



## REBECCA CAMPBELL

Partner  
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## BIOGRAPHY

Rebecca is a partner in the Real Estate Disputes Group with over 15 years' experience of complex high value disputes and managing litigation at all levels of the UK court system including the Court of Appeal and Supreme Court.

She advises the full spectrum of Real Estate sector clients, including investors, developers, landlords and institutional tenants on a range of property issues covering lease disputes; sale and purchase disputes; property related insolvency claims; and telecoms disputes. She also provides strategic advice to clients looking to undertake major redevelopment projects.

Clients regularly reach out to Rebecca to handle their high-value rating issues due to her substantial knowledge and experience in business rates disputes.

Rebecca is individually ranked in *Chambers UK* as a leading practitioner and in *Legal 500 UK* as a 'Next Generation Partner' for Real Estate Litigation. The 2025 editions described Rebecca as "*a tenacious and technical lawyer*", "*always quick to respond, positive and creative. She sees situations clearly and is never afraid to "grasp the nettle" in difficult circumstances*" and "*[she has] exceptional attention to detail, energy and determination always produces swift and successful results.*"

In November 2024, Rebecca was elected as the Chair of the Property Litigation Association, the professional body that represents over 1,700 property litigators across the UK and Ireland. In 2023, she was appointed as a member of the Real Estate Balance Policy and Campaigns Committee.

She is a regular speaker at conferences and industry events.

## ADMISSIONS

- England and Wales

## RELATED CAPABILITIES

- Real Estate Disputes
- Commercial Real Estate
- Finance
- Litigation & Dispute Resolution
- Financial Institutions
- Business & Commercial Disputes
- Real Estate

## EXPERIENCE

- Acted for Tesco (successful respondent) in the landmark Supreme Court case of *Cardtronics & ors v Sykes (VO) [2020] UKSC 21*, relating to the separate assessment of ATM sites for business rates, which resulted in retailers receiving over £200million in rebates from HMRC.
- Acted for the successful landlords in the Court of Appeal case of *Tindall v Adda [2015] 1 P&CR 5*, the leading case on intra-group lease assignments.

- Advised international landlord on a £17million dilapidations claim for its City of London office building, involving a myriad of complex legal, valuation and technical expert issues.
- Advised international law firm tenant on complex lease exit strategy and relocation of its London headquarters.
- Advised institutional landlord on £800million development scheme in Mayfair including obtaining vacant possession from telecoms operators and termination of over 100 commercial and residential leasehold interests.

## RELATED INSIGHTS

Insights

Jun 24, 2025

### **Briefcase 2025 Quarter 2: Key Real Estate Cases and Updates**

Insights

Apr 16, 2025

### **Are you ready for Martyn's Law?**

The Terrorism (Protection of Premises) Act received Royal Assent on 3 April 2025 and is expected to be implemented within the next 24 months. There will be no legal requirement to comply until the legislation comes into force, and the Home Office will publish statutory guidance on compliance during the 24-month implementation period. The Act will strengthen the security of many publicly accessible premises (with a focus on retail, hospitality, entertainment and leisure venues). Those in control of relevant premises will be required to take steps to reduce the risk of physical harm to individuals in the event of a terrorist attack.

Insights

Jan 23, 2025

### **On your radar? 10 real estate risk areas to watch in 2025**

As we look ahead to 2025, several key areas within the real estate sector are poised to see an uptick in disputes. This report outlines ten pressing issues that property owners, occupiers, developers and investors should be aware of.

Awards

Oct 17, 2024

### **Chambers 2025 UK guide ranks BCLP in 34 practice areas and recognises 74 individual lawyers**

News

Oct 02, 2024

### **The Legal 500 UK ranks BCLP in 52 practice areas and recognizes 69 lawyers as "leading individuals"**

Insights

Sep 30, 2024

## **Briefcase 2024 Quarter 3: Key Real Estate Cases and Updates**

Insights

Sep 12, 2024

### **Business rates and the Bar - occupation, purpose and trust in a set of chambers**

In the recent case of *Prosser v Ricketts* [2024] UKUT 264 (LC), the Upper Tribunal Lands Chamber (UT) had to decide whether barristers' chambers rooms should be treated as a collective, single unit for business rates purposes, or whether each individual room, occupied exclusively by an individual member of chambers, should be assessed separately, potentially qualifying for small business rates relief.

Insights

Sep 10, 2024

### **Business rates: decisions about material changes of circumstances "in the locality"**

The Valuation Tribunal recently considered the impact of the Rushden Lakes Shopping Centre in Northamptonshire on rental and hence rateable values in neighbouring towns. The opening of the Centre had adversely impacted footfall and revenue in those towns. Some ratepayers claimed that the operation of the Centre constituted a material change of circumstances (MCC) "in the locality", which should reduce their business rates liability. It was not in dispute that their businesses had been impacted by the Centre. The VTE had to consider the meaning and extent of "locality" for the purpose of establishing whether there were MCCs.

Insights

Dec 20, 2023

## **Briefcase 2023 quarter 4: key real estate cases and updates**