

The 'Golden Thread': *A Quick Guide*

The 'Golden Thread' was implemented in the wake of the Grenfell fire, in which 72 people lost their lives. 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 a 'Golden Thread' of good quality information, for buildings to be designed, built and managed safely. This resulted in the implementation of the Fire Safety Act 2021 and Building Safety Act 2022.

Key to the review's findings, the 'Golden Thread' is the information that allows you to understand a building and the steps needed to keep both the building and people safe, now and in the future. Digitally stored, it can be accessed by those responsible for the safety of the building, enabling them to identify, assess, and reduce factors that could otherwise lead to disaster.

"Transparency of information and an audit trail through the lifecycle of a building from the planning stage to occupation and maintenance is essential to provide reassurance that a building has been built safe and continues to be safe."

Dame Judith Hackitt,
'Building a Safer Future'

The 'Golden Thread' will hold all the information that those responsible for the building require to:

- Show that the building was compliant with applicable building regulations during its construction and provide evidence of meeting the requirements of the new building control route throughout the design and construction and refurbishment of a building
- Identify, understand, manage, and mitigate building safety risks in order to prevent or reduce the severity of the consequences of fire spread or structural collapse throughout the life cycle of a building

DESIGN



BUILD



MAINTAIN



The 'Golden Thread' impacts everyone involved in the build, from the initial design stage, through to construction, product in service and future maintenance.

All are required to contribute to and maintain the digital thread of information.

Manufacturer

Manufacturers must embrace the values of transparency, accountability, and information-sharing. They should:

- Provide accurate and comprehensive information about their products
- Provide clear documentation on the compliance of their products with relevant regulations and standards
- Provide evidence of robust quality control measures and performance testing
- Consider the entire lifecycle of their products and provide information on maintenance, repair, and end-of-life considerations
- *As a responsible manufacturer we work within the CPA guidance to ensure our products meet the needs of the Golden Thread*

Accountable Persons

Identified in the 'Building a Safer Future' report, the "Accountable Persons" has ultimate accountability for the safety of the building and is held liable if safety standards are not met or there are failures in compliance. In residential buildings, it may be the building owner, while in commercial or public buildings, it is often the building or estate manager. They must:

- Ensure the building complies with relevant building regulations and fire safety standards
- Identify hazards and implement measures to mitigate them
- Collaborate with all other stakeholders involved in the design, construction, and management of the building
- Oversee regular maintenance and action necessary repairs or upgrades promptly
- Develop and implement emergency preparedness plans, including evacuation procedures
- Maintain accurate and up-to-date records relating to the building's safety, including documentation of inspections, maintenance activities, and any modifications made to the building
- Communicate with building occupants regarding safety measures, emergency procedures, and anything else that may impact their safety and wellbeing

DESIGN



Architect & Interior Designer

Architects and interior designers play a key role in the design and construction process, and must:

- Ensure plans, specifications, and material choices are comprehensively documented and easily accessible
- Clearly communicate with engineers, contractors, and clients and document this communication
- Document regulatory compliance information
- Consider the long-term implications of design decisions, materials used, and potential modifications to ensure the 'Golden Thread' remains unbroken post-handover

BUILD



Main Contractor

The 'Golden Thread' has significant implications for main contractors, including the need to:

- Ensure that information relating to design, construction methods, and materials is accurately communicated and documented
- Engage with architects, interior designers, engineers, and manufacturers to ensure a seamless flow of information and shared understanding of responsibilities
- Maintain documentation such as project plans, specifications, and as-built drawings
- Document compliance with relevant regulations
- Document any deviations from the original design or construction methodologies
- Ensure relevant information is handed over to the building owner or manager to aid maintenance and renovations

MAINTAIN



Facility Manager

To comply with the 'Golden Thread', facility managers must:

- Have access to comprehensive information about the building's design, construction, and systems
- Plan and execute maintenance and operations activities effectively and document these
- Adapt the building to changing needs, supported by a clear record of its original design and subsequent alterations
- Respond effectively in emergency situations using access to information about critical building systems and components
- Interact with building owners, tenants, and service providers to answer queries, address concerns, and facilitate decision-making

For more information on the 'Golden Thread', contact us or visit assaabloy.com



In short, the best course of action for every organisation involved in the design, build and maintenance process is to keep a record of everything.

This includes:

- ✓ Information about the dimensions of the building
- ✓ Materials and manufacturer product information
- ✓ Escape and fire compartmentation information
- ✓ A record of inspections, reviews, and consultations
- ✓ Records of maintenance and testing, along with evidence of competence of those who undertook building works
- ✓ Documents approved by the regulator under building control applications for building work in existing higher-risk buildings (if a prescribed refurbishment)

Going digital

As the 'Golden Thread' is entirely digital, all involved will need to embrace digital record-keeping to ensure they comply. There are programs available to help produce granular reports that capture the audit history of any construction phase activity. Many of these include mobile apps that enable anyone involved in the project to upload images, documents, specs, and comments, ensuring as much relevant information is documented as possible.



Our industry-leading Openings Studio™, does all this and more.



Openings Studio™

Developed with the 'Golden Thread' in mind, it's a cloud-based, BIM plug-in interrogatable tool for the creation, visualisation, modification, and management of door openings.

Openings Studio enables the seamless transfer of information from the design phase to the inspection portal without any manual intervention.

Information stored within the platform enables buildings to be safely and effectively designed, constructed and operated, providing a genuine seamless link between design intent during the specification process onto the product in service.

In addition, the Openings Studio™ Mobile App inspection software allows users to manage buildings as a holistic system.



SCAN ME

Every door logged in Openings Studio™ is automatically assigned a unique smart tag, which can be affixed to the door, enabling direct access to the door details, including installation, inspection, and service history. Additionally, the platform enables all operational guides, such as technical data sheets, warranty information, etc, to be stored in one place, and accessible at the click of a button further reinforcing the 'Golden Thread'.

Find out more about Openings Studio™ here:

www.assaabloy.com/group/en/about-us/openings-studio

The 'Golden Thread' is here to stay and only those who embrace it will be able to prosper in the construction industry of tomorrow. Make sure you don't get left behind by the information-sharing revolution.

For a more in-depth insight into the 'Golden Thread', book a CPD seminar today at assaabloy.com/uk/en/solutions/topics/the-golden-thread-of-information

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