

Part 4 BSA costs relating to ongoing safety measures in HRBs			Part 5 BSA remediation works for relevant buildings			
Recoverable under an RL – building safety measures	Irrecoverable under an RL – remediation works	Non-RL (such as commercial tenants)	General residential service charges	Not recoverable from any QL	Not recoverable from any tenant – Level 1	Cap and contribution for QLs – Level 2, Level 3 and Level 4
<p>Registration with the Regulator.</p> <p>Applying for and displaying a building assessment certificate.</p> <p>Assessing building safety risks and taking reasonable steps to prevent a building safety risk materialising and reducing the severity.</p> <p>Preparing and revising a safety case report and notifying the Regulator.</p> <p>Mandatory occurrence reporting.</p> <p>Maintaining the Golden Thread.</p> <p>Residents' engagement strategy.</p> <p>Complaints system.</p>	<p>Costs incurred as a result of a penalty or enforcement action or sanction under part 4 of the BSA.</p> <p>Costs incurred due to negligence, breach of contract or unlawful act.</p> <p>Costs of carrying out works to the building to manage building safety risks.</p>	<p>The implied covenants do not apply to non RLs which means, the cost recovery mechanism is not implied either (but the terms of the lease will apply).</p>	<p>Landlord to take reasonable steps to recover the costs through other avenues before including the costs in the service charge.</p>	<p>Costs of removing or replacing an unsafe cladding system.</p>	<p>Costs of remedying "relevant defects" if the landlord (or any associate landlord) as at 14 February 2022 was responsible.</p>	<p>Costs of remedying "relevant defects" in "relevant buildings" where the defects are non-cladding defects.</p>