



## The Golden Thread Of Information What You Should Know 2021 – A Simple Guide

The Golden Thread requires up-to-date information in relation to the construction and maintenance of buildings to be digitally stored. It will operate from the design stage through to the occupancy of the building.

It is intended to create transparency, openness and accountability which in turn will support cultural changes in the Construction and building industry. The Golden Thread of information shall not only apply to new buildings but existing buildings alike. Therefore companies should prepare the following:

- Compiling information on existing buildings and ensure that any buildings that are under construction are available after the requirements are rolled out.
- Prepare a digital management system that will capture the gold thread of information about the building
- Ensure all staff hold the correct levels of experience In the use of BIM ( building information modelling)

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### **Construction Phase.**

Prior to Construction, information must be forwarded to the regulator. These are:

- Complete plans that include detailed information on how structural risks will be applied and managed.
- A digital model in 3D of the building that also lists the products used.
- A statement that addresses water supply and emergency service access. This will create the emergency fire file, adding and updating the statement throughout the phases of construction.

## **Occupancy stage**

Under the new Golden Thread requirement, it is necessary that the building safety certificate is produced prior to the building being occupied. Unless the following are produced, the regulator will not issue the building safety certificate.

1. The final " as-built" safety information documentation.
2. A strategy that details how the information will be provided to residents including wider engagement initiatives and complaint procedures.
3. Safety case documentation that identifies hazards and potential risks. It must also include details of emergency response procedures and safety management systems.

Every 5 years the safety case must be reviewed and submitted to the regulator. This also applies to buildings that have undergone a major refurb. The Golden Thread of Information must be stored in digital format proposed by the government with key-data-sets being maintained in a spreadsheet or database format. This will allow analysis and comparison by the regulator and should include the following: Type, size, ID, age and general information about the facade, structure, safety features, review outcome and names of the Duty holders of the building.

During occupancy, the accountable person for the safety of the building will be responsible for providing residents with guidance and information on the safety of the premises. Residents will be able to request more detailed information such as fire safety equipment and the building maintenance records. In the event that this information is not available, a complaint can be initiated and filed with the accountable person and then in turn the regulator.

The key data set of information may be made available publicly with the regulators maintaining public records of the building managers and accountable persons.

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Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) click here. If you would like to arrange a free fire risk consultation, [contact us](#)

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