner of the firm in 1980.
- Managing a diverse caseload within the commercial sector with involvement in major development and planning matters.
- Personally responsible for the establishment and subsequent management of the firm's commercial property team.
- Fully accountable for the management of Farrer's own property affairs and serving on the board of the Firm's management company and various partnership management and policy committees over the years.
- Resigning the partnership after more than 40 years of handling a large and varied caseload, remaining associated with the firm on a consultancy basis, providing the flexibility to undertake other opportunities and challenges.
- Also during this period, having for some time been a director of charity ContactAFamily, and acting as a voluntary advisor to the Caxton Youth Organisation.

AREAS OF EXPERTISE

- Planning
- Corporate Property
- Investment Property
- Development
- Landlord & Tenant
- Parliamentary Work
- Construction
- Residential Property

A précis of expertise in each area is attached; however, it is impractical to list all projects and assignments here and more detailed information is available at www.raymondcooper.co.uk

1957-1962

Paralegal

VARIOUS CITY PRACTICES

EDUCATION AND QUALIFICATIONS

Professional: Qualified Solicitor – Distinctions in Final Exams (1976)
F.Inst.L.Ex.: Fellow of the Institute of Legal Executives (1963)
4 O Levels: Including English and English Literature (1957)

PUBLICATIONS

- Precedents Editor of Hill and Redman's Landlord and Tenant Law 1982-1990
 - Articles published in Estates Gazette, the Journal of Planning and Environment Law, the Property Law Journal, the Conveyancer and Property Lawyer and the Landlord and Tenant Review.
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ACHIEVEMENTS

- Winner of the UK Planning Lawyer of the Year 2016 by Finance Monthly.
 - Winner of the Lewis and Dean Prize for the Greatest Number of Distinctions in the Year (F.Inst.L.Ex). Two distinctions in Law Society final examinations.
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AFFILIATIONS & MEMBERSHIPS

- The Law Society
 - Member of the British Property Federation
 - Member of the Property & Finance Group
 - Member of the Compulsory Purchase Association
 - Member of Commercial Real Estate Legal Association
 - Member of the Investment Property Forum
 - Registered Expert Witness
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PERSONAL DETAILS

Driving Licence: Full
Health: Excellent
Interests include: Reading, Music, Cinema, Food & Wine, Health & Fitness, Gym Training, Swimming, Walking and Cycling

REFERENCES ARE AVAILABLE ON REQUEST

AREAS OF EXPERTISE - EXAMPLES

Planning

- Negotiating a unique arrangement between the residents of the Barbican Estate in the City of London and the owners of an adjacent late-night entertainment venue, under the terms of which the residents agreed not to object to an application for a public entertainment licence until specified hours in return for an undertaking by the leisure operator not to apply for any later hours at any time in the future.
- Advising the Barbican Association in connection with Listed Building Management Guidelines proposed by the Planning Authority and English Heritage involving extensive interaction with historic buildings experts to prepare a letter of objection to the extremely restrictive guidelines and ultimately negotiating agreement on a more relaxed regime.
- Acting on behalf of the owners of Millennium Mills to submit a successful objection to the Royal Docks Compulsory Purchase Order made by London Docklands Development Corporation.
- Objecting on behalf of the Queens Moat House Hotel Group to a Compulsory Purchase Order for the redevelopment of part of Chester City Centre, involving formulating the objection and negotiating a complex agreement to minimise the impact on the Hotel and establish a compensation code, enabling the objection to be withdrawn.
- Advising an Islamic community regarding their planning application to construct a new Mosque in the London Borough of Merton and contributing to its success despite strong opposition from local and national interests.

Development

- Working extensively in the field of development advising various landowners and institutions with key examples including:
 - Acting on behalf of the City Parochial Foundation to negotiate the terms of numerous development leases of substantial, and sometimes landmark, buildings in the City of London.
 - Arranging, for the same client, the reconciliation of interests of different landowners in notable City development sites including on one occasion rescuing a stalled deal by designing an innovative structure of leases enabling the development to proceed whilst leaving every landowner with a distinct and marketable land interest.
 - Managing a transaction for a developer client contracted to provide a new building to an educational institution in return for taking on the subsequently surplus properties.
 - Drafting and negotiating a development agreement for a multi-use West of England marine related development, a complex project involving a number of different potential uses and a restrictive covenant issue.
 - Advising a West End bank on all aspects of redeveloping its headquarters involving a lengthy public inquiry following refusal of planning permission and the drafting and negotiation of building contract and professional appointments.
 - Negotiating a long lease of a major Bond Street store for a private property company and advising on all aspects of its redevelopment and pre-letting to a well known luxury goods manufacturer.
 - Advising landowners affected on collaboration agreements as part of two major town extensions with the primary focus on ensuring equitable distribution of proceeds of sale.

Corporate Property

- Managing the property affairs of a number of household names in various industry sectors with the team being the principal provider of property related legal services to the Dalgety group of companies for approximately 15 years and key projects including:
 - Identifying the planning potential for a former chemical works and handling its disposal in a number of parcels for different uses with direct involvement in setting up the deal and monitoring development.
 - Acting for the owners of another chemical works, the site of which forms part of a proposed town centre redevelopment in Wales, negotiating the terms of sale to the developer and lease back and an agreement assuring the participation of the former owner in the profits arising from the redevelopment.
 - Advising a water company in connection with a major reservoir development proposal including negotiating the terms of a detailed and complex option agreement with the landowners.

Investment Property

- Directing the team solely responsible for providing legal services to a private property investment group from 1985 through to the sale of the company by its owners in 2000.
- Acting as sole legal advisors to the Charities Property Fund from its inception in 2000 until 2005, a Fund set up to enable charities to invest in property without losing tax relief.

Landlord & Tenant

- Demonstrating expert knowledge of the legislation affecting business tenants, including the Landlord & Tenants Acts of 1927 and 1954, and utilising this to handle virtually every aspect of landlord and tenant work affecting commercial property in particular.
- Dealing with contested and uncontested lease renewal applications for both landlords and tenants, drafting forms of lease and ancillary documents for every sector and handling disputes involving service charges and breaches of obligation.
- Specialising primarily in service charges having drafted the precedents in the original precedents section of Hill & Redman's Law of Landlord & Tenant.

Parliamentary Work

- Acting on behalf of landowners to prepare and submit objections to parliamentary bills and negotiating undertakings with statutory bodies seeking compulsory purchase powers via the Transport & Works Act, examples of which include:
 - Organising an objection to the Bill giving London Underground the required powers to construct the Docklands Light Railway extension to Bank underground station.
 - Advising property owners at London Bridge regarding their objection to the proposed Thameslink 2000 scheme and the redevelopment of London Bridge Station.

Construction

- Advising on numerous building contracts and on the terms of engagement of construction professionals.
- Negotiating and drafting project management agreements for a range of projects including a well known City of London retail/office building.

Residential

- Advising a residents company for three blocks of flats in Central London about deficiencies in the service charge provisions of the 56 individual flat leases and possible solutions including variation by the Lower Tribunal, drafting three standard deeds of variation and explanatory letters to all lessees; application to Tribunal on hold pending establishment of sufficient majority.
- Dealing with the renewal and extension of a client's lease in Central London (one of two in a large house where the lessees also owned the freehold) where multiple issues arose regarding the identification of common parts and the division of others, dealing with the sale of the high value flat on completion of the lease extension.
- Investigating, viewing and giving preliminary advice to more than 300 owners of an estate on the south east coast where multiple issues arose regarding the respective liabilities of freeholders, developers, builders and the local authority regarding defective estate features.
- Advising a residential developer in Berkshire on a range of planning, contractual and enforcement issues in relation to a major town centre development.

Other

It is impractical to list all projects and assignments here but more detailed information is available at www.raymondcooper.co.uk