



## James Kane

### Associate

London  
+44.20.7360.6417

James.Kane@klgates.com

## OVERVIEW

James Kane is an associate in the firm's Real Estate practice. He acts on a range of commercial property matters including development, investment, asset management, and real estate finance.

## PROFESSIONAL BACKGROUND

James joined the firm in 2020 after two years as a paralegal at an international law firm, where he worked in the commercial real estate group.

## EDUCATION

- Legal Practice Course, University of Law, Moorgate, 2020
- M.Sc., University of Law, Moorgate, 2020
- LL.B. , University of Bristol, 2017

## LANGUAGES

- English

## AREAS OF FOCUS

- Real Estate
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction

## REPRESENTATIVE EXPERIENCE

- Advising **The Guinness Partnership** on the c.£110m sale to institutional investor Longharbour of Riverstone Heights, Leaside Lock, Bromley-by-Bow, London comprising a 28 storey BTR product and commercial investment, in the course of development by way of forward commitment. The tower sits within a common podium structure supporting two further residential towers either side. This threw up a wealth of challenging considerations for both Guinness and Longharbour relating to building risk, maintenance, repair and insurance. The transaction represented Guinness' first institutionally packaged BTR sale. Shortlisted finalist for Property Week PRS Deal of the Year 2023.
- Advising **Packaged Living** on its partnering with Aviva Investors to create a circa £1 billion value Single-Family Rental platform. Shortlisted finalist for Property Week PRS Deal of the Year 2023.
- Advising **Avanton** on the purchase, financing and development of the Carpetright site Old Kent Road London, for the c.£130million+ development of 260+ homes (comprising part of Avanton's £950m+ Ruby Triangle development area).
- Advising a **Patrizia** fund on the purchase of c.£95m GDV Edgbaston Residencies, Birmingham, for the development of circa 375 residential units and 20,000sq ft. retail, through a share purchase of the holdco and the simultaneous: (a) purchase by holdco from Warwickshire Cricket Club and Homes England of a 250yr lease; (b) the letting by holdco of a c.£60m Building Contract; and (c) a currency hedge in holdco immediately its shares were purchased (but before consideration for those shares was paid).
- Advising a **Patrizia** fund on the c.£45m purchase from Fairview Homes of 102 residential units for BTR use in a single building at Regency Heights, Ealing, West London, together with purchase finance and security documentation. Transaction involved a private network heat supply agreement for the building; planning indemnities to address delays to site-wide planning discharges (C-19 and otherwise related), complex phased purchase of the units in tranches (whilst contractor was concluding balance works); repurposing Fairview's suite of procurement trade contracts and professional appointments so as to be suitable for an institutional purchaser; and a parent guarantees to synthesize the more usual contractor warranty scenario. Fairview had not appointed a contractor but built 'in-house' appointing specialist sub-contractors.