Anna Laney KC

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Anna Laney KC

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(Chambers & Partners, 2026)

+44 (0)20 7797 8100

laney@crownofficechambers.com

Anna Laney KC is a leading construction barrister, specialising in technically complex infrastructure, engineering and related insurance disputes. During the course of her career, she has acted on a diverse range of projects including power and water stations, windfarms, airports, sports stadiums, bridges, luxury homes and mixed-use developments; and has represented employers, developers, contractors, architects, engineers, surveyors and insurers thereby acquiring a holistic understanding of the construction industry.

Anna regularly leads extensive teams of lawyers and experts on high-value international arbitral disputes and has appeared in arbitrations conducted under the DIAC, ICC, LCIA, DIFC-LCIA, QICCA and CIMAR Rules. Anna's practice has a particular focus on Middle East based matters, and has extensive experience acting on arbitrations seated in Dubai, Qatar and Oman and has appeared in the Dubai International Financial Centre Courts.

In addition to her international practice, Anna continues to act on a variety of UK-based matters and regularly appears in the Technology & Construction Court, as well as representing clients in adjudication and mediation proceedings.

Acknowledged as a "*formidable advocate and negotiator*", Anna is recognised for her ability to grasp the nuances of extensive and detailed technical evidence and delivers this in a manner that is persuasive and effective. Her advocacy is regarded as "*both complex in its approach, but succinct and to the point*", with her cross-examination skills in particular noted as being "*second to none*".

"*Proactive, commercial, clever and resourceful*", Anna is regularly commended on the supportive environment that she creates resulting in each and every member of the team appreciating the importance of their role and the value of their voice. She is recognised for being "*enthusiastic, hard-working and a tremendous team player*", ensuring every member of the team is able to deliver their best work.

Anna is a member of Lincoln's Inn, TECBAR, COMBAR, LCIARB; and the co-author, with Roger ter Haar KC, of Construction Insurance and UK Construction Contracts, published by Routledge (soon to appear in its fourth edition). Anna's extensive experience acting as counsel ideally places her to act as arbitrator and accepts instructions in that capacity.

Anna lives in the Surrey Hills with her husband, Simon Howarth KC, Dora the Labrador, Dottie the

Springador and two cats – Mabel and Small. She enjoys cooking, eating with friends, long walks home, theatre and gardening. Simon has converted her to the 'wonders' of cricket and Bruce Springsteen.

Construction & Engineering

Anna's practice has touched on nearly every aspect of the built environment. The examples provided below have been divided into broad categories of structure, though it will be appreciated that within construction and engineering there is always cross-fertilisation of issues and technical matters.

Power

Wind Power & Water Plant: Acting as junior on behalf of the Generator in a dispute arising out of the construction of a Power and Water plant in Bahrain. Multi-billion dollar claims advanced, including claims for a reduction in the tariff (both water and power), extensive remedial works claimed by the off taker (as opposed to the generator), together with significant counterclaims for unpaid capacity charges. Complex delay arguments with each protagonist blaming others for the delay suffered. In respect of the same project, acting as lead counsel in respect of the claim "down the line" by the Generator against the Contractor.

Biomass: Acting for Sub-contractor in relation to allegedly defective pipework installation at waste wood biomass combined heat and power plant in the United Kingdom.

Biomass: Acting for the Contractor in relation to the construction of a storage grip for an agricultural biomass plant in the United Kingdom. Grip collapsed resulting in competing allegations of defective design and defective workmanship (given the way the storage unit would be loaded and unloaded).

Solar Power: Acting for the Contractor in relation to claim against sub-contractor for defective 'string' work at a solar farm that resulted in the plant being unable to operate and requiring extensive remedial works that impacted the owner/operators supply obligations.

Wind Power: Acting for insurers of operator of a large offshore wind farm in the North Sea in relation to allegations of defective planned maintenance work by a contractor who implemented a switching sequence that caused significant damage resulting in an extended period of interruption whilst extensive remedial works were undertaken.

Transport

International Airports – Middle East: Dispute arising out of the design and construction of a main international hub-airport together with five regional airports. Part of a substantial team of counsel acting on behalf of the Employer, dealing with allegations of negligence concerning the design and administration of the contract extending over 7 years with multi-billion-pound (equivalent) claims against each party. Responsible for claims in relation to architectural design and detailing, airport design, air traffic forecasting. retail planning, airfield lighting, and navigational aids.

International Airport – Europe: Acting as Junior on behalf of the Contractor in relation to a claim for US$50M arising out of a construction project in Bulgaria. Claims relating to both allegedly defective works and significant delay/project cost overruns consequent upon unforeseen ground conditions.

Metro – Earthworks & Piliing: Acting on behalf of a Sub-Contractor in respect of four separate sub-contracts, where each contract was subject to different bespoke terms concerning earthworks and piling works in respect of a new metro line. Issues concerning the operation of contractual terms, approach to valuation and pricing of the works and variations.

Metro – Station MEP/Fit Out: Acting on behalf of a Sub-Contractor in respect of MEP and Fit-Out Works for a series of stations in respect of works associated with a new metro line. Contract based on FIDIC Red-Book subject to bespoke amendments. Issues concerning the operation of the contractual terms, the conduct of the Employer/Engineer regarding Clause 15.3 Determinations and associated disclosure issues and overarching issues of application of local Law.

Stadia & Sporting

Twickenham: Claim arising out of the design and installation of the HV cabling upgrade to Twickenham Stadium. Acting for MEP Sub-Contractor brought in as Third Party following Court of Appeal decision in *FM Conway Limited v RFU, RSA & Clark Smith Partnership Limited* [2023] EWCA Civ 418. The Defendant (civil engineer) alleged that MEP Sub-Contractor had design responsibility, or had assumed design responsibility for the underground ducts in which the HV cables would be installed. The cable ducts leaked resulting in catastrophic damage to the HV cables, which required complete replacement at significant cost.

Racecourse: Acting for the Contractor in relation to the construction of a racecourse with associated hospitality and hotel facilities in the Middle-East. Allegations of defective design, workmanship, delay and cost overrun.

Athletic Stadium: Acting for the Contractor in relation to a US$20M against sub-contractor for wrongful determination of the contract relating to the construction of an athletic stadium in Beirut on behalf of UK-based main contractor. Delay issues included the use of the site by the army as a gun emplacement site.

Residential: Luxury & Mixed Use

Mixed-Use Residential: Acting for Employers in linked disputes concerning the construction of the largest mixed-use residential and commercial development in Qatar. Complex arguments on civil code on the enforceability of settlement agreements (where fraudulent misrepresentation was alleged) and the impact of the same; the existence of alleged agreements to indemnify performance of subcontractor as well as technical arguments on the causes of extensive condensation, water penetration and other architectural issues. Cross over with local court due to issues with performance and guarantee bonds.

Luxury Home: Acting for the Contractor in relation to a dispute concerning the construction of one of the most luxurious private dwellings in Dubai Hills, with a dispute value of over £ 20 million (equivalent). Allegations of incomplete design, employer variations, defective workmanship and delay. The Employer terminated the contract, giving rise to issues as to the validity of the termination and the recoverability of the consequential costs that were incurred by each of the parties.

Residential Development: Acting for the Insurer in relation to the collapse of a residential development built in a crescent arrangement. Insured was a labour-only sub-contractor where competing causes of failure advanced. In addition, allegations about site management and bullying as regards instructions that were given (but not recorded) were said to be causative of collapse. The Claimant sought substantial damages for delay, which were not related to the original collapse but the need for substantial redesign and/or betterment.

Car Park: Acting for the Architect in respect of a claim in relation to the design and construction of a car park for a newly built block of flats. The wearing course delaminated, and it was alleged that the Architect had failed to make sufficient waterproofing provision within the design. The Architect asserted the Structural Engineer was responsible for that element of the design, an allegation that the Engineer reflected back to the Architect. In addition, complex arguments on the identities of the 'correct' contracting parties.

Tower Block – Piling: Acting on behalf of the Contractor in relation to a new development in Dubai where the employer alleged that the piling works were defective, preventing the development from being undertaken. Arguments concerning the adequacy of the pile construction and responsibility for project delay.

Restaurant: Acting on behalf of the Insurer of the Contract Administrator in relation to the refurbishment of an exclusive restaurant where it was alleged that the works had suffered extensive delay and spiralling costs as a result of default on the Contract Administrator's part.

Retail: Acting on behalf of the Contract Administrator in relation to the redevelopment of retail premises where it was alleged that the Contract Administrator had failed in its duties as regards the drawing up of contract documents and the assessment of the contractor's entitlement to an extension of time, in consequence of which its employer was in breach of its obligations under the Agreement for Lease as between the employer and the ultimate landlord.

Hotels

Oman: Acting on behalf of a Joint Venture in relation to the construction and fit-out of a luxury hotel in Oman. Allegations of delay, changes in design, supply of materials, variations, defects & remedial works.

Abu Dhabi: Acting on behalf of the Contractor in relation to a dispute arising out of the construction of an airport hotel that utilised modular design. Issues concerning the scope of contractual obligations under the FIDIC Red Book Rules; adequacy of design regarding sound transference, instruction of additional works and validity of those instructions, independence of Engineer as regards his decisions, causes of delay and disruption and valuation issues.

Canary Wharf: Acting on behalf of owner/operator in relation to a £4 million dispute arising out of the contractor's defective design and installation of fire stopping running through the Hotel, as a consequence of which the hotel has been unable to operate.

Headquarters & Offices

Headquarter Building: Acting for the Tenant in relation to a multi-party dispute arising out of the construction of new "HQ" premises where the project overrun was circa 2.5 years and where the budget overrun represented a 50% increase. Multi-faceted arguments concerning defects in the base build works that resulted in extensive remedial works that pushed out the completion date; consequences of a number of significant flood events; causation issues as regards nature and scope of remedial works to be undertaken; contractual obligations as between base build and fit-out works; allegations of default on part of Contract Administrator acting on behalf of the Landlord; issues concerning entitlement to rent pursuant to the agreement for lease.

Office Block: Acting for the Insurer of substantial new build office development that suffered extensive water ingress through rain-screen cladding due to a product incompatibility, resulting in wholesale

replacement of the façade at the cost of circa £2 million. Allegations of negligence against two contractors, a cladding consultant and an architect each of which had the opportunity to identify the interface failure but failed to do so.

Office Park*:* Acting for an insurer on behalf of the Developer against the novated architect where it is alleged the defective roof design resulted in water ingress necessitating wholesale replacement of the roofs to four office blocks within a new purpose-built/designed office park.

Selected Cases

Hiscox Insurance Company v Mr Ismail Oral (t/a Precious Marble) & TPN Electrical [2018] EWHC 3585 (TCC) – Concerned cause of fire originating in switch panels that resulted in losses of £2m.

Lulu Construction Limited v Mullaley [2016] EWHC 1852 (TCC) – Enforcement of an adjudicator's decision finding that he had jurisdiction to award costs claimed under the Late Payment of Commercial Debts (Interest) Act 1998.

Jockey Club Racecourse Ltd v Willmott Dixon Construction Ltd [2016] 4 W.L.R. 43 [2016] 1 Costs L.R. 123 – Considers the requirements of a valid Part 36 Offer as to liability where quantum uncertain / in dispute.

Mul v Hutton Construction Ltd [2014] EWHC 1797 (TCC); [2014] All ER (D) 58 (Jun) – Interpretation of "appropriate deduction" for defects under cl 2.30 of JCT Intermediate Form of Contract (2005).

Glendalough Associated SA v Harris Calnan Construction Co Ltd [2013] EWHC 3142 (TCC); [2014] 1WLR 1751 – Concerns seeking injunctions in construction adjudications.

Pioneer Cladding Ltd v John Graham Construction Ltd [2013] EWHC 2954 (TCC) – Enforcement proceedings where contractor (winning party in adjudication) had misrepresented hi financial position at the date of contract.

Amsprop Ltd v ITW Ltd [2009] EWHC 2689 (TCC) – Concerned proof of cause of fire at Hard Rock Café, where competing causes alleged.

Upton McGougan Ltd v Bellway Homes Ltd [2009] EWHC 1449 (TCC) – Considers the requirement for particulars of breach to be pleaded where professional negligence is alleged.

Landfast (Anglia) Ltd v Cameron Taylor One Ltd [2008] EWHC 343 (TCC); 117 Con LR 53 – Concerned recoverability of losses where assignor and assignee had suffered loss.

SCI Azure Estates Ltd v Mullen [2007] EWHC 263 (QB) – Considers mechanism of contractual formation, intention to create legal relations and retrospective application of agreement.

International Arbitration

During the course of her career, Anna has acted in numerous arbitrations and regularly leads extensive teams of lawyers and experts on high-value international arbitral disputes. She has appeared in arbitrations conducted under the DIAC, ICC, LCIA, DIFC-LCIA, QICCA and CIMAR Rules in respect of a diverse range of projects including power and water stations, windfarms, airports, sports stadiums,

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Adjudication

Anna has experience of both contractual and statutory adjudications with subject matter arising out of construction, engineering and process matters. She has been involved in every stage of the process: drafting referrals and responses, appearing at adjudication hearings and attending upon enforcement proceedings.

Headquarters Building: Acting for the Employer in relation to a series of adjudications and cross adjudications arising out of the fit out works to a new headquarters building resulting in proceedings being issued (which later settled on confidential terms) to consider the application of the Hudson/Emden Formula.

Enforcement & Recoverability of consultant's costs: Acting for the Employer in enforcement hearing where the contractor claimed his costs incurred during the adjudication process.

Enforcement – Pioneer Cladding Principle: Acting for the Employer in relation to enforcement issues wherethe Contractor misrepresented its financial position at the date of contract.

Manufacturing – Car Production: Acting for an international engineering company (Employer) in

£1.2million adjudication where 100 discrete sub- claims arising out of relocation of car production line: allegations of non-payment relating to scope, and counterarguments of defective and incomplete works and delay.

Final Account – Crystallisation: Acting for Developer/Respondent in adjudication seeking payment of final account with arguments over jurisdiction and crystallisation of disputes.

Selected Cases

Lulu Construction Limited v Mullaley [2016] EWHC 1852 (TCC) – Enforcement of an adjudicator's decision finding that he had jurisdiction to award costs claimed under the Late Payment of Commercial Debts (Interest) Act 1998.

Glendalough Associated SA v Harris Calnan Construction Co Ltd [2013] EWHC 3142 (TCC); [2014] 1WLR 1751 – Concerns seeking injunctions in construction adjudications.

Pioneer Cladding Ltd v John Graham Construction Ltd [2013] EWHC 2954 (TCC) – Enforcement proceedings where contractor (winning party in adjudication) had misrepresented hi financial position at the date of contract.

Energy & Natural Resources

Anna has a specialist practice concerning energy production, including power and water plants, wind farms, solar farms and biomass plants. She enjoys the technical challenges that arises, in particular the range of expert evidence that it is necessary to master to understand the minutiae of the plants and their operation.

Examples of recent work include:

- Acting for generator in respect of a project for the construction of a Power and Water Plant in Bahrain where allegations of defective/non-compliant plant which gave rise to claims by the off taker for remedial works and/o tariff reductions. Counterclaims centred on the off takers failure to act with good faith. She is also instructed in the claim by the Generator against the contractor (see Arbitration).
- Acting for sub-contractor in relation to pipework installation at a twin-fuel biomass plant.
- Acting for contractor in relation to claim against sub-contractor for defective 'string' work at a solar farm.
- Acting for sub-contractor in relation to allegations of defective work in relation to off-shore turbine works at a wind farm.

Professional Liability

Anna has experience in a wide range of professional negligence disputes acting both for and against professionals.

Given the construction bias of her practice, Anna has particular expertise in claims involving Architects, Structural Engineers, Civil Engineers, M&E Engineers, Ground Investigation and Site Investigation Reports, Building Surveyors, and Quantity Surveyors. She also has experience of claims involving allegations against solicitors, both construction-related and involving matters of procedural default.

Examples of recent work include:

- Acting on behalf of Quantity Surveyor in respect of development of student accommodation where allegations of over-certification and wrongful grant of practical completion.
- Acting on behalf of Contract Administrator in relation to refurbishment of an exclusive restaurant where it was alleged that the works had suffered extensive delay and spiralling costs as a result of default on the Contract Administrator's part.
- Acting on behalf of Developer against novated architect where it is alleged the defective roof design resulted in water ingress necessitating wholesale replacement of the roofs to four office blocks.
- Acting on behalf of Contract Administrator in relation to the redevelopment of retail premises where it was alleged that the Contract Administrator had failed in its duties as regards the drawing up of contract documents and the assessment of the contractor's entitlement to an extension of time, in consequence of which its employer was in breach of its obligations under the Agreement for Lease as between the employer and the ultimate landlord.
- Acting for homeowners against an architect who negligently issued a completion certificate having failed to identify a number of serious defects (both structural and architectural).
- Acting for a school in relation to the negligent design and procurement of works for s new cricket pavilion.
- Acting for a contractor in relation to a ground investigation report which failed to identify serious limitations in the ground conditions, which affected the piling design resulting in delay and additional costs where the structural engineers were also alleged to be at fault.
- Acting for a surveyor in relation to a Building Survey where it was alleged he had failed to identify structural defects.

Selected Cases

Upton McGougan Ltd v Bellway Homes Ltd [2009] EWHC 1449 (TCC) – Considers the requirement for particulars of breach to be pleaded where professional negligence is alleged – relationship between statements of case and expert reports.

Property Damage

Anna's love of all matters technical means she is ideally suited to property damage cases where causation is in dispute, and in respect of the Insurance Act 2015 being able to grapple with the realistic effect and consequences of allegedly material non-disclosure. She acts regularly for insurers, in relation to both coverage disputes and the substantive policy claims. As the co-author of co-author of Construction Insurance and UK Construction Contracts she also provides opinions in respect of "KC Clauses" to assist in dispute resolution.

Fire – Luxury Home: Acting on behalf of floor cleaning specialist, in relation to a devastating fire at a property in Little Venice that caused £2 million worth of damage, the cause of which was in dispute. It was alleged that Anna's client negligently permitted water to escape from his floor cleaning activities into the

switch panels below, which resulted in a resistive failure some seven days later. The claim was dismissed.

Fire – Warehouse: Acting for insurer in relation to avoidance of insurance policy in consequence of insured's non-disclosure of a previous fire. Dispute concerns the interpretation and application of an insured's disclosure obligations under the Insurance Act 2015.

Fire – Redevelopment of Mill Complex: Acting for insurer in relation to fire at a converted mill complex, which devastated entire building within hours of propagation. Claim in excess of £8million. Allegations of professional negligence against architect in relation to design (engineered fire solution, and detailing) and against architect and employer's agent in relation to (adequate) supervision of works.

Fire – Luxury Hotel: Acting for insurer in relation to claim for £8million arising out of a fire at a hotel refurbishment that was nearing completion, where issues as to causation, business interruption, refurbishment costs and betterment.

Storm – Racecourse: Acting for insurer of contractor in relation to works to the roof of the Epsom Racecourse, which was damaged in the course of a storm. Issues of design responsibility, defective workmanship and whether force majeure arose given severity of climatic conditions. Raised issues concerning applicability of CPR Part 36 Rules where value of claim was difficult to ascertain prospectively.

Collapsed Façade Residential: £1.5million claim concerning a retained façade collapse, resulting in complete demolition and rebuilding of listed building in a conservation area. Acted for the sub-contractor (main contractor in liquidation) where no contractual nexus to Claimant, and contested issue of design responsibility. Claimants asserted that the sub-contractor was responsible, statutorily and tortiously, for the design of the demolition and associated works and therefore for the collapse of the façade.

Selected Cases

- Hiscox Insurance Company v Mr Ismail Oral (t/a Precious Marble) & TPN Electrical [2018] EWHC 3585 (TCC) – concerned cause of fire originating in switch panels that resulted in losses of £2m.
- Amsprop Ltd v ITW Ltd [2009] EWHC 2689 (TCC) – Concerned proof of cause of fire at Hard Rock Café, where competing causes alleged.
- Landfast (Anglia) Ltd v Cameron Taylor One Ltd [2008] EWHC 343 (TCC); 117 Con LR 53 – Concerns recoverability of damages where loss suffered by assignee rather than assignor.

Memberships

- COMBAR
- LCLCBA
- TECBAR

Recommendations

"Despite being an exceptional legal mind, she is incredibly personable and user-friendly - she imbeds herself with the team and brings out everyone's strengths."..."She comes up with some of the most

brilliant ideas to bring things forward. She is brilliant in her written work and cutting in her cross-examination."
Chambers & Partners, 2026

"Anna rolls up her sleeves and gets stuck in. She is also very good at dealing with clients."..."When it comes to construction matters, she understands the minutiae of matters with ease and takes the time to understand her client."
Chambers & Partners, 2026

'Anna is extremely personable whilst having the quiet confidence of someone who truly knows what they are doing. She embeds herself well within a client team, loves to spend the time working through a complex problem, and is very pragmatic in everything she does.'
Legal 500, 2026

‘Her ability to distil and articulate complex legal nuances with clarity and authority was particularly impressive. Strategically astute, she advanced a coherent and persuasive case theory, maintaining firm control throughout.’
Legal 500, 2026

“Anna is very good at explaining difficult nuances in the law and is brilliant at cross-examining.”...”Her ability to understand the most complex technical details with absolute ease is just unbelievable.”
Chambers & Partners, 2025

"Anna Laney is extremely personable."..."She very quickly imbeds herself in the team and brings out the best in people."
Chambers & Partners, 2025

"A well-deserved promotion to KC. A joy to work with – hugely commercial and able to engage well with construction clients."..."One thing that makes Anna stand out is her ability to get most out of the team working through a case. She dives straight in and has a way of bringing out the best of experts and the team working behind a case."
Legal 500, 2025

"Anna has an intuitive sense and a wealth of knowledge."..."She is smart, robust, and super user-friendly. Clients love her tenacious approach."
Legal 500, 2025

Anna Laney KC "exceeds our expectations at every stage. Her ability to grasp the most complex technical details with absolute ease is just unbelievable". Anna "brings out the best in people. It makes her a very valuable member of any counsel team. She goes beyond her role as a barrister".
Chambers & Partners, 2024

"Anna Laney is the real deal: her ability to grasp the nuances of a technical issue and then to deliver in cross-examination is second to none. She is also a pleasure to work with."..."She's wonderful - very strong on her feet, tough to beat, she really gets into the cases, and clients and lawyers love working with her."
Chambers & Partners, 2024

“Anna is extremely talented. She is the most inclusive and team-focused barrister: her manner with everyone ranging from the client to the most junior member of the team, is excellent, and a skill that is vastly overlooked. To boot, her legal ability really is second to none: her advocacy, both complex in its approach, but succinct and to the point, really is her strength.”... “Highly experienced and knowledgeable. A formidable advocate and negotiator. Excellent at explaining to instructing solicitors and clients in a clear,

accessible way.”
Legal 500, 2024

"Anna is an exceptional construction barrister. She is highly responsive, pragmatic and commercial."
Chambers & Partners, 2022

"Highly competent, capable, dependable and fantastic to work with. KC quality work and knowledge. Tougher than the rest."
Legal 500, 2022

"Extremely thorough and knowledgeable, wholly committed to the case at hand. Very impressive delivery in court and personable when dealing with instructing solicitors and clients."..."Anna always gives clear and authoritative advice on case strategy. She has a calm and friendly demeanour."
Legal 500, 2021

"Anna is an exceptional construction barrister. She is highly responsive, pragmatic and commercial."; "She is extremely knowledgeable regarding construction and insurance issues, and also great to deal with."
Chambers & Partners, 2021