

Elaine Kennedy

Assistant Solicitor



Elaine graduated from Queen's University Belfast in 2002 (LLB Hons Law). Elaine joined Cleaver Fulton Rankin in July 2005 and is a full time member of the Property Department. She specialises in Commercial Property and has particular experience in Telecommunications.

Key Transactions

Recently acted on behalf of the Royal Bank of Scotland in relation to the sale and leaseback of a number of their properties in Northern Ireland as part of the disposal of a large portfolio of properties across the UK and Ireland.

A member of the team headed up by Kathryn Collie, who continue to advise Lands Securities Trillium on the property aspect of their bid for Workplace 2010 which will involve the proposed sale and leaseback of a large portfolio of properties within Northern Ireland.

Advises a range of commercial clients including Barnardo's, Clinton Cards, the Royal Mail Group plc and National Grid Wireless Ltd in relation to the estate management of their properties in Northern Ireland. Elaine's work in this area involves extensive property titled reviews, acquisition and disposal of leasehold / freehold land, negotiating and completing transfer / lease documents and advising on legislative issues.

A member of the team headed up by Jim Houston who act on behalf of Titanic Quarter Limited in the sale of properties within Abercorn Residential Complex, part of Phase One, Titanic Quarter Development.

Advises clients on legal issues which arise in the day to day management of their property, including advising on issues such as Rent Review, Repair obligations, variation of Agreements and the Assignment / Sub-letting of property.

Advises clients on their legislative rights and responsibilities. In particular she has advised both Landlord and Tenant clients in securing and disposing of new and existing tenancies under the Business Tenancies (NI) Order 1996. Elaine's work in this area involves drafting relevant Notices and Applications, negotiating with the opposite party, instructing Counsel and corresponding with and attending Tribunal hearings.

Currently acts for one of the main UK Telecommunications Licensed Operators in the acquisition and roll-out of their sites across Northern Ireland. Elaine is involved in the negotiation and completion of Lease and Licence Agreements and also advising on any legal issues arising in the management of their sites.

Professional Associations and Qualifications

Member of the Law Society of Northern Ireland

Member of the Belfast Solicitors Association

Member of Northern Ireland Commercial Property Lawyers Group