



## Golden Thread

Understanding the capability and capacity of the UK built environment to deliver and retain digital information

# The Survey

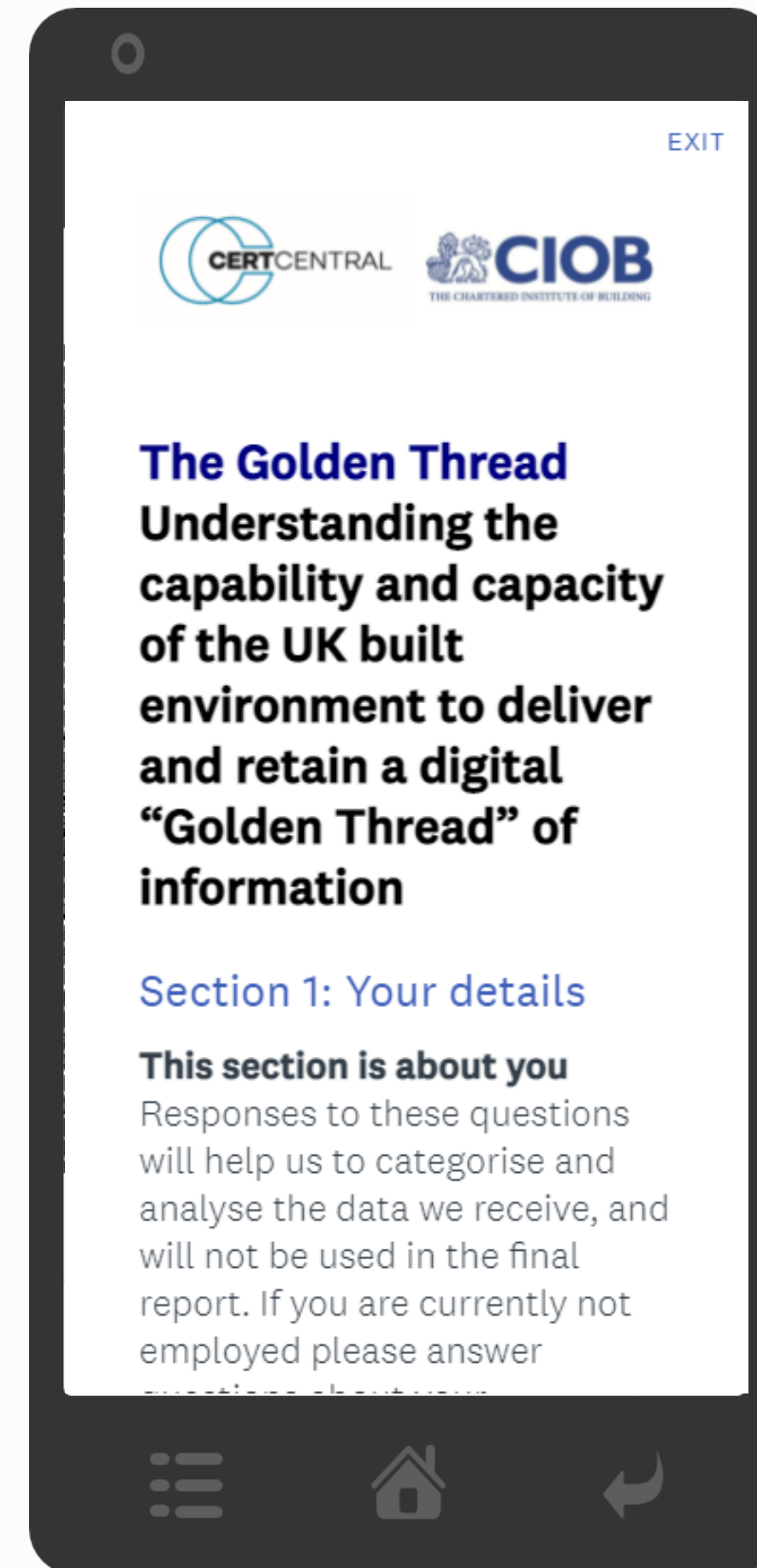
**Section 1:** Your Details

**Section 2:** The Golden Thread – You

**Section 3:** The Golden Thread - Your Organisation

**Section 4:** The Golden Thread - The Industry

**Section 5:** Good practice and case studies (optional)



i3PT



## The Survey

Input and/or distribution from:



**157** responses

Typical response time **20 min**

Responses from **every region** of the UK

## The Report

Objective summary of findings

No opinion or interpretation

Four sections:

- Understanding
- Responsibility
- Capability
- Blockers

Full survey responses also available at  
[www.goldenthread.co.uk](http://www.goldenthread.co.uk)

# The Golden Thread

Understanding the capability  
and capacity of the UK built  
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GoldenThread

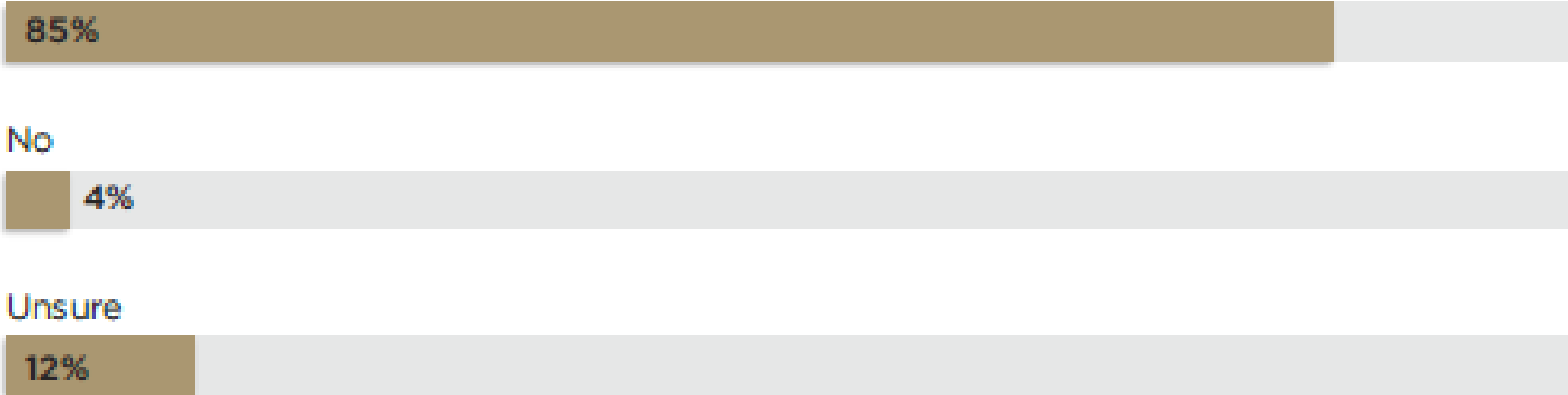
i3PT | CIOB

December 2020

**Do you believe that a digital golden thread of information will enable better decision making and create a clearer chain of accountability across the built environment?**

Yes

85%



| Response | Percentage |
|----------|------------|
| Yes      | 85%        |
| No       | 4%         |
| Unsure   | 12%        |

No

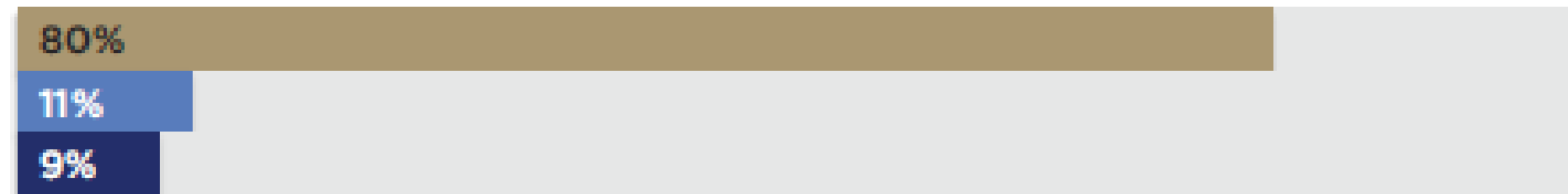
4%

Unsure

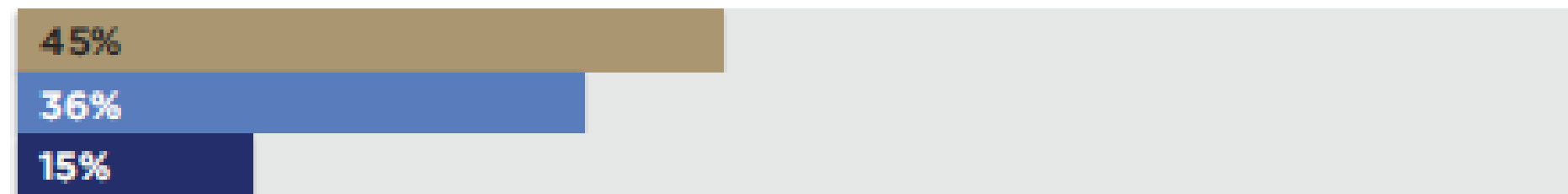
12%

# UNDERSTANDING

Do you feel confident that you understand what is meant by the term “digital golden thread of information”?



Do you believe that the appropriate people within your organisation understand what is meant by a digital golden thread of information?



Do you think your organisation will need to hire new staff or seek help from a consultancy specifically to understand and deliver the golden thread recommendations?

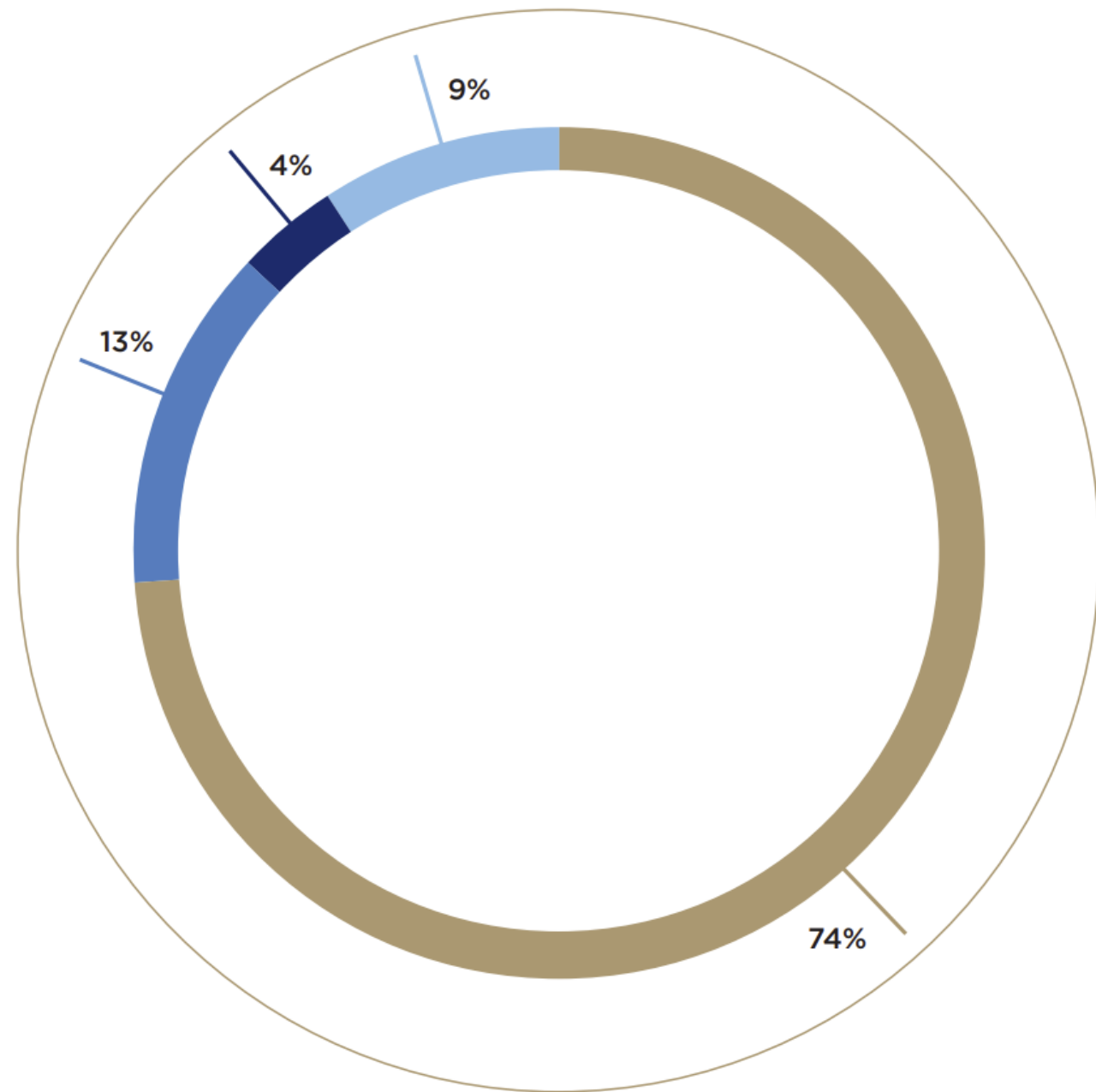


Yes No Unsure

“In business, the golden thread is setting a goal and plotting a course to achieve it. But this idea of information being passed from designers to contractors, to facilities managers as if it was a neat package, is over simplistic, it doesn't reflect reality.”

# UNDERSTANDING

Building a Safer Future was written specifically to respond to safety concerns in high risk residential buildings. Do you believe the recommendations in the report are relevant to other sectors of the built environment?



- Yes, relevant to all other sectors
- Yes, relevant to some sectors
- No, not relevant to any other sectors
- Unsure



Care Homes



Schools



Hospitals



Student Housing



Hotels

# RESPONSIBILITIES

Who owns the data and information relating to an asset at each stage of a project?

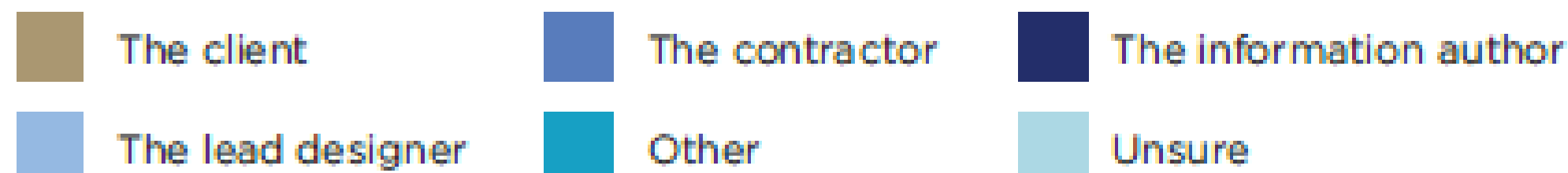
Design Stage



Construction Stage



Operation Stage



“Data (and information Documents, etc.) are not “owned” by any one person or organisation. They are owned and used by multiple organisations and people.”

“The client has rights to all information at all stages, but copyright and liability remain with the authors.”

“It has to be collaboratively owned.”

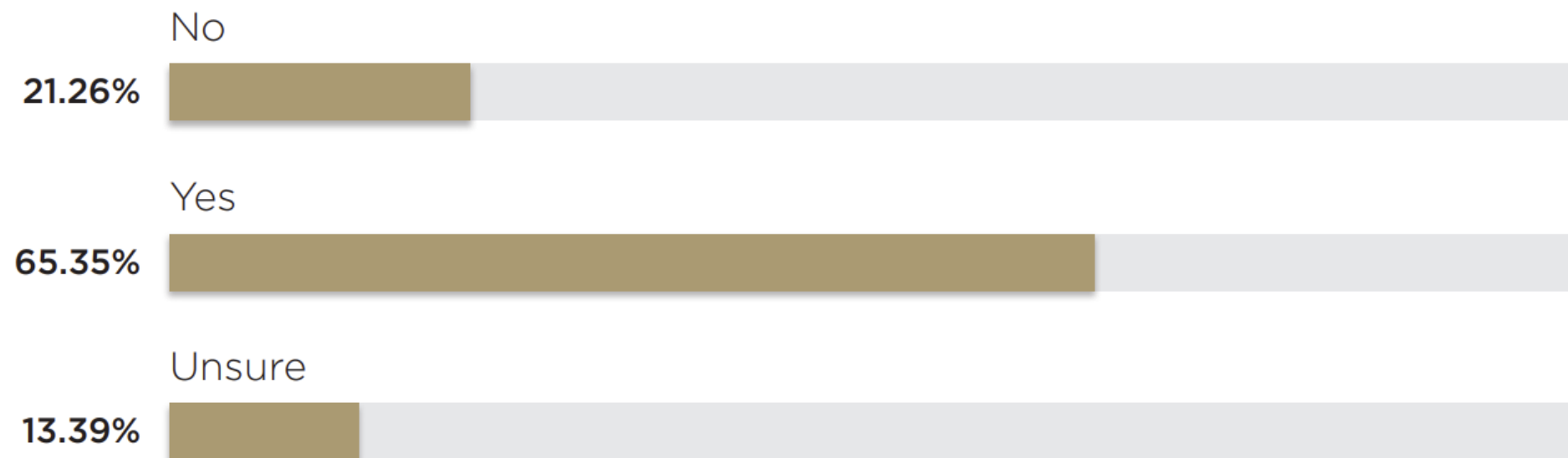
“This is a HUGE question with HUGE ramifications.”



# RESPONSIBILITIES

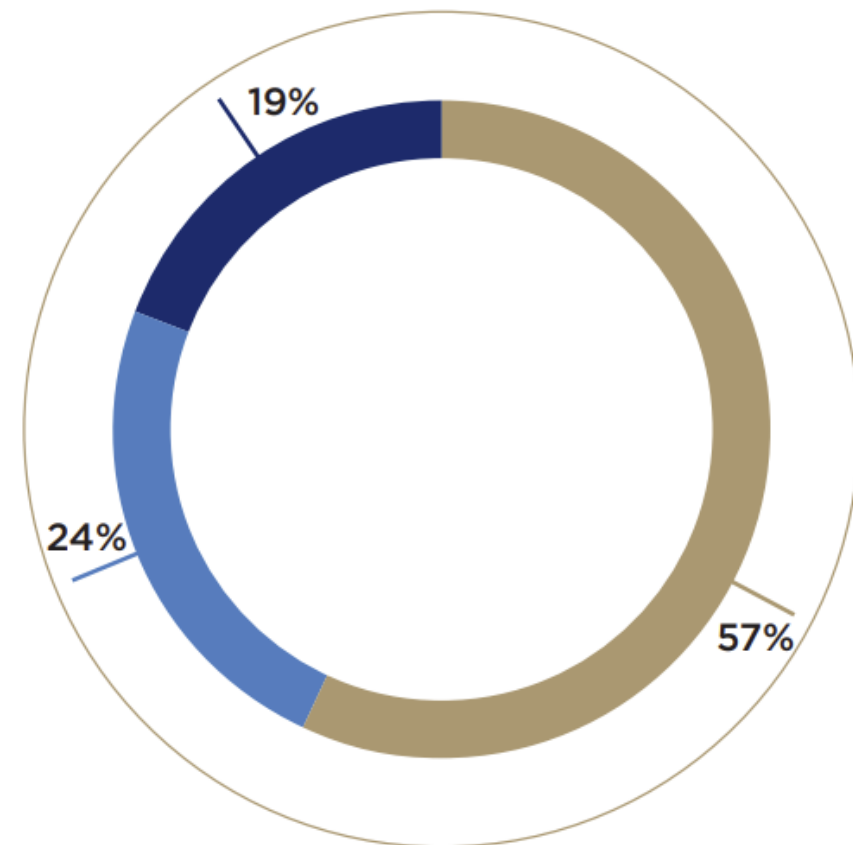
**Do the needs of the eventual occupant, facilities manager or estate management team affect the way you manage and store information on a project?**

*Note: This question was asked to all parties apart from building owners, facilities managers and developers.*

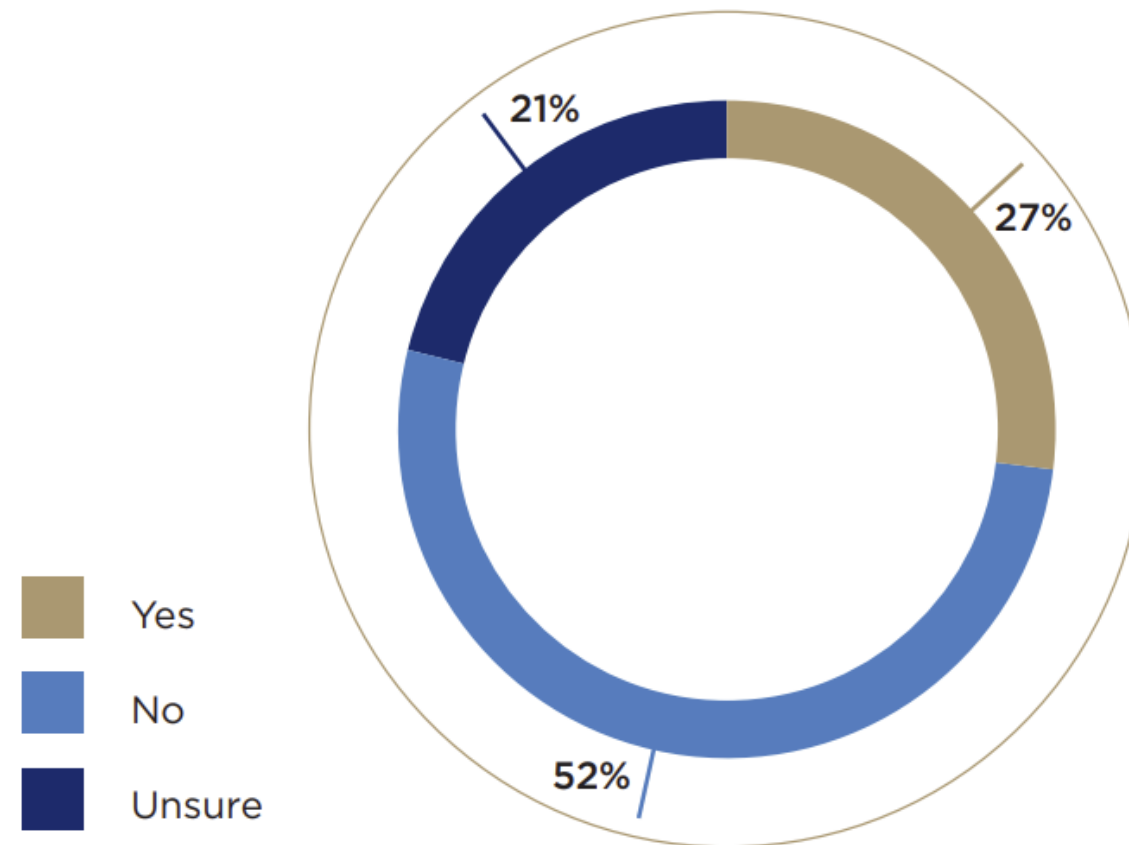


# CAPABILITY

Does the concept of a digital golden thread of information align with the UK BIM Framework standards and guidance?



The government's Building a Safer Future report states that information and data must be available to those who are authorised to use it in a secure and accessible format. In your experience, does the industry have the appropriate security-compliant technology infrastructure and process in place to ensure this?



■ Yes  
■ No  
■ Unsure

“There are secure platforms available, however, there isn't a robust process in place.”

“Technology is available, but it is not used widely.”

# CAPABILITY

These questions were asked to clients, asset owners and facilities managers only.

**How confident are you that your organisation could clearly specify golden thread requirements to your supply chain at the contract initiation stage of any high rise residential projects?**

Very confident

26%

Somewhat confident

22%

Not confident

35%

Not applicable

13%

Unsure

4%

**Does your organisation have the hardware, software and technical capability to check that information provided by the design and construction teams meets all the projects information requirements?**

Yes

43%

No

43%

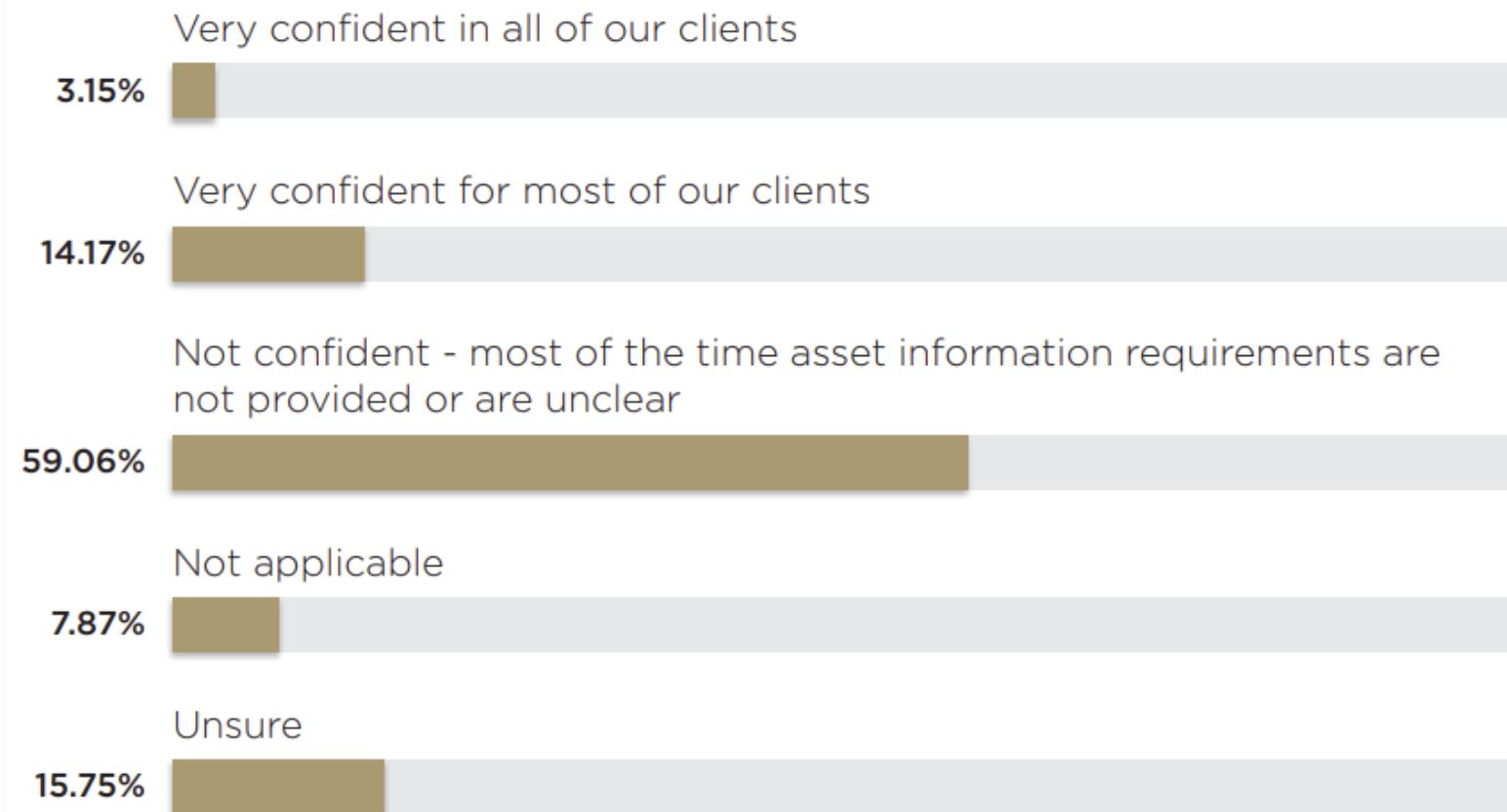
Unsure

13%

# CAPABILITY

How confident are you that your clients will clearly specify requirements for a digital golden thread of information at contract initiation stage for new high rise residential projects?

*Note: This question was asked to all parties apart from building owners, facilities managers and developers.*

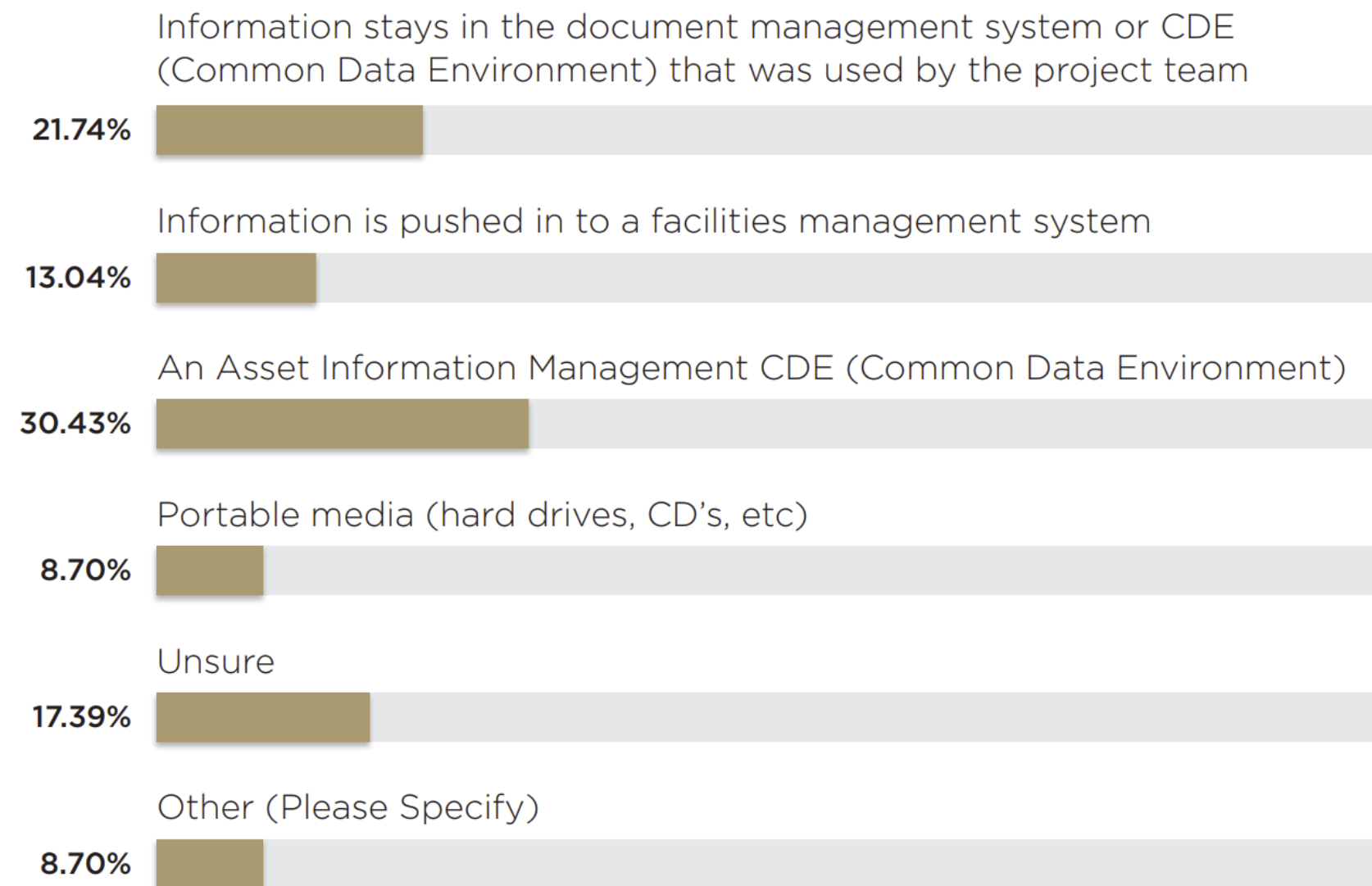


*"If the process is a requirement then we are confident it will be followed however if its guidance then some developer clients may not adopt it."*

*"This is a subjective item and varies dramatically between client types. Some are sophisticated and demand a high level of data to be presented at completion and others are very uninformed about what level of information they should require at completion stage"*

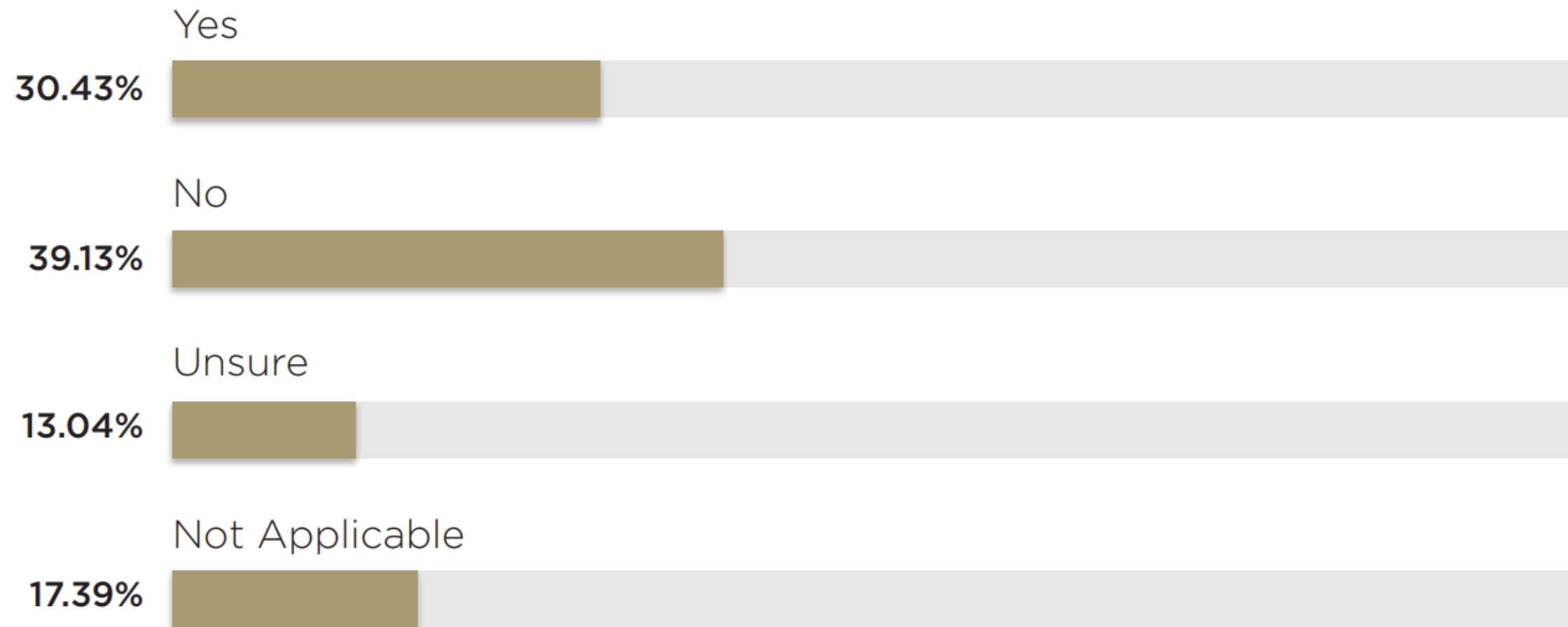
## Where does your organisation store information that is passed on to them at construction handover?

*Note: This question was asked specifically to building owners, facilities managers and developers.*



**Are occupants of your assets able to access information such as current and historical fire risk assessments, safety case documentation and information on the maintenance of safety systems quickly and easily?**

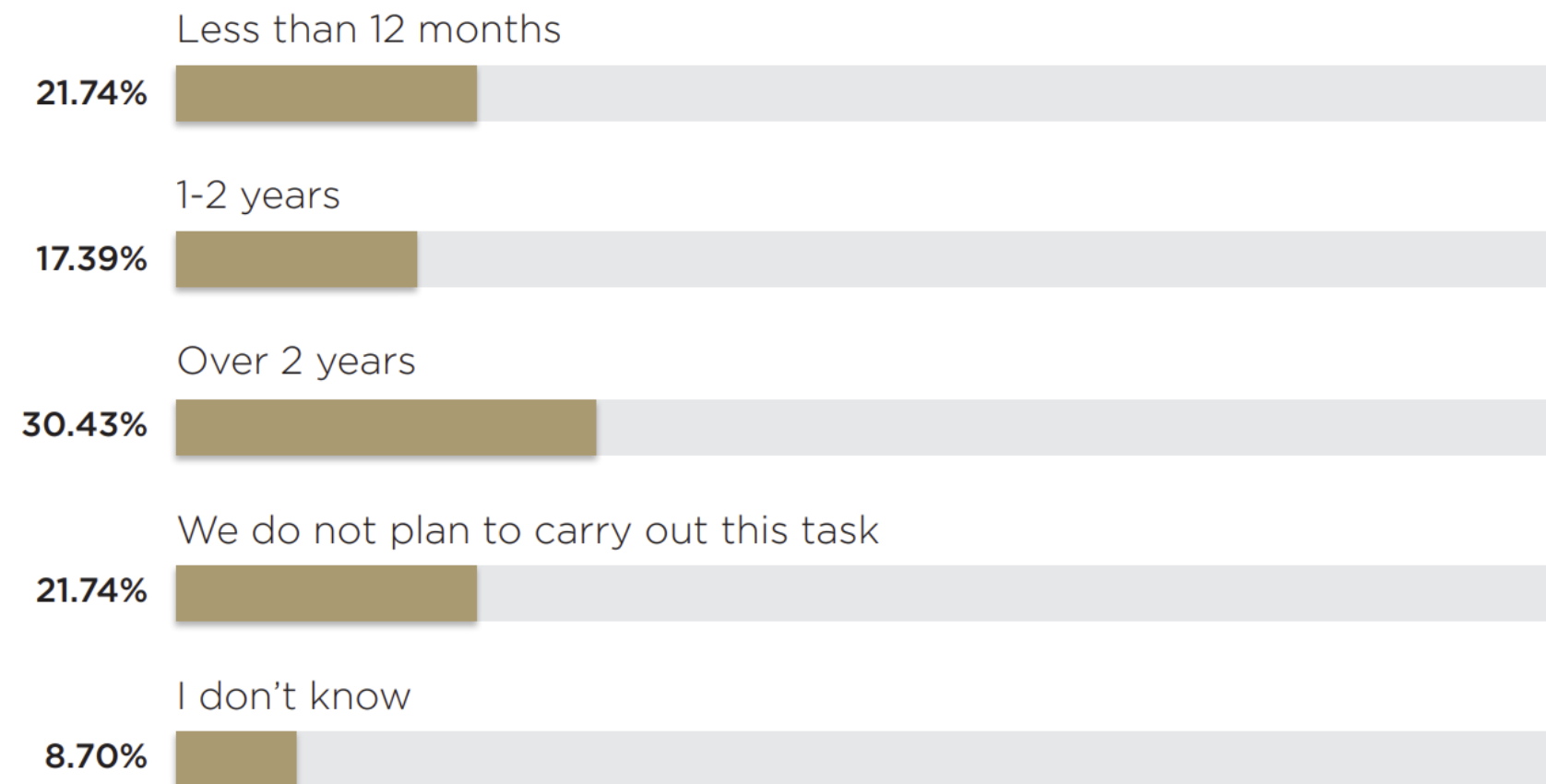
*Note: This question was asked specifically to building owners, facilities managers and developers.*



# CAPABILITY

How long would it take you to update missing golden thread information for all of your existing assets?

*Note: This question was asked specifically to building owners, facilities managers and developers.*



*"Five years for larger clients at least. "*

*"This will simply happen at the timescale given by the new regulator. The current thinking with my peers is up to three years. "*

# BLOCKERS

Which of the following do you foresee as blockers to the industry when implementing a digital golden thread of information?  
Please choose all that apply

Technology

29%

Unclear requirements

39%

Commercial investment

44%

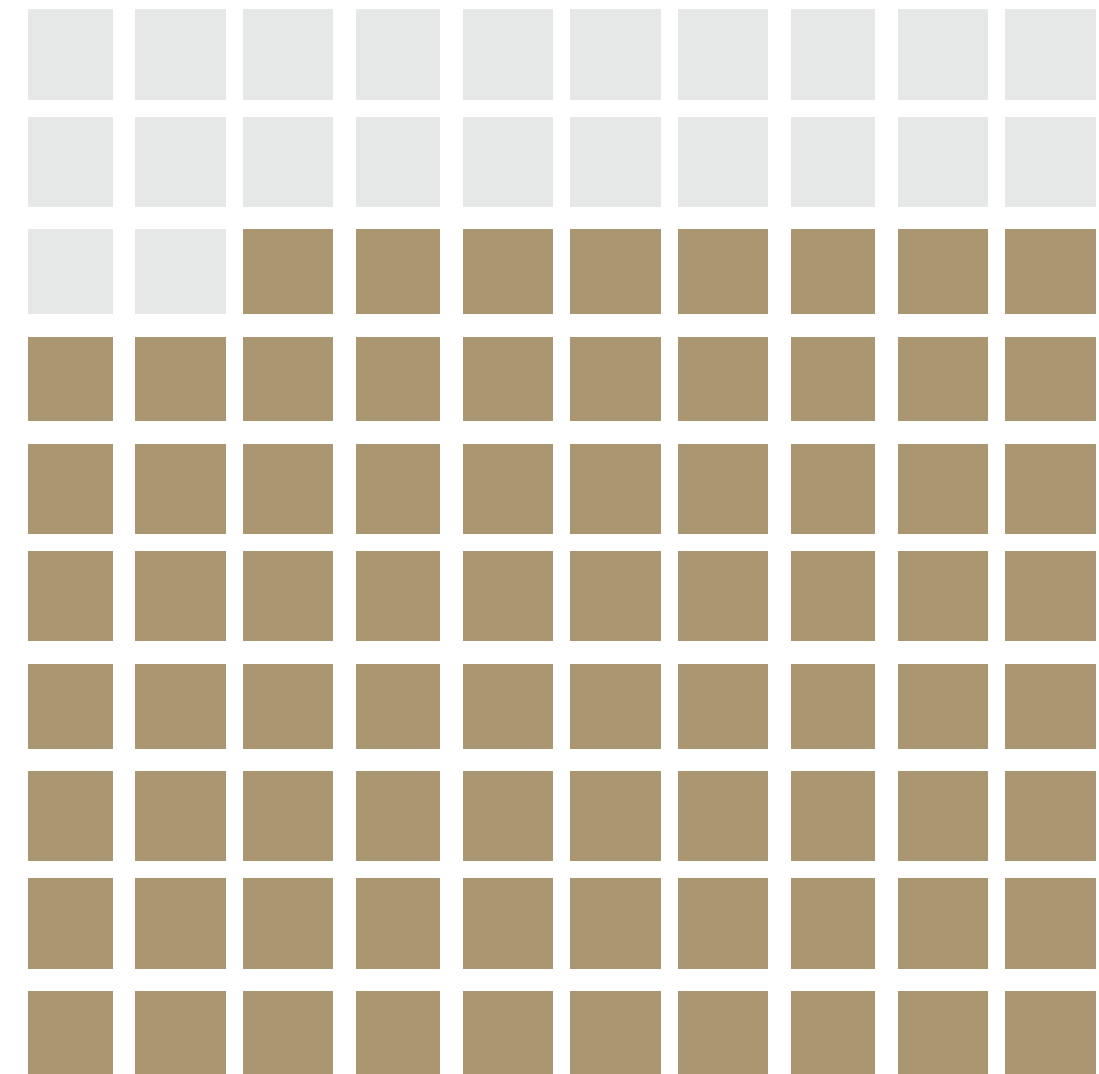
Lack of repercussions

47%

Culture

75%

Do you feel that legislation like this is the most effective way to improve behaviour?



78% said  
Yes



# BLOCKERS

What action is needed to ensure the industry can overcome these blockers? Please choose all that apply.

More support from industry bodies, including training and guidance

62%

Clearer communication about requirements

65%

More time to prepare

16%

Legislation to enforce compliance

73%

Financial support

31%

Other

14%

*“As an industry, we have demonstrated quite thoroughly that unless robust external gateways are enforced, we can't be trusted to maintain the safety of the premises that we are working on. The commercial pressures to cut corners or to proceed before the necessary safety checks have been completed are too irresistible.”*



**Thank You**

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