



VICTORIA DUXBURY

Lead Knowledge Counsel
London

Lead Knowledge Counsel – Real Estate

E: victoria.duxbury@bclplaw.com

T: [+44 \(0\) 20 3400 3190](tel:+442034003190)

BIOGRAPHY

Victoria leads the firm's real estate knowledge team. She has a background in transactional real estate, and a particular interest in legal innovation and communications. Vix comments: "The wealth of both legal and commercial real estate knowledge in BCLP is staggering – my team's job is to nurture that, to ensure that it is accessible to all of our lawyers (from apprentice to partner!) and of course to our clients too. Along the way we pride ourselves on embracing cutting edge legal tech and outside the box process – so that we not only produce the right advice but in the most efficient and effective way too!"

PROFESSIONAL AFFILIATIONS

- Association of Property Support Lawyers
- London Professional Support Lawyers Group

ADMISSIONS

- England and Wales

RELATED CAPABILITIES

- Real Estate
- Sustainable Real Estate
- Commercial Real Estate

RELATED INSIGHTS

Awards

Apr 01, 2025

BCLP honored with two awards at The Professional Services Management Excellence Awards 2025

Insights

Mar 07, 2025

Commonhold 2.0: Commercial Takeaways from the Government's White Paper

The UK Government's Commonhold White Paper, published on 3 March 2025, commits to making commonhold the default tenure for flats in England and Wales. A reboot of the commonhold legal framework originally introduced in 2002, this new regime (which we refer to as Commonhold 2.0 in this insight) draws on 182 proposals in the Law Commission's 2020 report. In this insight we discuss the key commercial takeaways.

Insights

Feb 28, 2025

Government response to Grenfell Phase 2 report – an overview

The government has published its Response to the Grenfell Tower Inquiry's Phase 2 report. This Insight takes a closer look at the Response focusing on some of the major reforms the government plans to make (for the full detail of the reforms, please refer to the Response) and the timeframes for such actions.

Insights

Jan 08, 2025

Energy Performance of Buildings regime - MHCLG and DESNZ set out ambitious targets in a new consultation building on the previous MEES consultations

The UK government has launched a consultation to reform the Energy Performance of Buildings (EPB) regime, a crucial step towards achieving the nation's ambitious net-zero targets by 2050. This extensive consultation, which runs until 26 February 2025, seeks to gather input on several key areas of the EPB framework. Here, we delve into the background leading up to this consultation, the key areas being consulted on, and likely next steps.

Insights

Nov 20, 2024

COP29 Update – Decarbonising the Built Environment: the Challenges and Opportunities

The decarbonisation of the built environment is likely to be on the UK Government's agenda as it looks to make good on its commitment at COP29 to cut carbon emissions by 81% from 1990s level by 2035. How will this be achieved? Will Minimum Energy Efficiency Standards play a part, will we see more green leases or more building accreditations and is the UN's Building Breakthrough initiative beginning to make a substantive difference?

Insights

Nov 18, 2024

The High Street is feeling the love... or is it?

It's "Love your High Street Week"! So, what better way to start the week than to consider two significant legal reforms announced by the government last week, that are intended to boost and revitalise the High Street: Legislation was introduced to Parliament that will, for the first time, permanently cut business rates for qualifying retail, hospitality and leisure (RHL) properties from 2026 (and in the meantime, 250,000 RHL properties will receive 40% relief off business rates bills up to £110,000 per business to help smooth the transition to the new system); and High Street Rental Auctions powers will come into force on 2 December following the laying of secondary legislation last week, that will give businesses and community groups a 'right to rent' long-neglected town-centre commercial properties.

Insights

Mar 22, 2024

European distressed real estate – how will it play out this time?

Insights

Mar 08, 2024

Changes to The Register of Overseas Entities Regime – the impact of the Economic Crime and Corporate Transparency Act 2023 on real estate

The Economic Crime and Corporate Transparency Act 2023 (ECCTA) received Royal Assent on 26 October 2023, with the provisions of ECCTA to be brought in by secondary legislation in stages throughout 2024 and 2025. It was widely thought that the provisions of ECCTA that effect changes to The Register of Overseas Entities regime (originally introduced by the Economic Crime (Transparency and Enforcement) Act 2022 (ECTEA)) would follow later this year, but the Economic Crime and Corporate Transparency Act 2023 (Commencement No. 2 and Transitional Provision) Regulations 2024 have effected certain changes to the regime as of 4 March 2024, which we will discuss further in this Insight.

Insights

Nov 02, 2023

Minimum Energy Efficiency Standards – here to stay or at risk of becoming redundant?

In September, ahead of the Conservative party conference, Rishi Sunak announced a step back from the Government's net zero policy and targets. This was followed up last week by the Government's formal response to the Climate Change Committee's 2023 Annual Progress Report to Parliament (October Response). Whilst we await detail on what might follow from a legislative perspective (several consultations are promised to land before the end of this year), the messaging suggests that the next steps in the domestic Minimum Energy Efficiency Standards (MEES) regime are now off the table, meaning domestic premises with an EPC of E or above may continue to be let on the open market, without any regulatory requirement for further investment from landlords (or resulting higher rents for tenants). If domestic MEES have been put on ice, where does that leave their sibling commercial (aka non-domestic)...