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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

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UK Corporate Briefing March 2024

Welcome to the Corporate Briefing, where we review the latest developments in UK corporate law that you need to know about. In this month's issue, we discuss: FTSE Women Leaders Review – Year Three Reported numbers in this report show steady gains for women in leadership roles but there is still more to do as the Review closes year three of its five-year term. IA Letter to Remuneration Committee Chairs Ahead of the 2024 AGM season and a fundamental review of the Principles of Remuneration, the Investment Association has written to chairs of Remuneration Committees outlining the issues the IA will be considering in their review and the main themes for 2024. FRC launches review of UK Stewardship Code The FRC is reviewing the UK Stewardship Code and is seeking views from all stakeholders on its efficiency in promoting better stewardship outcomes from engagement with issuers across all asset classes. T...

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Nov 14, 2023

Longer leases, lower ground rents and leasehold liberation: Residential reforms in the King's speech explained

The King's speech announced a new Leasehold and Freehold Reform Bill 'to reform the housing market by making it cheaper and easier for leaseholders to purchase their freehold and tackling the exploitation of millions of homeowners through punitive service charges'. It also addressed some key points in the Renters (Reform) Bill. This note sets out some of the key proposals and commentary in respect of the same.

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Impact of Pillar Two on tax risk apportionment for a corporate sale

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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

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.

News

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Free legal assistance is at hand to help those affected by the Windrush scandal apply for compensation

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Jun 08, 2023

“For the rich but not the poor” but still entitled to charitable relief from business rates

In the case of London Borough of Merton Council v Nuffield Health [2023] UKSC 18, the Supreme Court unanimously held that Nuffield Health was entitled to charitable relief of 80% from its business rates liability in respect of a members-only gym, despite it only being “for the rich but not the poor”. If a charity is using premises for its charitable purpose it will be entitled to mandatory relief from business rates, irrespective of the public benefit from the specific premises. This decision brings welcome clarity, both for charities and property owners, in a climate where our High Streets continue to struggle to recover from the impact of the pandemic.

Insights

Jun 02, 2023

The greenwashing trap is set for landlords and tenants

Climate change presents a series of risks and opportunities for companies across the board. Increasingly they are being put on the spot to demonstrate that they have these things in hand and have a credible plan. Against this backdrop, the energy efficiency of buildings that companies own or occupy is an important area to have, and to be seen to have, a holistic strategy for. Dangers lurk for companies whose approach is found to be wanting.