

Case Study

BMO Real Estate Partners focus on compliance and performance with the S₂ Partnership and RiskWise

BMO Real Estate Partners, a leading UK-owned international real estate manager with a global portfolio of circa £7.3 billion under management appointed the S₂ Partnership in 2011 to provide risk management services and software to their managed portfolio.

In looking for a 'best of breed' partner, BMO Real Estate Partners embarked on a rigorous selection process involving the evaluation of a panel of eight suppliers encompassing a detailed cost-benefit and value-add analysis, and a search for a supplier with a difference.

Selected for their innovative approach and market-leading risk management solution - S₂ are appointed to provide consultancy services and software to ensure compliance, objectiveness and focussed risk management to assist BMO Real Estate Partners in discharging their H&S duties in respect of their commercial property investment operations.

Providing general health & safety risk assessments and related advice to BMO Real Estate Partners across their entire managed UK portfolio, S₂ make a key contribution to BMO Real Estate Partners maintaining its reputation as a responsible investment manager. BMO Real Estate Partners's strategic risk management direction is developed jointly with S₂ informing site-level activity focussed on compliance and risk management.

A valued part of the S₂ risk management process for BMO Real Estate Partners is the availability of real-time reports – detailing critical statistics and risk management actions for the month – providing simplicity and clarity to the extensive risk management operation.



“ We selected S₂ because of their innovative approach to risk management. RiskWise is a significant part of this. S₂'s experience and integrity is essential – we appreciate their dedication, focus and objectivity. ”

– Andy Szyman, Head of Property Management & Sustainability, BMO Real Estate Partners

For BMO Real Estate Partners, with a property portfolio spanning the UK and beyond, risk management is a significant task and a key responsibility. Working in close partnership with S₂ across the UK commercial property portfolio allows for a methodical and robust process for fulfilling operational health & safety obligations and performance as part of an overall responsible investment strategy.

“ S₂ Consultants are helpful, knowledgeable and technically astute – S₂ provide valuable clarity and objectiveness to our risk management strategy. ”

– Andy Szyman, Head of Property Management & Sustainability, BMO Real Estate Partners



Integral to BMO Real Estate Partners's strategy implementation is their use of the RiskWise risk management system.

RiskWise is used to manage almost 100 properties in the BMO Real Estate Partners portfolio, and provides detailed risk tracking, management and reporting for a range of users including directly employed building managers and external managing agents.

RiskWise was chosen predominantly for its flexibility and simplicity of use - the '3-click rule' providing all users easy access to the data they need.

Before RiskWise, reporting had been a time-consuming task for BMO Real Estate Partners – with performance analysis requiring manual collation and interpretation of data. Now instantly available at the click of a button, BMO Real Estate Partners have benefited from reduced administration, accurate reporting and transparency of performance.

RiskWise provides a robust document and activity management facility and ensures all required risk management actions are raised, allocated for action and resolved – providing a full audit trail and real-time building performance monitoring. RiskWise is also used to store essential policies and documentation ensuring each property is prepared for inspection.



By improving visibility of issues and deficiencies, each building manager has the capability to escalate or clear down risk management actions. The unique positive reporting technique provided by RiskWise shows risks controlled and managed as well as those outstanding to display an accurate risk control status for each property or portfolio, whilst also providing motivational benefits of recording and rewarding good practice.

For an initial period, the BMO Real Estate Partners RiskWise system was tailored specifically for their use to encourage user engagement. Over the coming months and years, the full functionality of RiskWise will be opened out to become a central part of the BMO Real Estate Partners risk management process.

“RiskWise is one of the most user-friendly electronic health & safety management systems I’ve seen with its capability for providing simple and tailored data and reports on property risk status of key benefit.”

*– Andy Szyman,
Head of Property Management &
Sustainability,
BMO Real Estate Partners*



About The S₂ Partnership

The S₂ Partnership has been providing specialist Health, Safety, Fire & Environmental consultancy to the commercial property sector since 1999. Working closely with clients in the UK and Europe, the S₂ Partnership holds a strong reputation for providing a high-quality, bespoke and practical service. With services ranging from consultancy and training to risk management software, the S₂ Partnership provides a range of solutions for optimal risk management.



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