



Tiffany Scott

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Clerks' Details

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Qualifications and Appointments

- Degree in Classics, Oriel College, Oxford
- Oriel College Exhibitioner
- Distinction in Postgraduate Diploma in Law
- College of Law prize for best paper in Tort
- Laurence Kingsley Prize for Excellence in Drafting and Pleading, Inns of Court School of Law

“Technically very sharp and engaging with clients”

Chambers & Partners 2017

Memberships

- Chancery Bar Association
- Property Bar Association
- Professional Negligence Bar Association
- Society of Trust and Estate Practitioners (STEP)
- Bar Pro Bono Panel

Practice Overview

Tiffany specialises in commercial litigation, trusts and estates disputes, property litigation and professional liability claims. She has experience in 'business' litigation of all kinds, often with an international element, including fund and partnership disputes, shareholder disputes including s994 petitions, claims against fiduciaries, and claims arising out of insolvency and civil fraud.

She has appeared before courts and tribunals at all levels. In May 2012 she appeared unled in the Privy Council in *Kelly v Fraser* [2012] UKPC 25, an estoppel claim involving a Jamaican pension fund.

She enjoys working as part of a litigation team. She is known for being 'user-friendly', as well as for her meticulous preparation of cases, attention to detail and first-rate drafting skills. Her clients range from investment banks to charities, from high net worth individuals to those who need representation on a pro bono basis.

Publications

- [Unreasonable refusal of consent to change of use \(2017\) Wilberforce Property Update \(Issue 3\) February 2017](#)
- [Trusts and estates cases: recent developments \(2016\) Trusts & Trustees 22 \(9\): 982-990](#)
- [Where different legal systems collide: the decision in *Labrouche v Frey & Ors* \(2016\) Trusts & Trustees 22 \(7\): 741-752](#)
- [Legal Digest \(Issue 2\) Trust, Tax, Probate and Estates](#) (Editor)

Tiffany is recommended as a leading junior:

- by The Legal 500 in the fields of private client – trusts and probate, professional negligence, and property litigation;
- by Chambers & Partners in the fields of chancery traditional, chancery commercial and real estate litigation; she was runner-up in the "Real Estate Junior of the Year" category at the Chambers UK Bar Awards in 2015;
- by Chambers Global in the field of dispute resolution: commercial chancery;
- by HNW Guide in the field of chancery: traditional.

She is described in the current directories as *"extremely good at handling appeals and a good draftsman"; "exceptionally bright and hard-working. She makes the advice very easy to understand when tackling subjects that are very, very difficult"; "very approachable. I have seen her on her feet: she's very good at cross-examination, and is very persuasive"; "calm, practical and good with clients"; "willing to explore issues and find creative solutions"; "takes a look at the bigger picture, rather than getting bogged down in the minutiae"; "bright and considered"; "receives praise for the insight and concision she shows in her 'very good written work'; "technically very sharp and engaging with clients."*

In previous years the directories have commented that she is *"a brilliant, self-assured advocate who is a real asset to any team", "very persuasive and adaptable on her feet", "a rising star, who is brilliant under pressure", "good to work with, clever and reliable" and "just very knowledgeable and really swift in terms of delivery"; "incisive and tactically*



Publications

- [In the post-Pitt world...](#)
(2014) *Trusts & Trustees* 20 (9): 871-881
- [Hill and Redman's Law of Landlord and Tenant](#)
Editor

Practice Overview continued

adept" with "an excellent grasp of complex valuation matters"; "accessible, down to earth, calm and very bright – she goes above and beyond for clients"; "sources emphasise her fine cross-examination skills and say 'her style is effective as she is ruthless, yet never over the top, when exposing the limitations of her opponent's case'", and she "knows how to give the other side a good kicking.

Professional Liability

Tiffany has an established reputation in the area of professional liability and has been recommended as a leading junior in this field by The Legal 500 for some years. The current 2016 edition describes her as "**excellent**", the 2015 edition described her as "**a first-rate advocate**", and the 2014 edition commented that she is "**very persuasive and adaptable on her feet**". She undertakes a wide variety of professional negligence work, whether acting for claimants or for the insured, in claims against solicitors, barristers, accountants, trustees, surveyors, construction professionals, finance practitioners (including pension advisers) and insurance brokers.

Much of her work in this area is property or trust related but she also undertakes a variety of cases with a financial services element including claims arising out of poor investment advice or mis-selling and other related actions requiring analysis of the performance of investments for the purpose of assessing damages.

She has experience dealing with claims requiring consideration of the Financial Services and Markets Act 2000 and the Conduct of Business Rules and she has also, over the years, dealt with claims involving previous regulatory regimes including the rules of FIMBRA, the Personal Investment Authority, and LAUTRO.

Recent cases include:

- *Orientfield Holdings Ltd v Bird & Bird* [2017] EWCA Civ 348, [2015] PNLR 33 – acting for solicitors in a claim alleging negligence in a real estate transaction, relating to obtaining and reporting on a Plansearch. The case at first instance was listed by The Lawyer as one of the top 20 cases of 2015.
- *RDC v Howard Kennedy* (2017) – acting for the owner of a retail development in a claim against its solicitors for failing to advise it properly as to service of a notice under an agreement for lease.
- Currently acting for a group of 60 overseas investors who paid deposits for the purchase of flats yet to be built in England, seeking damages from the solicitors who advised on the transactions and alleging a failure to warn about the risks associated with certain deposit protection bonds.
- Currently acting for solicitors in a claim arising out of allegedly negligent representation in Court proceedings relating to fractional interests in properties, involving complex loss of a chance issues.
- Advising a major institutional investor as to potential solicitors' negligence proceedings arising out of its investment in a large well-known shopping centre.
- Representing a firm of investment advisers in proceedings brought by a beneficiary of a trust alleging that negligent financial advice had been provided to the trustees.
- Advising and representing insured clients in various disputes arising out of allegedly negligent conveyancing and property surveys and valuations.
- Advising a former director/shareholder in relation to the negligent drafting of an agreement for his exit from the company.