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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 PRACTICE AREAS

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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)...

Insights

Aug 22, 2023

Building safety – details of the design, construction and occupation regimes

On 17 August 2023, the government published details of the design, construction and occupation regimes which will be introduced for higher-risk buildings, coming into effect on 1 October 2023. Those affected should familiarise themselves with the detail of the regime as outlined in this insight (these changes implement significant change).

Insights

Jul 24, 2023

BSA 2022: register of higher-risk buildings opens - July 2023

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Jul 13, 2023

Register of Overseas Entities – duty to file update regardless of any change – process and implications

The Register of Overseas Entities launched nearly a year ago on 1 August 2022. The Register was established as a measure to increase transparency in the ownership of overseas entities that own UK land. Not only do overseas entities have to register with Companies House, the information that is held on the Register must be reviewed and updated annually. And now there is draft legislation passing through Parliament which may further extend the obligation to file updates on the occurrence of certain trigger events. In this blog, we discuss the duty to update as imposed by the Economic Crime (Transparency and Enforcement) Act 2022, and the associated consequences for those entities that fail to file their update with Companies House.

Insights

May 05, 2023

MEES, the next chapter: plotting residential real estate's route to net zero

MEES Regulations have meant that since 1 April 2020 landlords of residential property have been prohibited from letting out properties below a minimum EPC rating of E unless they have registered an exemption. With the last step of the initial phase of the MEES journey coming to fruition last month in respect of a similar prohibition on lettings of commercial property, the anticipated trajectory of the Government's green policy means that all lettings of residential property would need to achieve a minimum threshold of EPC C by 2028. In this article, we look in detail at the current legislation affecting residential property, what we can expect for the next phase of the MEES journey and the wider implications this may have on the residential housing market.

Insights

Mar 29, 2023

MEES, the next chapter: plotting commercial real estate's route to net zero

1 April 2023 sees the last step in the MEES phase 1 journey come to fruition – meaning that (with limited exceptions) you cannot continue to let sub-standard property (that has an EPC rating below an E) without

registering an exemption. Failure to comply may result in adverse publicity and a fine of up to £150,000. In this article we look at this in more detail and consider what phase 2 may look like as the Government tries to map a viable route for commercial property's journey to net zero.

News

Dec 14, 2022

BCLP changes Knowledge Lawyers' titles firmwide to align with market standard