



GOLDEN THREAD



What is the Golden Thread?

The term 'Golden Thread' refers to a digital record of information that must be maintained throughout the building's lifecycle.

The regulations for the Golden Thread, as mandated by the Building Safety Act (BSA), requires detailed and up-to-date records about the design, construction, and management of higher-risk buildings.

The purpose of the Golden Thread

- To enhance accountability and safety management in buildings
- To help manage building safety risks effectively and comply with regulatory requirements

Who must keep this record?

The Accountable Persons (AP) or the Principal Accountable Person (PAP), who is responsible for the safety of higher-risk and high-rise residential buildings. This person must record the information about the building and manage the record-keeping system which is used to store the information.

The Accountable Persons or the Principal Accountable Person must be able to:

- Demonstrate how they assess and manage building safety risks in the building, which includes the spread of fire and structural failure
- Demonstrate that they know how to update and maintain the information for the building
- Understand the fire strategy for the areas of the building they are responsible for
- Understand the policies in place for holding and storing building information

The information included in this document does not represent advice; rather, it is a summary of our understanding as at the time of publication.

HML and B-hive Property Solutions are trading names of HML PM Ltd, a company registered in England, company number 04231933 and registered address 9-11 The Quadrant, Richmond, TW9 1BP, who are Appointed Representatives of Alexander Bonhill Limited who is authorised and regulated by the Financial Conduct Authority Ref: 311714.

What type of building must have a Golden Thread?

These are high-rise residential buildings and those deemed as higher-risk. A higher-risk building is a building that:

- Has 7 storeys or more
- Is 18m in height
- Multi occupied

What information should be held?

The Golden Thread includes comprehensive documentation concerning measures and systems implemented in higher-risk buildings. This concept is enforced under the Building Safety Act to maintain high safety standards. The Golden Thread must include:

- Safety case and safety case report
- Residents' engagement strategy
- Mandatory occurrence reporting system
- Health and safety file

Additional documents include:

- Information about building refurbishments
- Information about the building from previous owners (including any inspection reports and maintenance records)
- The standard the building was built to, for example, in accordance with the building regulations at the time

Note, that this information will help support the safety case and safety case report.

The information about the building must be managed and stored in accordance with the following:

- Kept digitally
- Secure from unauthorised access
- Readily available, on request, to the Building Safety Regulator (BSR), other accountable persons for the building and residents or owners of residential units in the building. Regulatory bodies such as Fire and Rescue Services and other building control bodies also use the information
- Easy to understand and written in plain English
- Compliant with General Data Protection Regulation (GDPR)

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Why must the information be held in these conditions?

- Facilitates effective management and accountability
- Encourages quicker responses to safety concerns

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