

---

# Managing Building Safety Information at Scale

3 APRIL 2025



# SPEAKERS



**STEVE BUNCE**

---

Building Safety Case Manager  
Lewisham Council



**MATT HODGES-LONG**

---

Founder  
Building Safety Register / TrackMyRisks

# SCALE

High Rise



13k

Mid Rise



75k

Low Rise



300k+

# BUILDING SAFETY INFORMATION

## Building Safety Act 2022 & Regulations

- ➡ Keeping and Provision of Information
- ➡ Key Building Information
- ➡ Management of Safety Risks

## FSO & Fire Safety (England) Regulations

- ➡ External Wall Information
- ➡ Floor and Building Plans
- ➡ Fault & Repair Notifications

## Building Regulations

- ➡ Regulation 38

# HIGH RISE



A diagram of a blue high-rise building with a grid of white windows. Three yellow rectangular labels are positioned around the building: 'Building Safety Act' on the left, 'Building Regulations' on the right, and 'Fire Safety Order / FS(E)R' on the left. The labels are connected to the building by thin lines, indicating their application to the building's safety.

**Building Safety Act**

**Building Regulations**

**Fire Safety Order / FS(E)R**

## MID/LOW RISE



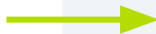
Fire Safety Order / FS(E)R

Building Regulations

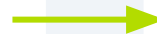
# GOLDEN THREAD



**STORE**  
*(Digital)*



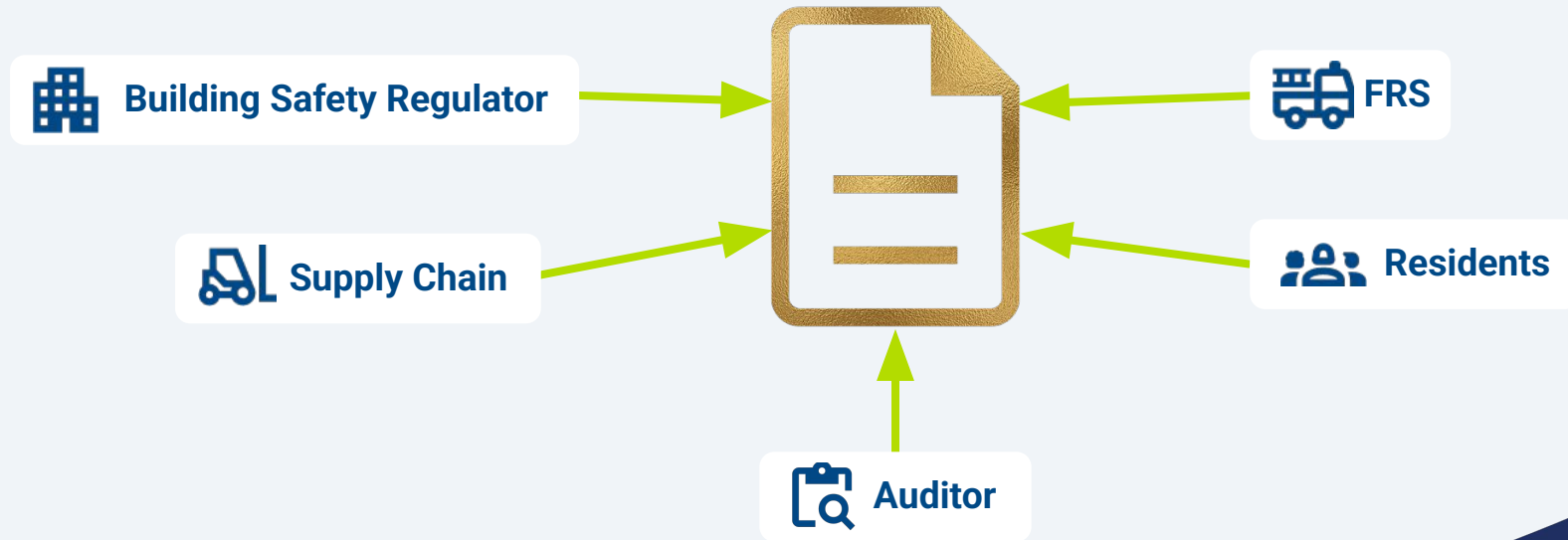
**SHARE**  
*(BSR, FRS, Residents)*



**PORTABLE**  
*(New PAPs)*

# GOLDEN THREAD (Concept)

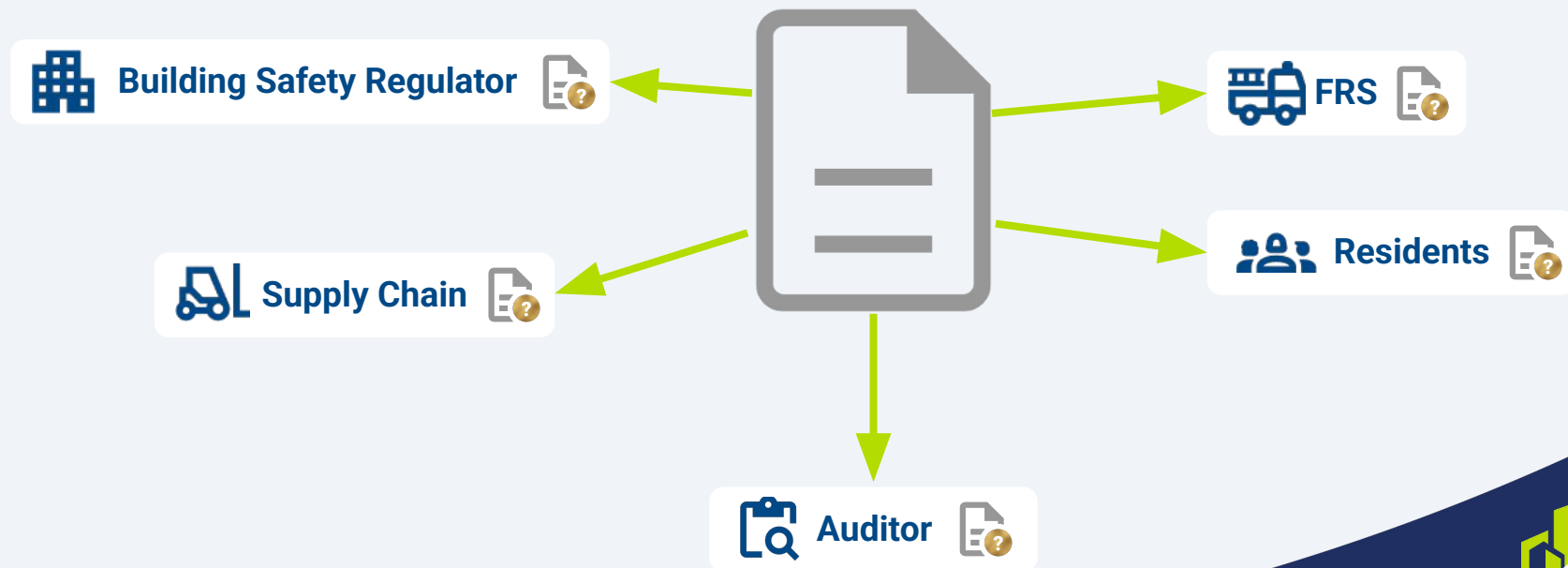
## SINGLE SOURCE OF TRUTH



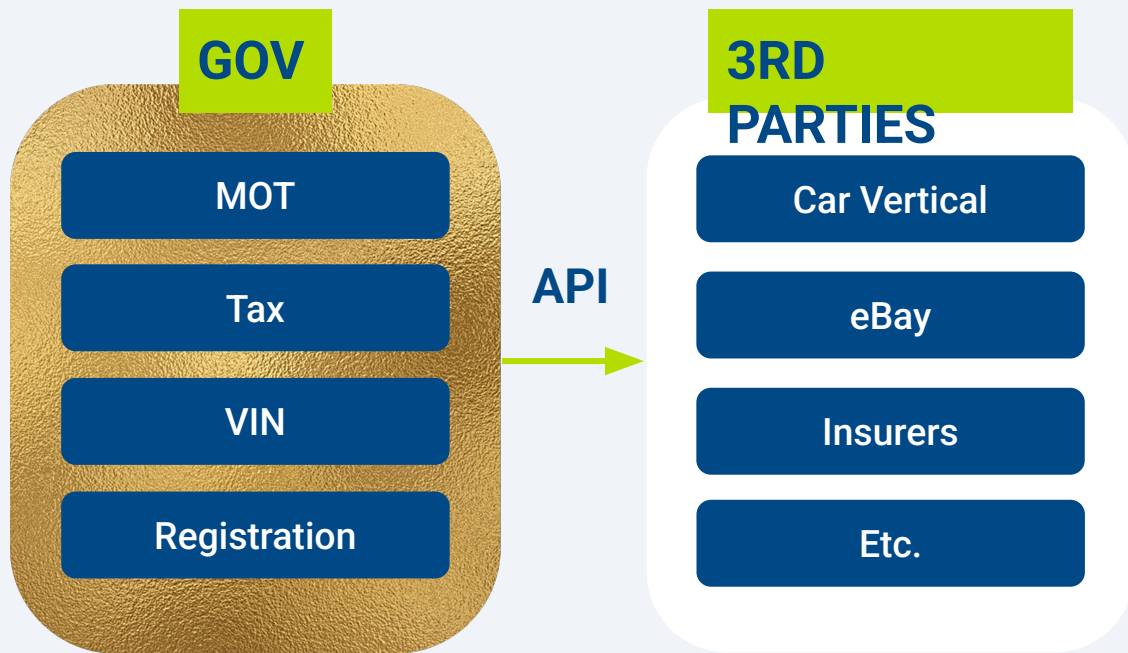


# GOLDEN THREAD (Actual)

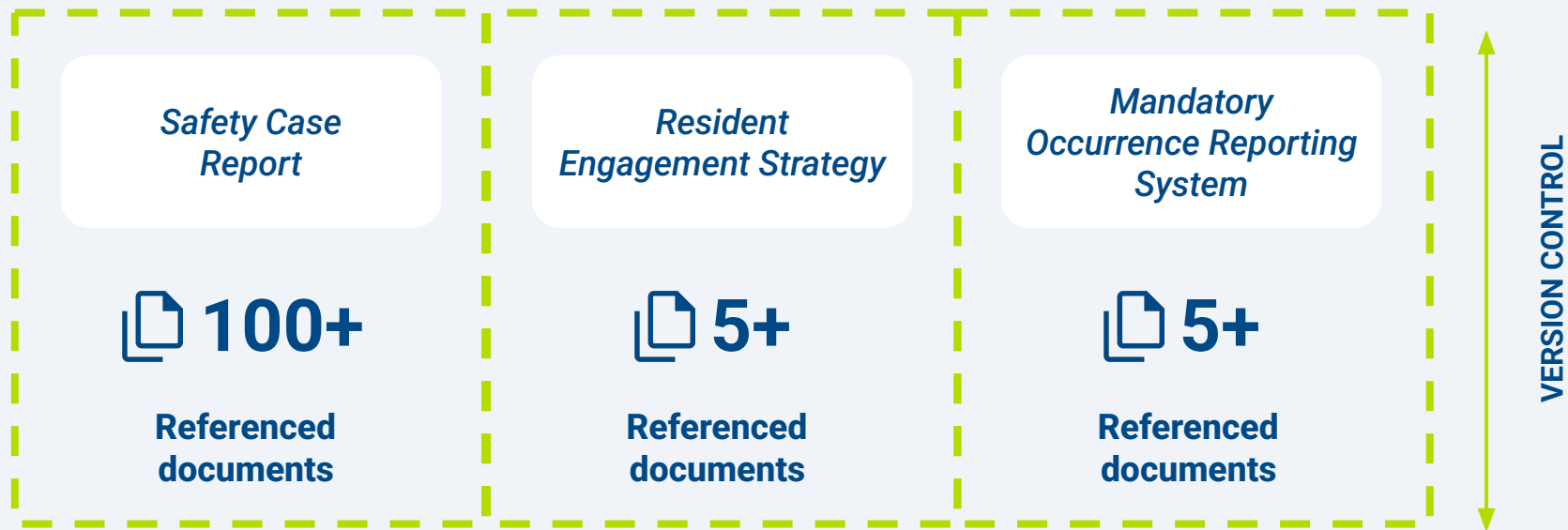
## MULTIPLE SOURCES OF (PARTIAL) TRUTH?



# INFORMATION ECOSYSTEM



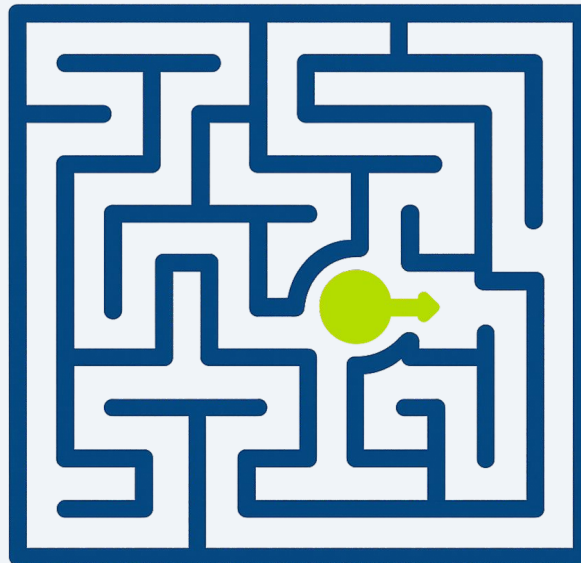
# OCCUPATION PHASE DOCUMENTS



**150 + Unique documents per HRB per year!**

# PITFALLS

- Friction
- Distributed responsibility
- Version control
- Decay
- Naming conventions
- Assurance



# OUR APPROACH

## ENTERPRISE (Parent layer) - Reporting, activity logging

### Golden Thread 1

Documents

Total documents: 85

Test Filter: Document names, reference or users


Status: All statuses

Tag Filter: All tags

Status	Name	Reference	Users	Tags	Valid from	Expires on	Actions
🔍	Fire Risk Assessment	ACCO Fire Ltd	17	4	22 Jan 2023	22 Jan 2024	...
🔍	Automatic Opening Vent (Monthly Test)	Site Mgr	17	4	13 Jan 2024	13 Jan 2024	...
🔍	Automatic Opening Vent (Annual Test)	ADW2001 Ltd	19	4	12 Jan 2024	12 Jan 2025	...
🔍	Resident Engagement Strategy	v04	14	2	10 Feb 2024	10 Feb 2025	...
🔍	Fire Alarm (Weekly Test Log)	Site Mgr	17	4	01 Apr 2025	08 Apr 2025	...
🔍	Emergency Lighting (Monthly Test)	Site Mgr	17	5	18 Mar 2025	18 Apr 2025	...

Safety Case Report - Myrtle Towers  
29 Myrtle Square  
SE1 3ER

BSR Registration number: HB123456789  
Version no: 15.0 - updated: 18/04/2024



Section Contents Last updated

- Accountable persons details
  - 1.1 Principal accountable person
  - 1.2 Other accountable persons
- Responsible persons
  - 2.1 Responsible persons details
- Risk Assessment Summary
  - 3.1 Risk assessment techniques

### Safety Case Report 1

### Golden Thread 2

Documents

Total documents: 85

Test Filter: Document names, reference or users


Status: All statuses

Tag Filter: All tags

Status	Name	Reference	Users	Tags	Valid from	Expires on	Actions
🔍	Fire Risk Assessment	ACCO Fire Ltd	17	5	22 Jan 2023	22 Jan 2024	...
🔍	Automatic Opening Vent (Monthly Test)	Site Mgr	17	4	13 Jan 2024	13 Jan 2024	...
🔍	Automatic Opening Vent (Annual Test)	ADW2001 Ltd	19	2	12 Jan 2024	12 Jan 2025	...
🔍	Resident Engagement Strategy	v04	14	2	10 Feb 2024	10 Feb 2025	...
🔍	Fire Alarm (Weekly Test Log)	Site Mgr	17	4	01 Apr 2025	08 Apr 2025	...
🔍	Emergency Lighting (Monthly Test)	Site Mgr	17	5	18 Mar 2025	18 Apr 2025	...

Safety Case Report - Brixwood Holdings LLP  
42 Brix Lane, London  
EC2V 8AA

BSR Registration number: HB123456789  
Version no: 15.0 - updated: 18/04/2024



Section Contents Last updated

- Accountable persons details
  - 1.1 Principal accountable person
  - 1.2 Other accountable persons
- Responsible persons
- Risk Assessment Summary
  - 3.1 Risk assessment techniques

### Safety Case Report 2

### Golden Thread 3

Documents

Total documents: 85

Test Filter: Document names, reference or users


Status: All statuses

Tag Filter: All tags

Status	Name	Reference	Users	Tags	Valid from	Expires on	Actions
🔍	Fire Risk Assessment	ACCO Fire Ltd	17	4	22 Jan 2023	22 Jan 2024	...
🔍	Automatic Opening Vent (Monthly Test)	Site Mgr	17	4	13 Jan 2024	13 Jan 2024	...
🔍	Automatic Opening Vent (Annual Test)	ADW2001 Ltd	19	2	12 Jan 2024	12 Jan 2025	...
🔍	Resident Engagement Strategy	v04	14	2	10 Feb 2024	10 Feb 2025	...
🔍	Fire Alarm (Weekly Test Log)	Site Mgr	17	4	01 Apr 2025	08 Apr 2025	...
🔍	Emergency Lighting (Monthly Test)	Site Mgr	17	5	18 Mar 2025	18 Apr 2025	...

Safety Case Report - Ashford & Co.  
10 Elm Court  
W1C 0FF

BSR Registration number: HB123456789  
Version no: 15.0 - updated: 18/04/2024

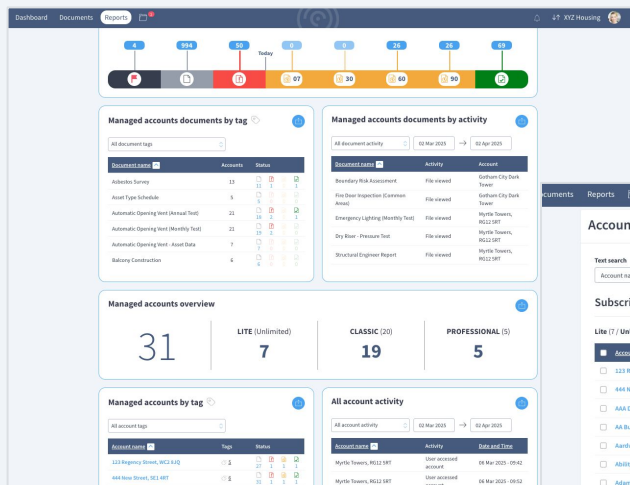


Section Contents Last updated

- Accountable persons details
  - 1.1 Principal accountable person
  - 1.2 Other accountable persons
- Responsible persons
- Risk Assessment Summary
  - 3.1 Risk assessment techniques

### Safety Case Report 3

# GOLDEN THREAD - TrackMyRisks



### Account manager

Test search: Account name, company reg no, or account owner

Tag filter: All account tags

#### Subscriptions (usage / limit)

Account/Items	ID	Plan	Items	Tags	Docs	Status	Last Accessed
133 Regency Street, RG12 5JG	441369	Classic	5	18 / 50	27	1	18 Nov 2022
444 New Street, SE1 4BT	209199	Classic	5	32 / 50	31	1	22 Sep 2021
AAA Demo Building	534196	Classic	1	22 / 50	22	1	28 Feb 2025
AA Building, RG12 3RE	903727	Classic	5	29 / 50	24	4	30 Oct 2024
Aerobank Towers, SE1 4BT	840205	Classic	5	24 / 50	3	1	14 Oct 2024
Ability Extracare, HP12 4EE	916118	Lite	5	12 / 15	9	4	30 Oct 2024
Adams Smith Building, SL2 2BT	258016	Lite	5	14 / 15	1	1	23 Oct 2024
Arrowsmith House, TD20 0YE	670701	Classic	5	20 / 50	28	3	03 Oct 2023
Arts and Crafts Towers, RG12 5BR	518545	Classic	5	33 / 50	8	1	14 Oct 2024
Baldwin Mansions, RG1 5HG	314546	Classic	1	20 / 50	1	1	29 Jul 2021
BIMM Housing Centre Tower, SE1 4BT	808956	Pro	5	113 / 500	113	1	14 Apr 2023
Broadview House, RG12 8PD	525541	Classic	2	20 / 50	1	2	15 Oct 2024
Building 27	772200	Pro	1	135 / 500	134	6	30 Oct 2024
Edgelyne Tower (Test)	327074	Pro	1	135 / 500	135	9	N/A
Gerald Towers (New Build) SE1 3EE	777092	Pro	5	10 / 500	8	1	18 Oct 2024
Gerald Towers, RG12 3BT	241921	Pro	2	135 / 500	134	5	18 Oct 2024
Gotham City Bank Tower	247956	Classic	1	23 / 50	22	1	18 Jan 2025
High Rise FSA Demo House, SW9P 5BT	508071	Classic	12	14 / 50	18	2	19 Nov 2024

### Documents

Total documents: 85

Test filter: Document name, reference or users


Status: All statuses

Tag filter: All tags

Reset Filter

Status	Name	Reference	Users	Tags	Valid from	Expires/Date
Fire Work Assessment	ACCO Fire Ltd	18	4	22 Jan 2023	22 Jan 2024	...
Automatic Opening Vent (Monthly Test)	Site Mgr	17	4	13 Jun 2024	13 Jul 2024	...
Automatic Opening Vent (Annual Test)	AOV2001 Ltd	18	4	12 Jan 2024	12 Jan 2025	...
Resident Engagement Strategy	v.04	14	2	10 Feb 2024	10 Feb 2025	...
Fire Alarm (Weekly Test Log)	Site Mgr	17	4	01 Apr 2025	08 Apr 2025	...
Emergency Lighting (Monthly Test)	Site Mgr	17	5	18 Mar 2025	18 Apr 2025	...
Safety Case Report	v.04	9	2	09 May 2024	09 May 2025	...
Floor Plans (Simplified)	D Jaffers	19	3	19 May 2020	12 May 2025	...
Landlord Gas Safety Record - Flat 14	BBR 8867999	6	3	15 May 2024	15 May 2025	...
Building Insurance Certificate	AV3488896/367	15	2	18 May 2024	18 May 2025	...
Landlord Gas Safety Record - Flat 12	BBR 8869554	6	3	18 May 2024	18 May 2025	...
Landlord Gas Safety Record - Flat 16	BBR 8867867	6	3	18 May 2024	18 May 2025	...
HAZID Workshop Report	v2	1	3	10 Aug 2024	10 Aug 2025	...
Risk Register	Myrtle Towers	1	3	12 Feb 2025	12 Aug 2025	...
PEEP Higgins M Flat 54	Flat 54	6	3	16 Aug 2024	16 Aug 2025	...
Plus (Risk - Mixed Intervention)	Plus Risk Ltd	18	4	30 Aug 2024	30 Aug 2025	...

# SAFETY CASE REPORTS / FS(E)R - Building Safety Register

 Building Safety Register

Buildings dashboard

Sarah Whittaker

MYRTLE TOWERS

Building Details

Golden Thread

Registration

Key Building Information

FS(E)R

Safety Case Report

Accountable persons

Responsible persons

Who prepared the report

Building description

Risk assessment summary

Managing risks summary

Safety management system

Planning for emergencies

Ongoing work and improvement

Action plan

Safety Case Report Manager

Completion status 45%

Latest version: 24.0  
Published Mar 04, 2025

Show version history

The latest version of your safety case report contained empty document containers. These were omitted from the report but remain unchanged in your safety case sections. It is advised that you update these as soon as possible and publish a new version to complete your supporting evidence.

Changes to the safety case report have been made since the last published version on 4th March 2025.

Preview & publish

Here we can start building your safety case report by providing a narrative more detailed version of your building safety case. Please go through each section at a time and cover all missing required information and provide as much detail as possible in a clear concise way.

Accountable persons details  
Updated: Mar 04, 2025

2 flagged items

In progress

Responsible persons  
Updated: Apr 10, 2024

Complete

Who prepared the report  
Updated: Oct 25, 2024

Complete

API

Dashboard

Documents

47 Myrtle Towers, RG12 5BT

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

Documents

Document tags

</

---

# Audience Questions

3 APRIL 2025





# SAVE THE DATE(S)

## LUNCH & LEARN

---

1st Thursday of every month

Look out for email with booking link

# BUILDING SAFETY ACT - RESOURCE CENTRE

Dashboard Documents

4 Building Safety Act 2022 - Resource Centre

Documents Document tags

### Documents

Total documents: 85 Limit: 500 Available: 415

Text filter: Document name, reference or users Status: All statuses Tag filter: All tags Reset Filter

Status	Name	Reference	Users	Tags	Valid from	Expiry/Due	
<input type="checkbox"/>	Building Safety Regulator Strategic P...	BSR	331	1	01 Nov 2023	31 Mar 2026	...
<input type="checkbox"/>	Apply for a building assessment certi...	GOV.UK	331	3	25 Mar 2025		...
<input type="checkbox"/>	Applying to register a high-rise resid...	GOV.UK	331	2	25 Mar 2025		...
<input type="checkbox"/>	Approved Document B - Building Reg...	-	331	1	01 Jun 2022		...
<input type="checkbox"/>	Approved Document B: Fire safety - f...	GOV.UK	331	2	21 Feb 2025		...
<input type="checkbox"/>	Assessing safety risks in high-rise res...	GOV.UK	331	2	18 Sep 2024		...
<input type="checkbox"/>	BRAC Golden thread report	BRAC	331	1	21 Jul 2021		...
<input type="checkbox"/>	BSR Charging Scheme	BSR	331	1	25 Mar 2025		...
<input type="checkbox"/>	BSR Enforcement Policy Statement	-	331	1	01 Dec 2023		...
<input type="checkbox"/>	Building completion certificates	GOV.UK	331	5	24 Apr 2024		...
<input type="checkbox"/>	Building control bodies: contraventi...	GOV.UK	331	2	19 Mar 2025		...
<input type="checkbox"/>	Building Control Bodies - Operations...	GOV.UK	331	2	25 Mar 2025		...
<input type="checkbox"/>	Building Control Bodies - Operations...	GOV.UK	331	2	25 Mar 2025		...
<input type="checkbox"/>	Building Control Bodies - Profession...	GOV.UK	331	2	25 Mar 2025		...
<input type="checkbox"/>	Building Control Bodies - The strateg...	GOV.UK	331	2	25 Mar 2025		...
<input type="checkbox"/>	Building inspector competence fram...	GOV.UK	331	2	07 Jul 2024		...
<input type="checkbox"/>	Building Safety Act 2022	-	331	1	28 Apr 2022		...

Support Centre

## JOIN FOR FREE

Email :  
[help@buildingsafetyregister.co.uk](mailto:help@buildingsafetyregister.co.uk)

# BOOK A CALL WITH MATT



## SCHEDULE A CALL

---

A booking link will be available a few days after the webinar roundup. Check your post-event email for details

---

# Thank you

Let's stay connected



@BldgSafetyReg



Building Safety Register

3 APRIL 2025

[buildingsafetyregister.co.uk](https://buildingsafetyregister.co.uk)

