

# Future of Living: Building Safety

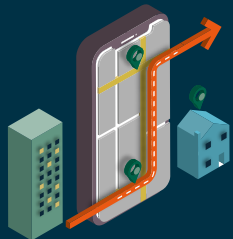
## Real Estate Portfolio Risk Assessment



### Overview

Building safety legislation and guidance is changing substantively and at pace. Changes to fire safety legislation and the introduction of the Building Safety Bill will increase the scope of responsibility and the requirements necessary to demonstrate compliance for those with an interest in residential properties. Developers and building owners are facing mounting pressures to assess their real estate portfolio quickly and to take any remedial actions necessary. Understanding who is responsible for investigating, remediating and ultimately paying for building safety measures requires an in-depth understanding of the contractual position and regulatory landscape, whilst being sensitive to reputational issues.

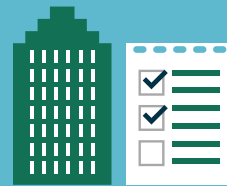
Our team of experts – including real estate, construction and regulatory disputes lawyers – is on hand to support and provide holistic advice from start to finish. We anticipate a 2 stage work stream:



### Stage 1 “Triage” – Assessment and risk categorisation

Assess and allocate the building into a risk category and ascertain the correct teams that need to input into Stage 2:

1. Confirm ownership structure, covenants in leases and conveyancing history of the building;
2. Consider where the legal obligations sit amongst those with an interest in the property; review and consider any fire safety inspection reports or risk assessments; and
3. Ascertain the age of the building, date of completion of construction and consider whether any recourse to, or exposure from, third parties.



### Stage 2 Strategic advice

Having assessed the risk of each building, our team of experts would then deliver a bespoke, holistic action plan which may include:

- Advising on compliance and ongoing processes to discharge your statutory obligations;
- Working with your team and block management to understand obligations under the leases and service charge machinery;
- Working with you to ensure the right information and messaging is distributed to key stakeholders; and
- Advising and responding to enforcement or improvement notices.



### Our experience

- Helping developers assess their exposure for claims resulting from inherent defects.
- Helping institutional landlords navigate through the changing regulatory landscape and understand their obligations and potential exposure for fire safety upgrades.
- Acting for land owners in enforcement action taken by Local Authorities and Fire Authorities and advising on any recourse to third parties.

### Project management

#### OC Solutions

To help manage large portfolios, we are also able to offer an online platform to manage instructions. The platform will enable clients to:

- Quickly review and monitor the progress of work on particular developments;
- See a snapshot of all the developments grouped into categories as required (e.g. by region, value, contact etc.);
- Collate and exchange relevant documents; and
- Obtain customisable reports.

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### Future of Living

#### Building safety contacts



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#### Future of Living

How we live and how we spend our time when we're not working is changing. Osborne Clarke is focussed on the Future of Living and the drivers changing the way we live in our cities. We're helping our clients to adapt policies and transform future living options. More specifically we are advising our clients on:

- Planning – including the future of the high street and use of redundant retail space
- Urban design and regeneration
- Housing mix and affordable housing
- Building design and modern methods of construction
- Real estate-as-a-service
- Health and leisure

To discuss your wider Future of Living issues, please contact:



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#### Our locations around the world

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Belgium: Brussels

France: Paris

Germany: Berlin, Cologne, Hamburg, Munich

Italy: Busto Arsizio, Milan, Rome

The Netherlands: Amsterdam

Spain: Barcelona, Madrid, Zaragoza

Sweden: Stockholm

UK: Bristol, London, Reading

##### USA

New York, San Francisco, Silicon Valley

##### Asia

China: Shanghai

India\*: Bangalore, Mumbai, New Delhi

Singapore

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