

---

# Golden Thread - Fact, Fiction or Fantasy?

1 MAY 2025



# SPEAKERS



**SU BUTCHER**

---

Director

Just Practising Limited



**MATT HODGES-LONG**

---

Founder

Building Safety Register / TrackMyRisks

# GOLDEN THREAD

(source Gov.uk 'Making Buildings Safer')

Maintaining an accurate, up-to-date source of building information will ensure owners can better manage their buildings and optimise safety.

## Your buildings information must be :

- ✓ Kept digitally
- ✓ Kept securely
- ✓ A buildings single source of truth
- ✓ Available to people who need the information to do a job
- ✓ Available when the person needs the information
- ✓ Presented in a way that can be easily used

Publication date unknown

Essentially, the thread is all about the right people having the right information when they need it.



### Right People

Those who require the information to carry out a function



### Right Info

Presented in a way that the receiver can use



### Right Time

When the information will add value

# BUILDING A SAFER FUTURE (INTERIM) REPORT DEC 2017

## 2 MENTIONS OF GOLDEN THREAD

### Process, compliance and enforcement

There needs to be a golden thread for high-rise residential and complex buildings so that the original design intent, and any subsequent changes or refurbishment, are recorded and properly reviewed, along with regular reviews of overall building integrity.

1.77 There needs to be a golden thread for all complex and high-risk building projects so that the original design intent is preserved and recorded, and any changes go through a formal review process involving people who are competent and who understand the key features of the design.

# BUILDING A SAFER FUTURE (FINAL) REPORT MAY 2018

## 26 MENTIONS OF GOLDEN THREAD

### Greater access to information

**4.16** Whilst a summary document will be sufficient to provide some residents with the assurance they seek, others may wish to access more detailed information. Residents should have the right to access both current and historical fire risk assessments, safety case documentation and information on the maintenance of safety systems and changes that could impact on safety.

### Responsibility for holding information

**8.30** In line with the principles of responsibility and security set out in this report, it is for operators within the record-keeping system to practice in a competent manner and hold and manage the required information accordingly for each HRRB.

**8.11** The aim should be to capture, hold and add to information that will, over time, form as complete a dossier of building information as possible for all HRRBs

**3.36** Given the approximately 2,000-3,000 HRRBs, there will need to be a phased programme for the JCA to perform a first wave of safety case reviews for existing buildings on a prioritised basis over a number of years.

Obligating the creation of a digital record for new HRRBs from initial design intent through to construction and including any changes that occur throughout occupation. This package of building information will be used by the duty holders to demonstrate to the regulator the safety of the building throughout its life cycle.

# BRAC GOLDEN THREAD REPORT - JULY 2021

Policy paper

## Building Regulations Advisory Committee: golden thread report

Published 21 July 2021

This was published under the 2019 to 2022 Johnson Conservative government

### Contents

1. Introduction
2. New more stringent regulatory regime
3. Golden thread definition
4. How can industry adopt the golden thread?
5. What should industry be doing now?
6. Conclusion

Annex A: Membership list

Annex B: Governance



Print this page

## 1. Introduction

1.1 This report provides an overview of the development of golden thread policy, and how it has been progressed by the Ministry of Housing, Communities and Local Government (MHCLG), working with the Health and Safety Executive (HSE), supported by the Building Regulations Advisory Committee (BRAC) golden thread working group, and key stakeholders from across the built environment and housing sector. This report provides greater clarity on the golden thread policy and the changes it will require of industry. It outlines the high-level golden thread requirements including the golden thread definition and principles, and how digital standards will underpin implementation of the golden thread of information.

## Background

1.2 Following the Grenfell tower tragedy, the government appointed Dame Judith Hackitt to lead an independent review of building regulations and fire safety. In her report, [Building a safer future](#), Dame Judith recommended the introduction of a 'golden thread' as a tool to manage buildings as holistic systems and allow people to use

10 Golden Thread Principles

No Follow Up Report

# GOLDEN THREAD PRINCIPLES (BRAC Guidance)



Accurate and Trusted



Accountable



Residents feeling secure  
in their homes



Understandable/Consistent



Culture change



Simple to access



Single source of truth



Longevity/durability and  
shareability of information



Secure



Relevant/proportionate

# THE HIGHER-RISK BUILDINGS (Keeping and Provision of Information etc.) (England) REGULATIONS 2024

---

STATUTORY INSTRUMENTS

---

**2024 No. 41**

## **BUILDING AND BUILDINGS, ENGLAND**

The Higher-Risk Buildings (Keeping and Provision of Information etc.) (England) Regulations 2024

*Made* - - - -

*13th January 2024*

**'Information & documents'**  
to be kept on the Golden  
Thread (Schedule 1)

**Essential Reading**



# HSE GOLDEN THREAD GUIDANCE - FEB 2024



Guidance

## Keeping information about a higher-risk building: the golden thread

The information clients, principal designers, principal contractors and accountable persons need to keep.

From: **Health and Safety Executive**  
([/government/organisations/health-and-safety-executive](#)) and **Department for Work and Pensions** ([/government/organisations/department-for-work-pensions](#))

Published 29 February 2024

Last updated 18 September 2024 —

**Applies to England**

Contents

- Why you must keep information about a building
- Managing and storing the information
- During design and construction of a higher-risk building
- When a building is occupied or could be occupied by residents

Construction and  
Occupation phases  
covered over 5 pages.

**Lacks Detail**

# RESOURCE CENTRE

Sign up for FREE access

<input type="checkbox"/>	Status	Name	Reference
<input type="checkbox"/>		Building Safety Regulator Strategic P...	BSR
<input type="checkbox"/>		Apply for a building assessment certi...	GOV.UK
<input type="checkbox"/>		Applying to register a high-rise resid...	GOV.UK
<input type="checkbox"/>		Approved Document B - Building Reg...	-
<input type="checkbox"/>		Approved Document B: Fire safety - f...	GOV.UK
<input type="checkbox"/>		Assessing safety risks in high-rise res...	GOV.UK
<input type="checkbox"/>		BRAC Golden thread report	BRAC
<input type="checkbox"/>		BSR Charging Scheme	BSR
<input type="checkbox"/>		BSR Enforcement Policy Statement	-
<input type="checkbox"/>		Building completion certificates	GOV.UK
<input type="checkbox"/>		Building control bodies: contraventi...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Profession...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - The strateg...	GOV.UK
<input type="checkbox"/>		Building inspector competence fram...	GOV.UK
<input type="checkbox"/>		Building Safety Act 2022	-
<input type="checkbox"/>		Building Safety Regulator: Giving us ...	GOV.UK

Dashboard Documents

Documents Document tags

### Documents

Total documents: 86 Limit: 500 Available: 414

**Text filter** Document name, reference or users **Status** All statuses **Tag filter** Golden Thread Reset Filter

<input type="checkbox"/>	Status	Name	Reference	Users	Tags	Valid from	Expiry/Due
<input type="checkbox"/>		BRAC Golden thread report	BRAC	335	1	21 Jul 2021	...
<input type="checkbox"/>		Keeping information about a higher...	GOV.UK	335	3	18 Sep 2024	...
<input type="checkbox"/>		The Higher-Risk Buildings (Keeping a...	UKSI 20240041	335	3	13 Jan 2024	...
<input type="checkbox"/>		The Higher-Risk Buildings (Key Build...	UKSI 20230396	335	4	26 Mar 2023	...

250 results per page, 4 results in total. 1 Jump to...

# Golden Thread | EXPLAINED

The Golden Thread is a continuously updated digital record for buildings over 6 storeys or 18m in height.



## GATEWAY 3

(plus documents from previous phases)

✓ Completion Certificate

*All updates, changes, and data are accessible to relevant individuals.*

✓ Fire Strategy

✓ Resident Engagement Strategy

✓ Safety Case Report + other gateway 3 documents...

## GATEWAY 2

(plus documents from previous phase)

✓ Full Plans

✓ Fire Statement

✓ Mandatory Occurrence Reporting + other gateway 2 documents...

## GATEWAY 1

✓ Planning

✓ Building Control + other gateway 1 documents...

## STAKEHOLDERS



Principal Accountable Person

### Responsibilities

Provides searchable info  
Regular inspections  
Engage residents

### REGULATORS

Building Safety Regulator

FRS

### BENEFICIARIES

Suppliers

Residents

Auditors



Principal Contractor

### Responsibilities

Provides searchable info  
Regular inspections

### REGULATORS

Building Safety Regulator

FRS

### BENEFICIARIES

Suppliers



Principal designer

### Responsibilities

Provides searchable info

### REGULATORS

Building Safety Regulator

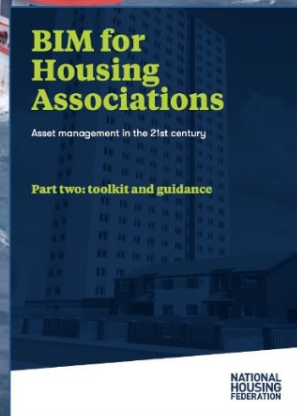
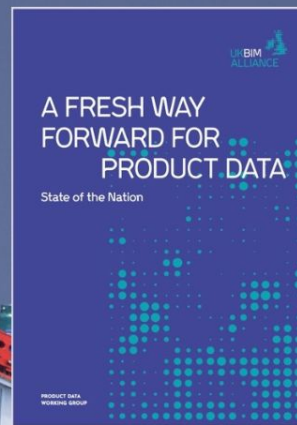
### BENEFICIARIES

Suppliers

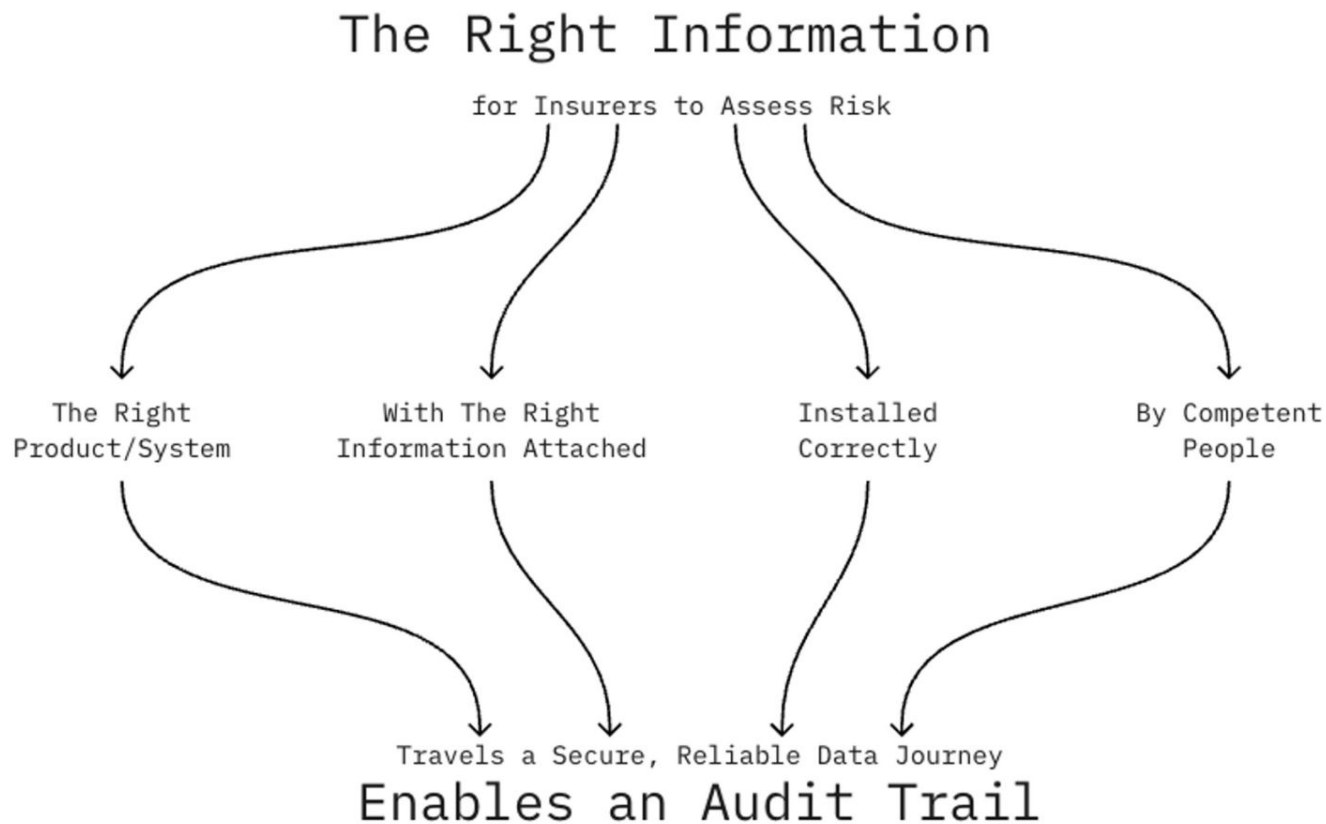
# Three Things:

1. What is a “Golden Thread”?
2. What does it mean for Construction?
3. Will it happen? Will it work?

justpractising.com  
linkedin.com/in/subutcher/



# What is a Golden Thread?





# What does it mean for Construction?

The Right Product/System      With The Right Information Attached      Installed Correctly      By Competent People

Correct Specification

Testing & Certification

Correct Identification

Marketing

Follows the Specification

Follows the Manufacturers Requirements

Evidence of Competence

Record of Installation and Maintenance

Designer Responsibilities



Manufacturer Responsibilities



Installer Responsibilities



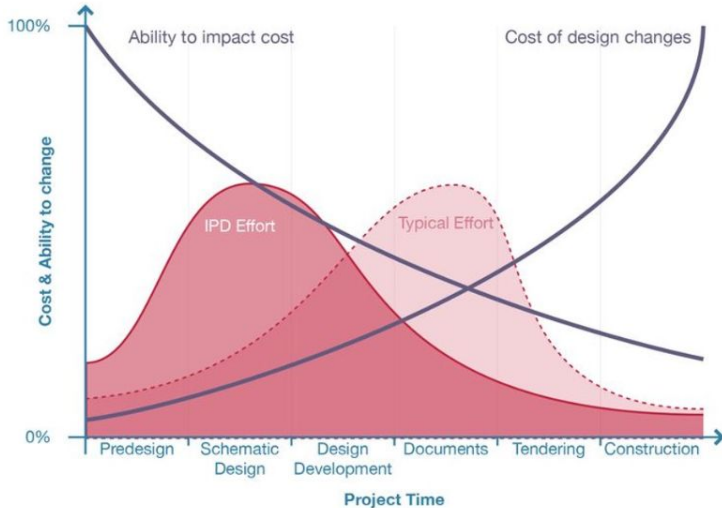
Client Responsibilities

# Will it happen? Will it work?

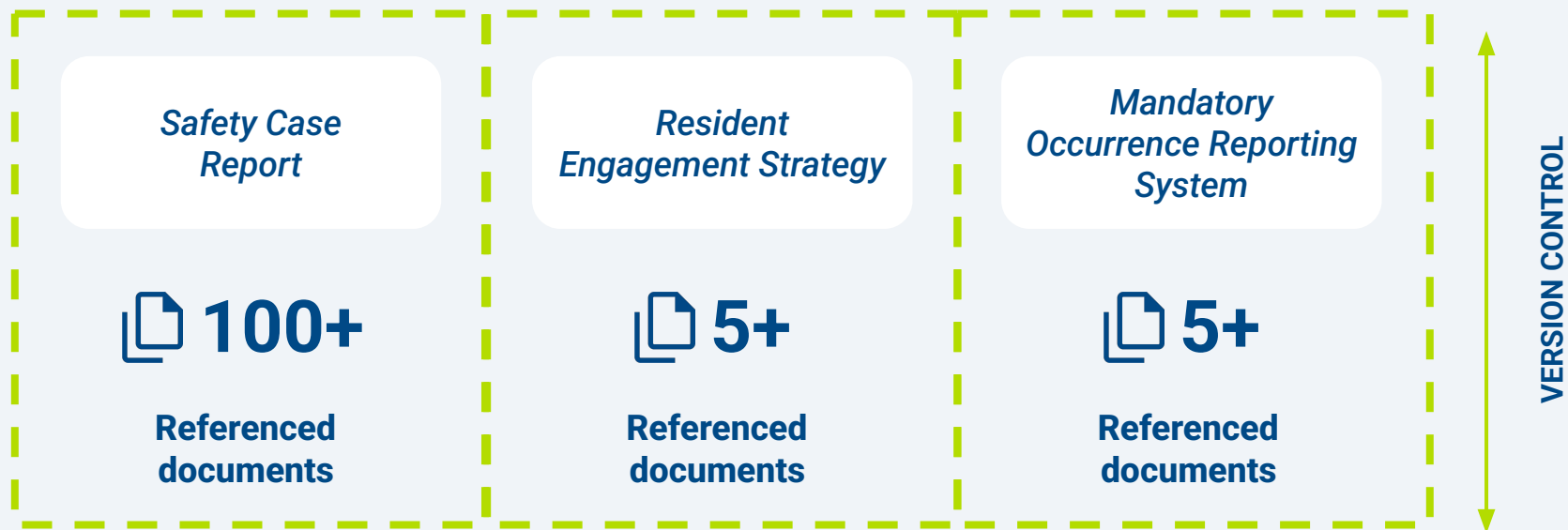
## Procurement

## Information Management

## Leadership



# OCCUPATION PHASE DOCUMENTS & INFORMATION



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



# PORTFOLIO MANAGEMENT

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

### Golden Thread 1

Documents


Total documents: 85 [Limit: \$0 Available: \$1]

Test Filter [Document names, reference or users] [All dates] [All tags] [Reset] [Filter]

Status	Name	Reference	Users	Tags	Valid from	Expires on	
<input type="checkbox"/>	Fire Risk Assessment	ACCO Fire Ltd	17	4	22 Jan 2023	22 Jan 2024	...
<input type="checkbox"/>	Automatic Opening Vent (Monthly Test)	Site Hgr	17	4	13 Jan 2024	13 Jan 2024	...
<input type="checkbox"/>	Automatic Opening Vent (Annual Test)	AD2000 Ltd	17	4	12 Jan 2024	12 Jan 2025	...
<input type="checkbox"/>	Resident Engagement Strategy	v04	14	2	10 Feb 2024	10 Feb 2025	...
<input type="checkbox"/>	Fire Alarm (Weekly Test Log)	Site Hgr	17	4	01 Apr 2025	08 Apr 2025	...
<input type="checkbox"/>	Emergency Lighting (Monthly Test)	Site Hgr	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 person details
- Risk Assessment Summary
  - 3.1 Risk assessment techniques

### Safety Case Report 1

### Golden Thread 2

Documents


Total documents: 85 [Limit: \$0 Available: \$1]

Test Filter [Document names, reference or users] [All dates] [All tags] [Reset] [Filter]

Status	Name	Reference	Users	Tags	Valid from	Expires on	
<input type="checkbox"/>	Fire Risk Assessment	ACCO Fire Ltd	17	5	22 Jan 2023	22 Jan 2024	...
<input type="checkbox"/>	Automatic Opening Vent (Monthly Test)	Site Hgr	17	4	13 Jan 2024	13 Jan 2024	...
<input type="checkbox"/>	Automatic Opening Vent (Annual Test)	AD2000 Ltd	17	2	12 Jan 2024	12 Jan 2025	...
<input type="checkbox"/>	Resident Engagement Strategy	v04	14	2	10 Feb 2024	10 Feb 2025	...
<input type="checkbox"/>	Fire Alarm (Weekly Test Log)	Site Hgr	17	4	01 Apr 2025	08 Apr 2025	...
<input type="checkbox"/>	Emergency Lighting (Monthly Test)	Site Hgr	17	5	18 Mar 2025	18 Apr 2025	...

Safety Case Report - Biorwood Holdings LLP  
42 Bior 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 [Limit: \$0 Available: \$1]

Test Filter [Document names, reference or users] [All dates] [All tags] [Reset] [Filter]

Status	Name	Reference	Users	Tags	Valid from	Expires on	
<input type="checkbox"/>	Fire Risk Assessment	ACCO Fire Ltd	17	4	22 Jan 2023	22 Jan 2024	...
<input type="checkbox"/>	Automatic Opening Vent (Monthly Test)	Site Hgr	17	4	13 Jan 2024	13 Jan 2024	...
<input type="checkbox"/>	Automatic Opening Vent (Annual Test)	AD2000 Ltd	17	2	12 Jan 2024	12 Jan 2025	...
<input type="checkbox"/>	Resident Engagement Strategy	v04	14	2	10 Feb 2024	10 Feb 2025	...
<input type="checkbox"/>	Fire Alarm (Weekly Test Log)	Site Hgr	17	4	01 Apr 2025	08 Apr 2025	...
<input type="checkbox"/>	Emergency Lighting (Monthly Test)	Site Hgr	17	5	18 Mar 2025	18 Apr 2025	...

Safety Case Report - Ashford & Co.  
18 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

# THE HIGHER-RISK BUILDINGS (Keeping and Provision of Information etc.) (England) REGULATIONS 2024

KPI Regs - Prescribed Information (Schedule 1)	
Scheme work	Registration information
Key building information	BAC Application
Fire safety management	Evacuation
Fire safety regulations information	Structural risks
Management of building safety risks	Building Design
Mandatory reporting requirements	Resident engagement
Complaints	

# THE HIGHER-RISK BUILDINGS (Keeping and Provision of Information etc.) (England) REGULATIONS 2024

KPI Regs - Prescribed Documents (Schedule 1)	
Completion and partial completion of works	Building compliance : Scheme work
Registration	BAC Application
Refusal of BAC	BAC Certificate
Fire safety management	Fire safety regulations information
Structural risks	Building safety risk assessment
Management of building safety risks	Plans
Mandatory reporting requirements	Resident engagement
Complaints	Contravention notices

# DOCUMENT HISTORY & SECURITY

One container, housing multiple file versions

Dashboard Documents

Documents > Edit document

### Edit document

Name  
Fire Risk Assessment

Valid from 11 Apr 2025 Expiry 11 Apr 2026

Reference (Optional)  
ACCO Fire Ltd

Created by Sarah Whittaker

Document tag(s) (Optional)  
SIB Residents 2 more...

Description (Optional)

File (Optional)  
PDF FRA - 2025

Drop file onto page to replace current file...  
Alternatively, open my files or browse...

FRA - 2024  
Valid: 10 Apr 24 Expired: 10 Apr 25

FRA - 2023  
Valid: 09 Apr 23 Expired: 09 Apr 24

FRA - 2022  
Valid: 08 Apr 22 Expired: 08 Apr 23

FRA - 2021  
Valid: 07 Apr 21 Expired: 07 Apr 22

Version control

File (Optional)  
PDF FRA - 2025

Drop file onto page to replace current file...  
Alternatively, open my files or browse...

FRA - 2024  
Valid: 10 Apr 24 Expired: 10 Apr 25

FRA - 2023  
Valid: 09 Apr 23 Expired: 09 Apr 24

FRA - 2022  
Valid: 08 Apr 22 Expired: 08 Apr 23

FRA - 2021  
Valid: 07 Apr 21 Expired: 07 Apr 22




Access control

Document sharing

Share document

User	Email	Access
Peter York	avivapluser2@hodges-long.com	View
Gregor Lobynski	flat02@hodges-long.com	View
Carole Parker	flat03@hodges-long.com	View
Amy Shearer	flat05@hodges-long.com	View
Refire Ltd	refiretd@hodges-long.com	Edit
Site Manager	acaciasitemgr@hodges-long.com	View
Martin Jeffers	martinjdemo@hodges-long.com	View
Denise Jones	denisejonesdemo@hodges-long.com	View
James Higgins	higginsatflat54@hodges-long.com	View
Invited	avivapluser1@hodges-long.com	View
Invited	avivapluser3@hodges-long.com	View
Barry Evans	flat01@hodges-long.com	View
Sarah Whittaker	sarah.whittaker@ryzinsltd.co.uk	Edit
Terry Shah	tshahdemo@hodges-long.com	View
Berkshire FRS	berkshiredemo@hodges-long.com	View

# DOCUMENT ACCESS & CHANGE HISTORY

[Dashboard](#) [Documents](#) [Reports](#)    XYZ Housing

[Reporting suite](#) [Activity log](#)

### Activity log

[Export all to CSV](#)

Text search

Activity

Date range

Activity type(s)

Account(s)

User(s)

All

All

All

Reset

Filter

Real-time activity logging for evidence and accountability

Document flagged in the Fire Risk Assessment document with status <b>2025 FRA awaiting approval by site manager</b>	Rivergate Heights, M3 4AB	Sarah Whittaker <sarahwhittaker@xyzinsltd.co.uk>	28 Apr 2025 - 11:20
File <b>FRA-2025.pdf</b> viewed in document Fire Risk Assessment	Myrtle Towers, RG12 5RT	Amy Shearer <amyshearer@ha-associates.co.uk>	26 Apr 2025 - 14:05
User accepted invite	Myrtle Towers, RG12 5RT	Amy Shearer <amyshearer@ha-associates.co.uk>	26 Apr 2025 - 08:55
Document <b>Fire Risk Assessment</b> shared with <b>Amy Shearer</b> <amyshearer@ha-associates.co.uk>	Myrtle Towers, RG12 5RT	Sarah Whittaker <sarahwhittaker@xyzinsltd.co.uk>	24 Apr 2025 - 10:10
File <b>FRA-2024.pdf</b> viewed in document Fire Risk Assessment	Elmbridge Residences, LS2 8PT	Barry Evans <evens-b-fire@ebfireltd.com>	23 Apr 2025 - 07:50
File <b>FRA-2025.pdf</b> viewed in document Fire Risk Assessment	Elmbridge Residences, LS2 8PT	Barry Evans <evens-b-fire@ebfireltd.com>	22 Apr 2025 - 13:30
File <b>FRA-2025.pdf</b> viewed in document Fire Risk Assessment	Elmbridge Residences, LS2 8PT	Jonny Smith <jonnysmith22@gmail.com>	20 Apr 2025 - 09:40
File <b>FRA-2025.pdf</b> viewed in document Fire Risk Assessment	Elmbridge Residences, LS2 8PT	Berkshire FRS <accounts@berkshirefrs.com>	18 Apr 2025 - 14:20
File <b>FRA-2024.pdf</b> replaced with <b>FRA-2025.pdf</b> in document Fire Risk Assessment	Elmbridge Residences, LS2 8PT	Carole Parker <carole-parker@gmail.com>	17 Apr 2025 - 11:45
File <b>FRA-2025.pdf</b> viewed in document Fire Risk Assessment	Crownsire Tower, E1 7LP	Carole Parker <carole-parker@gmail.com>	15 Apr 2025 - 08:15
File <b>FRA-2025.pdf</b> viewed in document Fire Risk Assessment	Crownsire Tower, E1 7LP	Carole Parker <carole-parker@gmail.com>	13 Apr 2025 - 15:35

---

# Audience Questions

# SAVE THE DATE(S)

## LUNCH & LEARN

---

1st Thursday of every month

Look out for email with booking link

SEE YOU ON

**5th June**

12:00 - 13:00

# BOOK A CALL - SCAN QR CODE



**SU BUTCHER**

---

Director

Just Practising Limited



**MATT HODGES-LONG**

---

Founder

Building Safety Register / TrackMyRisks





---

# Thank you

Let's stay connected



@BldgSafetyReg



Building Safety Register

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

