



Emma Chiaramello

Senior Associate

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Emma is a specialist in the avoidance and resolution of disputes in the construction and engineering sector. Clients seek out her pragmatic and concise advice to navigate issues as they arise and to achieve their commercial aims. Since qualifying in 2011 Emma has gained a breadth of experience acting for employers, main contractors, subcontractors and consultants. Emma also has a particular specialism in the field of Building Safety Act and defects claims.

Emma handles multi-party TCC litigation and alternative dispute resolution processes such as adjudication and mediation. Emma advises on all standard forms of construction contracts and is often called upon during the project advisory and pre-action stages of an emerging dispute.

Emma has worked on a variety of projects spanning different sectors. She has experience with commercial, residential and mixed-use development together with social infrastructure projects such as universities, hospitals and hotels. Emma has also advised and supported her clients extensively in disputes relating to interim and final payment entitlements, whether based on default liabilities or matters of true valuation.

Specialist expertise

Examples of Emma's recent expertise include:

- advising regarding a portfolio of more than 20 large residential developments impacted by historic building safety defects and water ingress, also pursuing recoveries via litigation in the Technology & Construction Court;
- acting for an employer in the construction of new care facilities worth in excess of £110 million during a series of adjudicated disputes relating to delays, defects and quantum;
- representing a main contractor in the defence of proceedings arising out of alleged defective pipework installed during the refurbishment of a luxury central London hotel;
- representing a main contractor in its pre-action defence and resolution of a claim by a leading new build warranty provider arising out of alleged defective mechanical remediation works at an existing large residential development;

- representing a main contractor in its final account dispute with a major retail client and providing ancillary advice on payment processes sufficient to secure a default entitlement and overall satisfactory negotiated outcome;
- advising and representing a subcontractor in its pre-action defence of claims intimated by a main contractor pertaining to historic alleged safety defects in a large residential development;
- advising an employer client on emerging disputes during the construction of a new university building, then further to the insolvency of the incumbent contractor regarding the continuation of the project including the resolution of the termination account and claim on a performance bond; and
- advising a public sector client in a professional negligence dispute arising out of the procurement and construction management of new road infrastructure for a new business park and a c.50% budgetary excess.