

CLIENT FACT SHEET 6 THE GOLDEN THREAD

INTRODUCTION

The purpose of this fact sheet is to give an overview of the golden thread.

ORIGINS

[Building Safety Act 2022](#)

FURTHER INFORMATION

[Rendall & Rittner Broadcast Video](#)

Fact Sheet 2 – Building Safety Case

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as at 17.01.2024

REQUIREMENTS

The Principal Accountable Person (PAP) has the responsibility to maintain a golden thread of information. The information about a building should provide an understanding of the building and how to keep it safe. The golden thread must be in a digital format.

For New Buildings

The golden thread will start before the building has been built with various duty holders having responsibility to keep information up to date throughout the design and construction process.

Once the building work is completed, the duty holder must hand over the golden thread information to the Principal Accountable Person.

For Existing Buildings

Existing buildings will still be required to have a golden thread, although some of it will have to be developed retrospectively. Some information that new builds will require that are currently going through the new regime will not be applicable to existing buildings.

Golden Thread Information

The golden thread will be required to contain information from design, construction, and refurbishment. For existing occupied buildings, the golden thread will need to contain the information and documents produced for registration with the Building Safety Regulator, safety case information, the resident's engagement strategy as well reporting on building safety risks.

Further information is expected on the details of the golden thread through new legislation.

BUILDINGS IN SCOPE

The golden thread will be required for all high-rise buildings with two or more residential dwellings. High-rise buildings are those 18m or over and/or over seven storeys, whichever threshold is hit first.

KEY DATES

It is not yet known when legislation detailing the golden thread information is to be published.