



Construction
Leadership
Council

DELIVERING THE GOLDEN THREAD

Guidance for dutyholders
and accountable persons

SUMMARY

August 2024

OVERVIEW

The golden thread was one of the key recommendations in Dame Judith Hackitt's seminal review of building regulations and fire safety published in 2018. Under the Building Safety Act 2022 and supporting regulations, the golden thread is a legal requirement for all those involved in the design, construction, occupation and refurbishment of higher-risk buildings.

The Construction Leadership Council has produced technical guidance on delivering the golden thread for all parties involved with the design, construction and management of higher-risk buildings.

This summary document provides a high level overview of the Council's technical guidance. However, all are encouraged to read this in conjunction with the technical guidance to gain a full understanding of what is involved.

Both documents are intended to cover higher-risk buildings in:

- design;
- construction;
- completion and handover; and
- occupation.

The guidance is applicable to:

- any higher-risk building once it is occupied;
- any building work to create a new higher-risk building (either by building new or changing the use of an existing building); and
- any building work to an existing higher-risk building.

This guidance will be relevant for:

- clients;
- principal designers (PD);
- principal contractors (PC);
- designers;
- contractors;
- principal accountable persons (PAPs); and
- accountable persons (APs).

A process and an approach to good information management

The golden thread is intended to deliver accurate information about the building and use that information to support dutyholders and accountable persons in complying with building regulations in design and construction and managing fire spread and structural risks in occupation.

INTRODUCTION

The golden thread of information for higher-risk buildings

The aim of this summary document and the technical guidance is to assist dutyholders and accountable persons understand what they need to do to meet the new obligations for the golden thread in a safe, reasonable and proportionate manner.

The golden thread of information is both:

- the information that will enable dutyholders and accountable persons to understand their building; and
- the steps needed to keep the building and people safe, now and in the future.

- The golden thread has to be individual, bespoke, and specific to a building and group of residents/occupants.
- Information from the golden thread will enable dutyholders and accountable persons to effectively demonstrate that they are designing, constructing and managing a building safely, and in compliance with building regulations. This will mean the right decisions can be made by the right people, all the time.
- Competent individuals will need to be engaged to contribute to the development of the golden thread and there should be organisational capability to develop the required processes and procedures that underpin it.
- Everyone involved in a higher-risk building needs to understand the fundamentals for the golden thread, and to have a broad awareness of the entire process. This will provide the foundation blocks for the effective and holistic delivery of the golden thread for a building.
- Whilst requirements for the golden thread are only applicable to higher-risk buildings, the overall principles may be applied to all building work.

Right people, Right information, Right time

The golden thread provides the right people, the right information, at the right time to keep a building and those in and around it safe.

THE LEGAL BASIS

Outline of the regulatory regime

The Building Safety Act 2022 places legal duties on Dutyholders (Part 3) and Accountable Persons (Part 4) to keep and maintain information about a higher-risk building - this information is known as the golden thread of information.

The legal requirements are not consolidated into one piece of legislation. There are 7 sets of Regulations that underpin the framework and duties.

The Act and Regulations set out:

- what information needs to be kept as golden thread information;
- how it should be kept;
- who is responsible for keeping and updating the information; and
- how that information from the golden thread will be shared throughout the lifecycle of the building, and who and when this information needs to be shared with.

There are 3 key Regulations for the implementation of the golden thread. These detail the requirements for the information which has to be kept as golden thread information and how the golden thread should be kept.

1. The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 – SI 2023/909;
2. The Higher-Risk Buildings (Management of Safety Risks etc) (England) Regulations 2023 – SI 2023/907; and
3. The Higher-Risk Buildings (Keeping and Provision of Information etc.) (England) Regulations 2024 – SI 2024/41.

A further 4 Regulations for the higher-risk building regime interlink with the above regulations for the golden thread of information.

1. The Building Regulations etc. (Amendment) (England) Regulations 2023 – SI 2023/911;
2. The Building Safety (Registration of Higher-Risk Buildings and Review of Decisions) (England) Regulations 2023 – SI 2023/315;
3. The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023 – SI 2023/396; and
4. The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023 – SI 2023/275.

Good building information management should not be something new

The golden thread allows understanding of a building, and the steps needed to keep both the building and people safe, now and in the future.

THE LEGAL BASIS

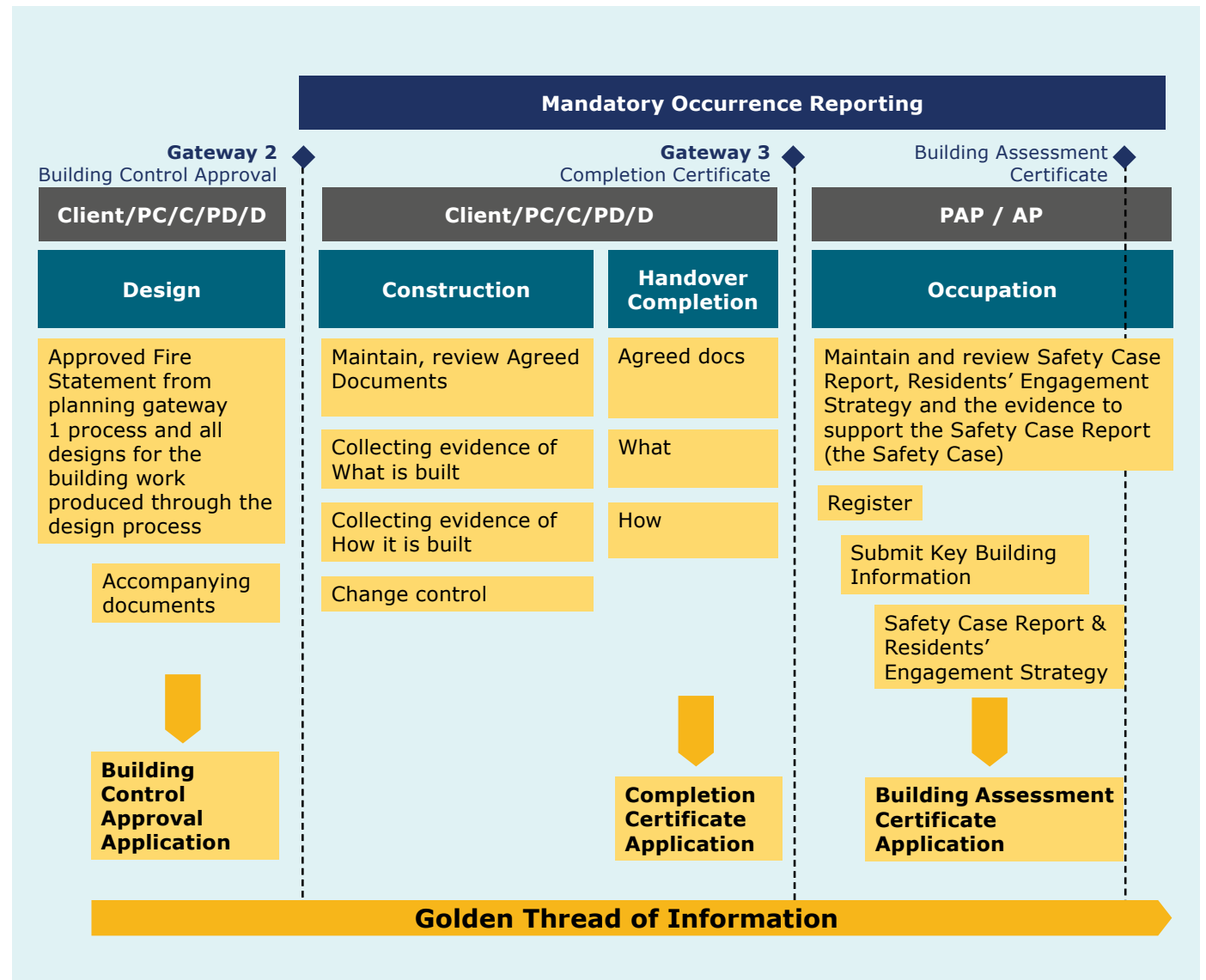
The new building safety regime for higher-risk buildings

- The new building safety regime for higher-risk buildings strengthens regulatory oversight – through the new building control and in-occupation regimes.
- The golden thread of information is an integral part of the new building safety regime.
- During the design and construction phase the duty to keep and manage the golden thread rests with the dutyholder – this is the client, principal contractor or principal designer.
- During occupation, the duty to keep and manage the information thread rests with the accountable persons.

The golden thread is for life

At design, in construction, at completion and in occupation of a higher-risk building.

The stages, processes and procedures through the lifecycle of a higher-risk building and how this aligns to the golden thread of information.



THE LEGAL BASIS

Managing and storing the golden thread

- Good information management should not be something new.
- The golden thread of information should be managed and stored effectively.
- The golden thread is electronic information created, obtained, updated, maintained and shared for the life of the building.
- Information should be periodically reviewed and supported by effective change control processes.
- There should be structured storage and shareability for the information whilst maintaining security, commercial confidentiality and data protection.
- Greater competence is required by all who collect and manage golden thread information, and processes need to be put in place for good information management.
- Building information is a valuable asset in its own right.
- Effective management of the golden thread will bring greater collaborative and digital working, reduce duplication, and promote accountability.



There should be effective management and storage of the golden thread

Information should be: Accessible, Accountable, Accurate, Electronic, Secure, Transferable, Understandable and Up to date.

THE GOLDEN THREAD FOR DESIGN AND CONSTRUCTION OF HIGHER-RISK BUILDINGS

The golden thread of information for the building control regime

Compliance with building regulations must be clearly demonstrated (and evidenced) throughout the design and construction phases of a higher-risk building.

The golden thread of information is the information and documents required to support the building control process for higher-risk buildings. This includes all the information and documents:

- required and approved for the building control approval application at gateway 2;
- records associated with any changes through the construction phase; and
- the evidence collected to support the completion certificate application at gateway 3.

However not all information will have to be kept permanently in the golden thread.

The golden thread of information:

- helps dutyholders ensure they are designing and constructing a building that complies with the requirements of the building regulations; and then
- demonstrates compliance with all functional requirements of the building regulations.

Managing the golden thread of information will bring assurance, support better decision making and enable the development of comprehensive and accurate building control approval and completion certificate applications.

At the design phase:

- the golden thread information demonstrates “what” is to be built and “how” the design if built will comply with the building regulations.

During the construction phase:

- the golden thread information demonstrates “what” is being/has been built and how the construction (and any changes to the approved design is being built) comply with the building regulations.

At completion and handover phase:

- the golden thread information demonstrates that the completed building complies with the building regulations and a comprehensive and accurate record of the building has been handed over.

Greater assurance and better decision making for the design and construction of a higher-risk building

The accompanying documents required as part of an application for building control approval (gateway two) and a completion certificates (gateway three) will be used to support this assurance.

THE GOLDEN THREAD FOR OCCUPIED HIGHER-RISK BUILDINGS

The golden thread of information for occupation

Accountable persons have legal responsibility to manage building safety in higher-risk buildings.

The golden thread of information will be used to demonstrate that accountable persons have a good understanding of the building and that building safety risks (the spread of fire and structural failure) are being identified, assessed, mitigated and managed on an ongoing basis.

- The golden thread information will evolve and includes all the information:
 - required for registration of a higher-risk building; and
 - to support the safety case report and building assessment certificate application.
- The golden thread will include the information about the building, details and outcomes of risk assessments, as well as the safety features within the building and management processes which ensure they remain effective. For new higher-risk buildings the golden thread will also include the information that is handed over at completion.
- The accountable person will use the golden thread information to develop the safety case report.
- Managing the golden thread of information will bring assurance, support better decision making and maximise the development of comprehensive and accurate building assessment certificate applications.

Be curious about your building

The golden thread is your information, for your building, to assure you and your residents that the building is safe and demonstrate that you are managing it safely.

The new building safety regulatory regime is at an early stage and as such understanding and experience will evolve on the golden thread of information. This guidance or any supporting documents will be revised if necessary. This may include development of case studies and practical examples. As part of this process, the drafting group would welcome any comments and feedback on the guidance and sharing of knowledge and case studies.

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