Adopting Digital To Support Delivery Of The Golden Thread

April 2022

Agenda

1. Introduction
2. The Local Authority Digital Working group
3. Organisational Digital Maturity
4. The Golden Thread (What, Why, The Building Safety Bill
5. Delivery of the Golden Thread
6. Close

The Local Authority Digital Working Group

Supporting Local Authorities on their Digital Journey

➢ The Local Authority Digital Working Group - was established in 2019 by the Centre for Digital Built Britain as a partner in the Construction Innovation Hub with membership drawn from local authorities, key framework providers and the UK BIM Alliance. It has recently transferred to the Local Government Association (LGA).

➢ The terms of reference of the group:

   ➢ The group is convened to provide insight, knowledge and support for the development of sector specific knowledge papers relating to digital initiatives and their potential beneficial impacts on local authority outcomes. *(Extract)*

   ➢ https://www.cdbb.cam.ac.uk/AboutCDBB/our-working-groups/local-authorities-la-working-group -

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LA Digital Sector Support – White Paper

BIM in Local Authorities

A paper discussing the issues surrounding the implementation and adoption of digital ways of working/BIM in local authority organisations

November 2020

➤ LA BIM / Information Management in Local Authorities – Discovery Paper

➤ The paper highlighted the promotors / blockers and tools to aid adoption and support

https://www.cdbb.cam.ac.uk/news/publication-bim-local-authorities

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LA Digital Sector Support – Engagement Video

- ➢ LA engagement video

- ➢ Why adopting an Information Management approach is critical to achieving local authority objectives including Net Zero targets.
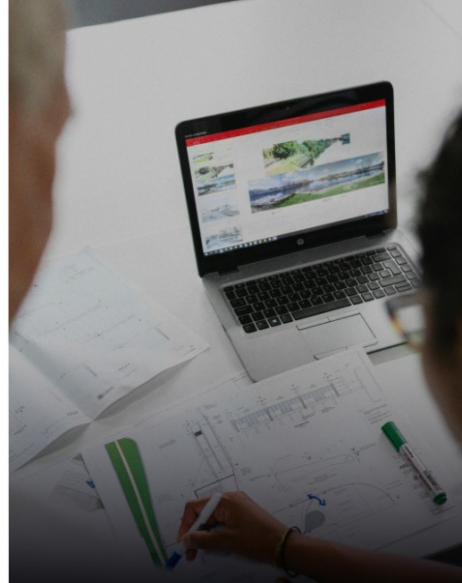
https://www.cdbb.cam.ac.uk/Resources/Videos

LA Sector Digital Sector Support – Digital Roadmap and Toolkit

CONSTRUCTION INNOVATION HUB

BIM 'Early Steps' Roadmap and Toolkit for local authorities

A guide for Local Authority estates and property teams to develop a low cost trial.

Get started

https://www.cdbb.cam.ac.uk/news/press-release-LA-Roadmap

➤ BIM Early Steps Roadmap and Toolkit for local authorities supporting early engagement with digital ways of working

➤ Easy to navigate digitally enabled estates management roadmap

➤ Low/no cost proof of concept trial support

Toolkit introduction	Digital roadmap	LA working group video
Discover ⊙	Discover ⊙	Discover ⊙
Digital scenarios	Proof of concept	Discovery phase and proof of concept template
Discover ⊙	Discover ⊙	Discover ⊙

LADWG – Applying GSL and Delivering the Golden Thread

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UKRI UK Research and Innovation

1. Thought Leadership Paper - Applying Government Soft Landings and delivering the Golden Thread of data in a local authority context

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UKRI UK Research and Innovation

1. Impacts and Benefits of Incorporating the TIP Roadmap (2030), Construction Playbook and Value Toolkit for Local Authorities

https://www.cdbb.cam.ac.uk/news/publication-bim-local-authorities

GSL / GT Paper
➢ Explains the what, why and benefits in applying a digital approach to GSL and the Golden Thread delivery.

➢ The paper acknowledges the differing maturity in organisations and focuses on easy steps to engagement.
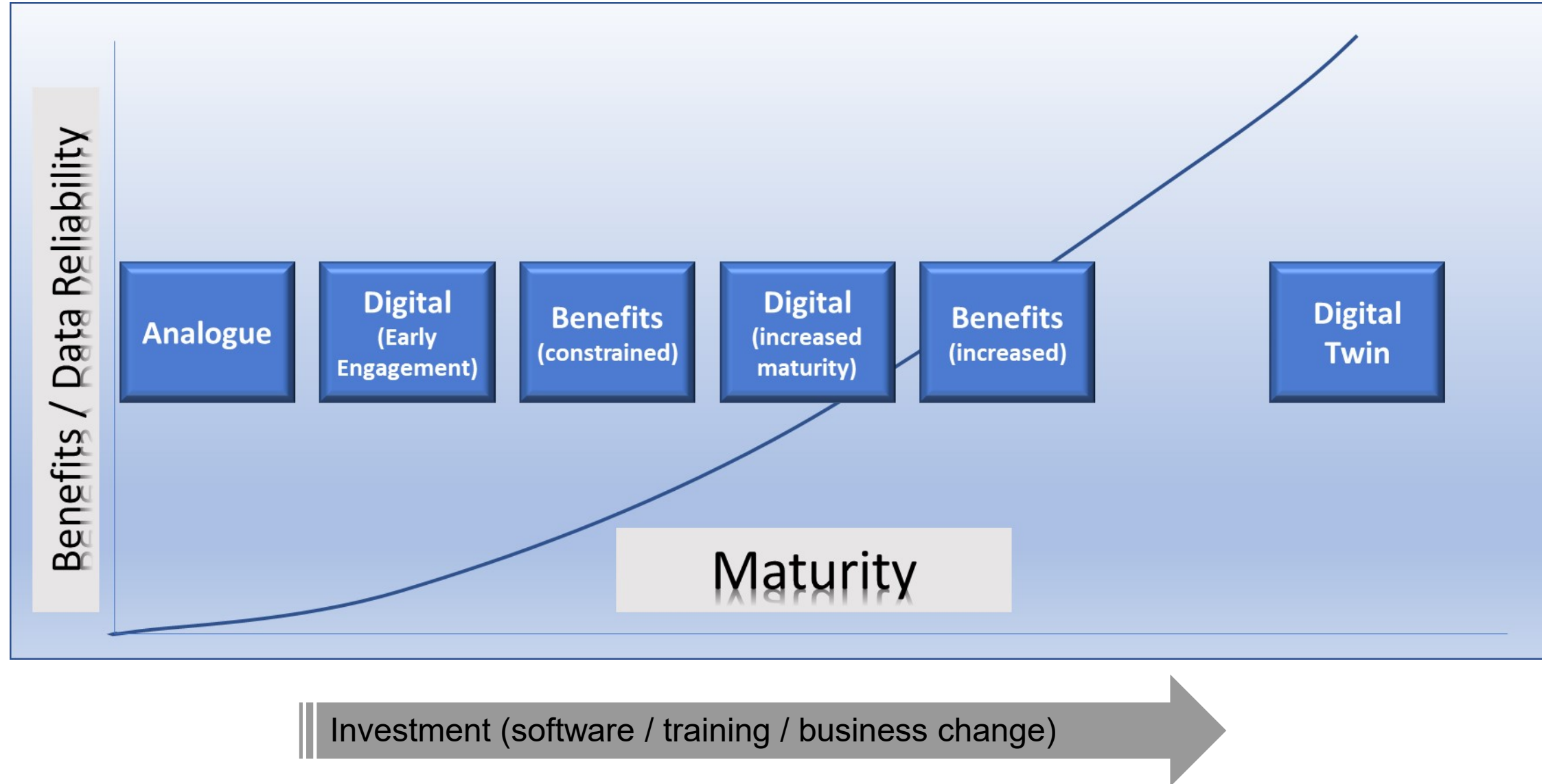
TIP / CPB + VTK Paper
➢ The paper explains how the central Government policies apply to the wider public sector and how they can be adopted to improve better outcomes on all publically procured projects

Organisational Digital Maturity

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Digital Maturity – Benefit Delivery

Digital Maturity – Benefit Delivery

Start early through an early stage 'Proof of Concept')refer to the LADWG toolkit to get started)

Benefits / Data Reliability

Analogue

Digital (Early Engagement)

Benefits (constrained)

Digital (increased maturity)

Benefits (increased)

Digital Twin

Maturity

Investment (software / training / business change)
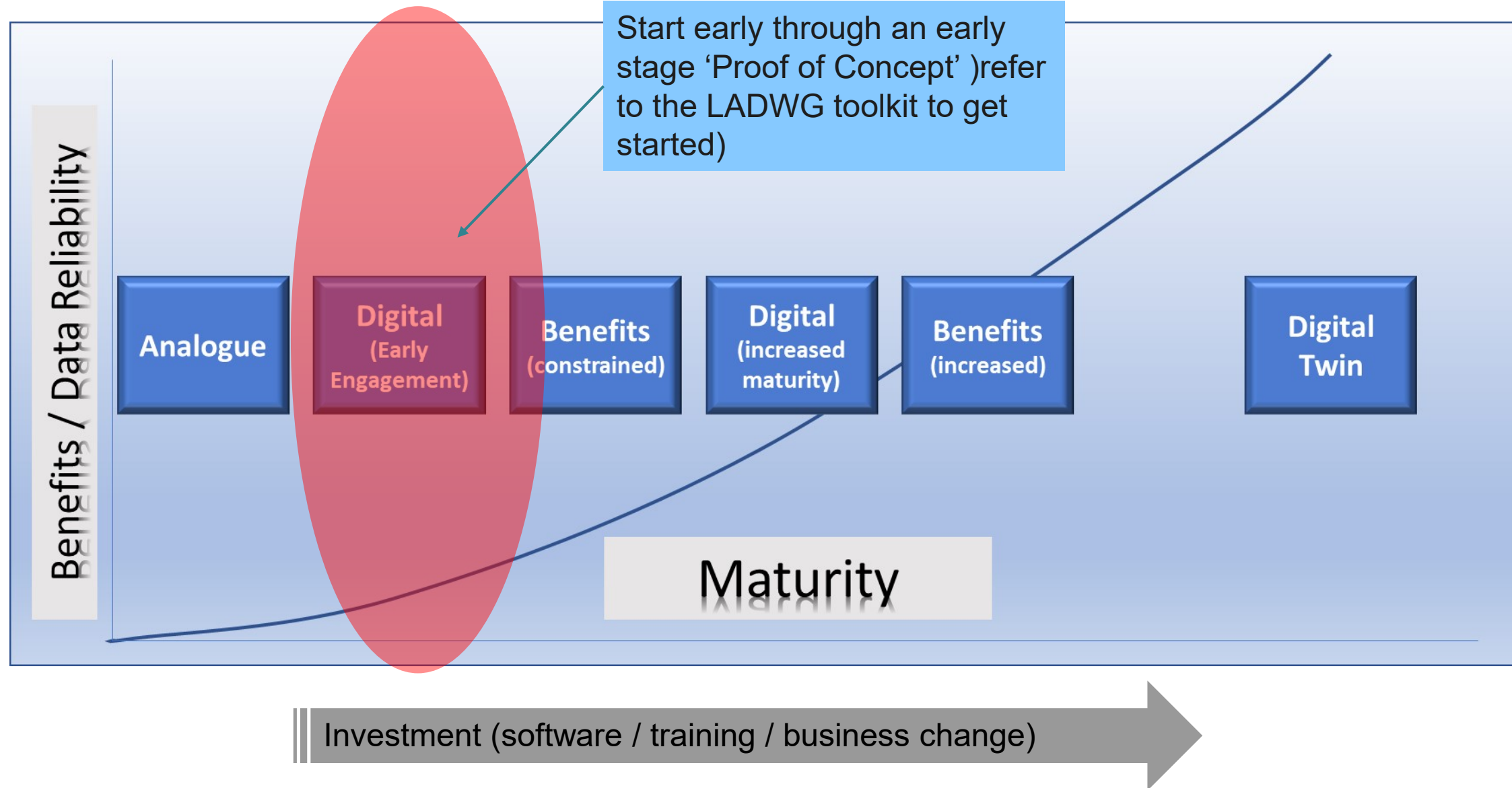
The Building Safety Bill and Golden Thread Requirements

The Building Safety Bill (Draft)

- **When is it law**? *Royal Ascent is expected summer 2022, however there will follow a number of changes to incorporate additional elements such as extension of limitation for defective premises and Changes to the Regulatory Reform Order (Fire Safety)*

- **Does it cover just high rise buildings?** ***The Bill and new Regulator cover all buildings**, not just "high rise residential". It addresses how we design, build and renovate all our buildings in future.*

- **Is it retrospective?** *The draft Building Safety Bill will extend the limitation period for claims under the DPA 1972 from 6 years from practical completion to 15 years. **This extension will apply retrospectively as well as prospectively, i.e. to claims that are currently already time-barred***.

- **Is it just new build?** *it will be mandatory for an accountable person to register existing occupied high-rise residential buildings with the newly established Building Safety Regulator within a defined period*

- **Is the Golden Thread of Building information required for all buildings?** The government set out that **the golden thread will apply to all buildings within scope of the new more stringent building safety regime**, being introduced through the Building Safety Bill.

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The Building Safety Bill (Draft) Duty Holders

What will the Building Safety Bill Regulations (draft) do?

These draft regulations set out the framework of duties for those persons and organisations ("dutyholders") who commission, design and undertake building work to which building regulations apply.

The bill makes clear who the dutyholders are and impose duties on them. These dutyholders will be:
• Client
• Principal Designer
• Designers
• Principal Contractor
• Contractors

Dutyholders will need to work together to plan, manage and monitor the design work and the building work, ensure they cooperate and communicate with each other, coordinate their work and have systems in place to ensure that building work, including design work, complies with all relevant building regulations.
The regulations will also set out the competence requirements (i.e. the skills, knowledge, experience and behaviours) that those dutyholders will need to have to undertake work and ensure that those they appoint are also competent to carry out that work.

Digital adoption throughout the process will enable, evidence, robust process, drive behaviours, enhance management, create an archive of decision making

The Golden Thread in a local authority context

What is the Golden Thread? The Golden Thread is both:

> - the information about a building that allows someone to understand a building and keep it safe
> - the information management to ensure the information is accurate, easily understandable, can be accessed by those who need it and is up to date

Why the Golden Thread? Grenfell Tower showed that asset owners did not know enough about their buildings and the risk they presented so the risk could NOT be managed
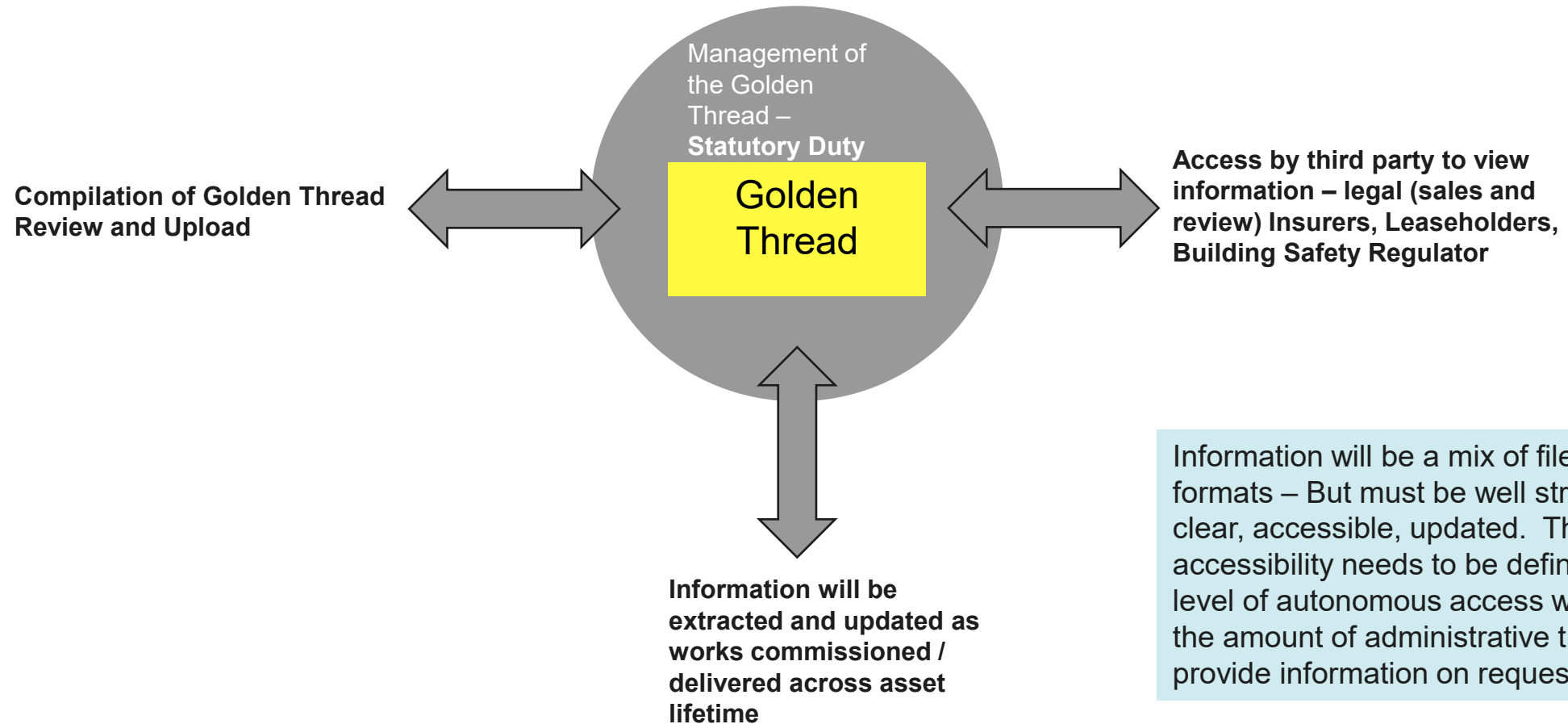
> - Having data about our assets supports effective decision making
> - Having data on our assets means our statutory and moral duties can be demonstrably discharged

The Golden Thread – What's In It?

- The Golden Thread content and standard will be part of the second legislation and is therefore still in development *(but will include information like: Layouts, locations, Fire point access, Mechanical systems and other key data, Structural make up, cladding, exit and protected routes etc.)*

- It will be the duty of the people responsible for a building to put in place and maintain a golden thread of information.

- The golden thread needs to be created before building work starts and the golden thread must be kept updated throughout the design and construction process (for example where, through the change control process, the plans for the building work are changed). When the building work is completed the golden thread must be handed over to the Accountable Person, who is responsible for the occupied building.

- Implementation of the golden thread will require individuals and organisations responsible for a building to have good information management systems and a clear understanding of how information management supports building safety.

- Government will set out the specific requirements for the golden thread in secondary legislation

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Delivery of the Golden Thread

The Golden Thread – Compilation and Accessibility

Management of the Golden Thread – **Statutory Duty**

Golden Thread

Compilation of Golden Thread Review and Upload

Access by third party to view information – legal (sales and review) Insurers, Leaseholders, Building Safety Regulator

Information will be extracted and updated as works commissioned / delivered across asset lifetime

Information will be a mix of file types and formats – But must be well structured, clear, accessible, updated. The level of accessibility needs to be defined. The level of autonomous access will impact the amount of administrative time to provide information on request,

The ISO Standard / UK BIM Framework

Planning out what information / data you need, when and who is responsible is key – and reflects the requirement in the Bldg Safety Bill for all duty holders to work together

The container is the (digital) platform you are going to hold the information on.

The information structure needs to make finding information easy

Creating a plan aids compliance

Breakdown Structure

This is our agreed information container structuring

Building Fabric
- Windows
- Doors

Detailed Responsibility Matrix

WHAT: I want door information

WHEN: Stage 2

WHO: Task Team 1

TIDP

Door Location Plan Drawing	Door Schedule	Door Specification
We can deliver May 11th - Stage 2	We can deliver May 2nd - Stage 2	We can deliver Feb 5th - Stage 2
Confirmed as under our scope	Confirmed as under our scope	Confirmed as under our scope

→ Directly informs

← Directly responds

→ The connection between WHAT, WHEN and WHO

The appointment of an information manager will support the management and delivery of information

In Summary

- The LADWG is moving its current host from cdbb and moving to the LGA

- The LADWG provides the local authorities sector with a peer support group. Providing a forum to ask questions, learn what others are doing and share what your organisation is doing.

- Look at the LADWG papers and tools issued to date.

- The Building Safety Bill (BSB) will reach Royal Ascent in summer 2022. The Golden Thread requirement will follow.

- The BSB will be retrospective, so its worth planning now. How up to date is your asset data? Have you thought how you will hold it and make it available?

- It need not be expensive, but think about engaging with an Information Manager to help you plan and set up your systems.

Thank You