

S₂ Partnership Ltd
Intelligent Risk Management

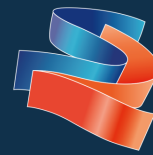
The 'Golden Thread' of Information

Building Safety Act: Considerations
for Property Owners & Managers



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The Building Safety Act

Legislation and regulations relating to fire safety are developing extremely quickly in England and Wales.

Following recent changes implemented as part of the Fire Safety Act in 2021, the newly legislated Building Safety Act has outlined the next step in strengthening the regulatory framework that governs the management of fire risk and building safety in general.

A More Robust Framework

Since the Grenfell Tower tragedy in 2017, there have been numerous independent reviews conducted relating to building safety. Namely, the Dame Judith Hackitt report – 'Building a Safer Future', and later, the Phase 1 of the Grenfell Tower Inquiry, both of which identified the **requirement for a more robust framework to be put in place surrounding the construction and operation of buildings in England and Wales**. A consistent trend identified across these reviews is the **knowledge gaps between building owners, developers, managers, residents, and Fire & Rescue Services** relating to the materials used and key risks therein of buildings, particularly where they are higher risk buildings such as high-rise residential blocks. This knowledge gap can lead to ambiguity surrounding responsibility, and a **new framework will aim to provide established roles and responsibilities throughout the operational lifecycle of a building**.

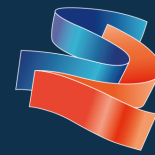


The Building Safety Act has also outlined regulations for a new building safety regulator, which will be formed by the Health and Safety Executive.



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A New Building Safety Regulator

As part of the Building Safety Act, a new regulator will be formed by the HSE to oversee the safe design, construction, and occupation of high-risk buildings, prioritising resident safety. The Regulator will work closely with the Department for Levelling Up, Housing and Communities (formerly MHCLG), the Home Office, Local regulators, building control bodies, building owners, housing providers, the construction industry, the Local Government Association, Local Authority Building Control, and the National Fire Chiefs Council. The new Regulator will implement a new, more stringent regulatory regime concerning building safety, particularly for higher-risk properties, (presently those that are 18m+ or seven-storeys or more in height with more than one dwelling, or other prescribed higher-risk properties, such as hospitals and care homes) and will also look to promote and drive competency levels within the building industry.

The Regulator will also oversee the construction Gateway processes, which require that key fire and structural safety information is incorporated into the planning, design and construction of higher-risk buildings.

The Building Safety Act has outlined the need for fire safety and structural information to be incorporated into the design and construction process. This will involve a 3 step 'Construction Gateway' process:

1

Planning Application Stage

- Fire statement submission.
- HSE established as a statutory consultee for applications.

2

Design Stage

- Considerations to Fire Risk and structural damage.

3

Post-Construction

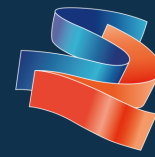
- All information regarding fire risk and development of the 'Safety Case.'

These are stop/go decision points to pass before development can process to the next stage.



Strengthened regulation and oversight of design & construction.





What will this mean for building owners/managers?

Clear, Outlined Accountability

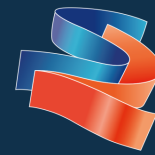
The Building Safety Act also specifies new roles and responsibilities throughout the lifecycle of a building, particularly during its operation. An **Accountable Person** will have ultimate responsibility for **ensuring that key information relating to the building is obtained, stored and available** and that the information is passed on as part of any sale of a building. Where there is more than one Accountable Person, there will need to be a **Principal Accountable Person**. This key building information will form part of the **Golden Thread of Information**, which was initially identified during the 'Building a Safer Future' review as being a **key part in how building information was disseminated to relevant stakeholders** and is adopted within the Building Safety Act as the Building Safety Case.

Principles of the Golden Thread of Information

The definition and key principles of the Golden Thread of Information were drafted by the Building Regulations Advisory Committee, and their definition of this key information is aligned within the Building Safety Case within the Building Safety Act.

- Data must be **Accurate and trusted** so that it can be relied upon by relevant stakeholders
- Have the ultimate goal to **make residents feel safe in their homes**
- Provide suitable information to **drive culture change** within the property industry as a whole
- Compile all relevant information relating to fire spread and structural safety into a **single source of truth**, stored in a single location
- That any data relating to the Golden Thread is stored in a **secure** manner, with appropriate controls in place to manage access
- Those inputting information into the Golden Thread need to be held **accountable** for the data, ensuring that any changes are appropriately version controlled
- Any information needs to be consistent across a portfolio and **understood by relevant persons**
- The data should be **accessible** and be easy to use and update by those responsible
- Information must be **transferable** between systems, supporting the sharing of key data and maintain the Golden Thread of Information throughout a building lifecycle
- Be **proportionate** to the risks associated with each individual building

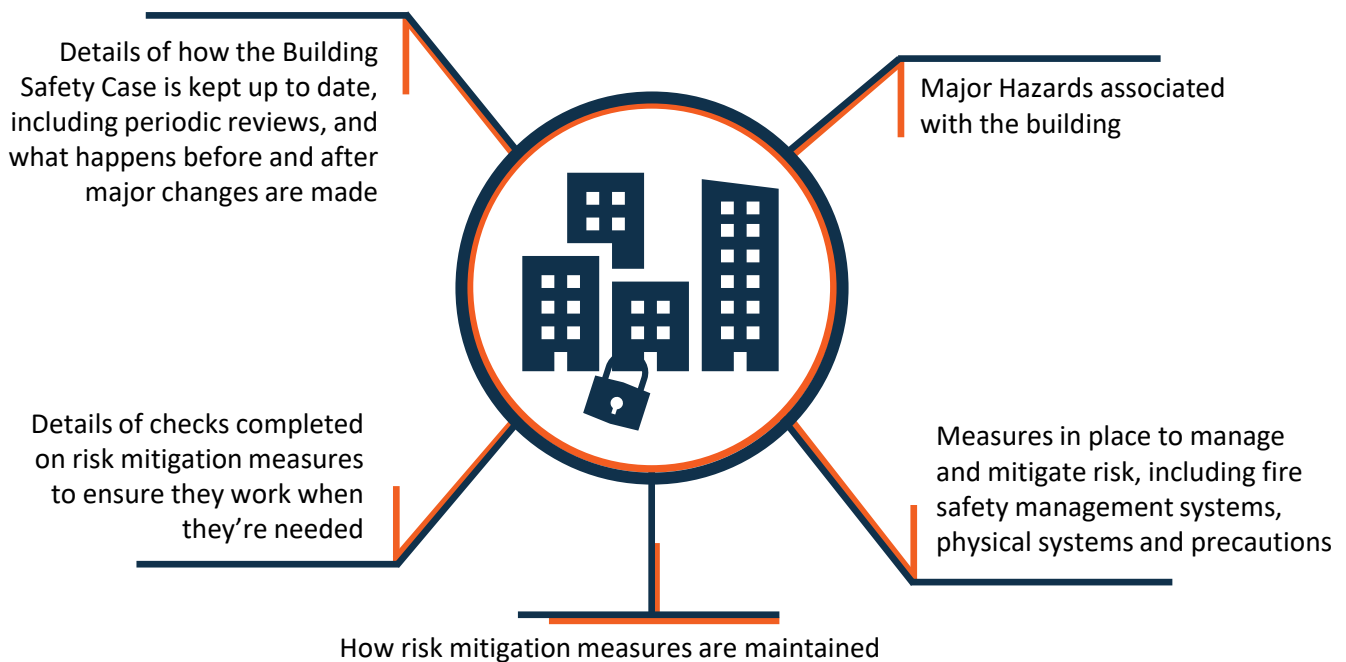




Developing a 'Building Safety Case'

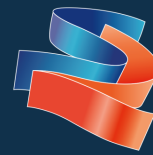
All of this information will feed into a '**Building Safety Case Report,**' which is a new requirement for every building that comes under the remit of the Building Safety Act. It will extract the salient information from the Building Safety Case into a report, which will be shared with the Building Safety Regulator as part of the key suite of information they will review to issue a Building Assessment Certificate. This will be mandatory for all buildings in scope of the Building Safety Act requirements. **The Building Safety Case Report will have to demonstrate that key risks associated with structural safety and the spread of fire have been identified, considered and that measures in place are appropriate in controlling these risks.** The report will also include any assumptions that have been made, and the basis for these. The Building Safety Case and the Building Safety Case Report will need to be updated when changes are made to the building that could impact on the report.

Whilst there is not currently a definitive list of information that will have to be provided as part of the Building Safety Case Report, the HSE have suggested early key messages relating to the Building Safety Case Report, which identifies some key principles that will need to be succinctly included within each Building Safety Case Report. These are specified as follows:



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HSE have also outlined how the 'Principle Accountable Person' will need to produce a clear description of the building, detailing:

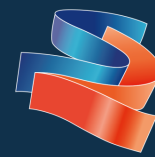
- Major incidents involving fire spread and structural safety
- Description of measures in place to prevent major fire and structural incidents
- Details on how impact will be minimised on people, such as emergency evacuation and firefighting, and how these are checked.
- Evidence on considerations to the measures in place providing an acceptable level of protection to residents/building users.

How Can Building Owners and Managers Best Prepare for the Upcoming Requirements?

- 1** Identify any **higher risk buildings** which fall under the scope of the Building Safety Act.
- 2** Confirm who the nominated **Accountable or Principal Accountable Person** will be.
- 3** Establish exact construction materials, including the foundations, walls, floors, roof areas, and internal & external compartmentation.
- 4** Analyse where this information is lacking, and establish gaps in producing an appropriate **Building Safety Case**.
- 5** Formulate a strategy to best obtain this missing information
- 6** Formulate a strategy for **maintaining and updating** all information for the Building Safety Case
- 7** Determine how the Golden Thread of Information will be stored, ensuring the **Golden Thread of Information principles** are upheld.

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The Building Safety Act is expected to be given Royal Assent in 2022, with some provisions, such as additional powers for the regulation of construction products, being implemented within six to twelve months from the date of Royal Assent. Wider provisions, such as the requirement for buildings in scope to be registered and for the Golden Thread of Information to be available, are expected to come into force within twelve to eighteen months of Royal Assent.

There are an estimated **12,500 buildings that are currently in scope of the Building Safety Act**, which will require a Building Assessment Certificate to be issued by the Building Safety Regulator. The Regulator has estimated **that all buildings in scope will have their Building Safety Case Reports reviewed and signed off within five years**. Building Safety Case Reports will be reviewed in tranches, based upon the risk classification of a building, with the highest-risk buildings reviewed initially. Once a Building Assessment Certificate is issued, it will be valid for five years and the expectation will be that the **Golden Thread of Information is kept up to date throughout the lifecycle of each building**, and that the information is transferred to any new owner as part of any sale or change in ownership structure.

2022:
Royal Assent received

Within 6-12 Months:
Additional powers for regulation of construction products will be granted

Within 12-18 Months:
Wider provisions will be delivered, such as requirements to be registered for Golden Thread of Information to be available.

S₂ Partnership is here to help.

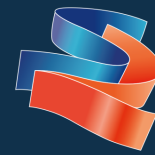
S₂ Partnership is a leading safety risk management specialist for the commercial real estate sector. Our independent consultancy services and software are trusted by many of the UK's leading commercial property investors and managers.

Our highly qualified, dedicated team of fire safety experts, work with clients to develop robust fire safety solutions and provide fire risk assessments, training, guidance and fire safety management systems to a range of organisations.

RiskWise, S₂ Partnership's cloud-based risk management software, enables clients to monitor and manage risk on a global scale. It has the ability to house all information required of the Golden Thread of Information and Building Safety Case Reports – helping organisations meet the new requirements of the Building Safety Act.

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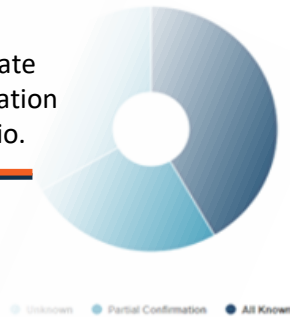


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RiskWise, S2 Partnership's online risk management software, already hosts **Fire** and **Structural Safety** information for property portfolios.

RiskWise is trusted by many leading investors and managing agents to manage and monitor their property portfolio risks. S2 work in partnership with clients to specifically develop functionality that meets requirements of the Golden Thread of Information, including identifying and storing key property information for a Building Safety Case Report.

Dynamically view up to date Golden Thread of Information across a property portfolio.



Secure, online storage allows for 24/7 access to fire safety and structural property data for each individual asset, with version changes for complete audit histories.

Version	Author	Internal Version	External Version	Version Date
1.1 Building Description - General Information	Andy Smith	1.7	2.2	Mar 8, 2022 10:30
2.2 Major Incident Mitigation				
3.1 Structural Supplementary Information				
3.2 Passive Fire Protection Information				

RiskWise

Data integration and customisable search fields lets users create an aggregate overview of any aspect of fire safety and property structural data.

Hierarchical control allows users to give access to stakeholders at all levels when needed.



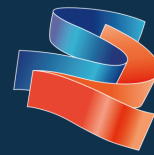
Reports are downloadable in a number of widely used formats and able to be shared with relevant stakeholders quickly and easily.



To find out more about the developments being made to RiskWise to meet the Golden Thread of Information requirements, please contact us at hello@s2partnership.co.uk

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About S₂ Partnership

We are a leading safety risk management specialist for the real estate sector. Our independent consultancy services and property risk management software RiskWise are trusted by many of the UK's leading property investors and managers to improve safety, reduce risk and support sustainability requirements.

We pride ourselves on our long-standing relationships with clients, which are based on delivering high quality, bespoke, innovative services and software.

If you would like any information about RiskWise and the recent developments we have made in light of the Building Safety Act, or any information about our consultancy services, please contact hello@s2partnership.co.uk, and we will get in touch with more details.



This information is of a general nature and is not intended as a substitute for professional consultation and advice on a particular matter nor is it intended to supersede internal company policies or guidance. For professional advice on a particular matter, please contact hello@s2partnership.co.uk, we'd be happy to assist. Under no circumstances will the S₂ Partnership Ltd be liable for any damages arising from the use of or reliance on this general information.

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