

CLIENT INFO SHEET #6

INTRODUCTION

This fact sheet provides a summary of the concept known as the "golden thread," which is essential for building safety.

RESOURCES

CLIENT SHEET 2 –
Building Safety Case

DISCLAIMER

This document is intended as a summary based on our understanding as of 17 January 2024 and should not be considered as advice. Information is accurate as of the date of publication.

IMPORTANT DATES



The publication date for legislation detailing the golden thread information remains to be announced.

OBLIGATIONS

The Principal Accountable Person (PAP) is charged with maintaining a continuous and reliable digital record of building information, known as the golden thread. This record is crucial for understanding a building's structure and ensuring its safety.

The creation of the golden thread begins before construction, with various duty holders responsible for updating information throughout the building's design and construction phases.

Upon completion of construction, the duty holder must transfer the golden thread information to the Principal Accountable Person.

Existing buildings are also required to establish a golden thread. Some information will need to be developed retrospectively, and not all requirements for new buildings under the new regime will apply.

The golden thread should encompass design, construction, and any refurbishment details. For occupied buildings, it must also include documents needed for registration with the Building Safety Regulator, safety case information, the resident engagement strategy, and reports on building safety risks.

The requirement for a golden thread applies to all high-rise buildings with at least two residential dwellings. High-rise is defined as buildings that are either 18 meters tall or have over seven stories, depending on which criterion is met first.