

# Building Safety: Gateways, Golden Thread, and Building Heights

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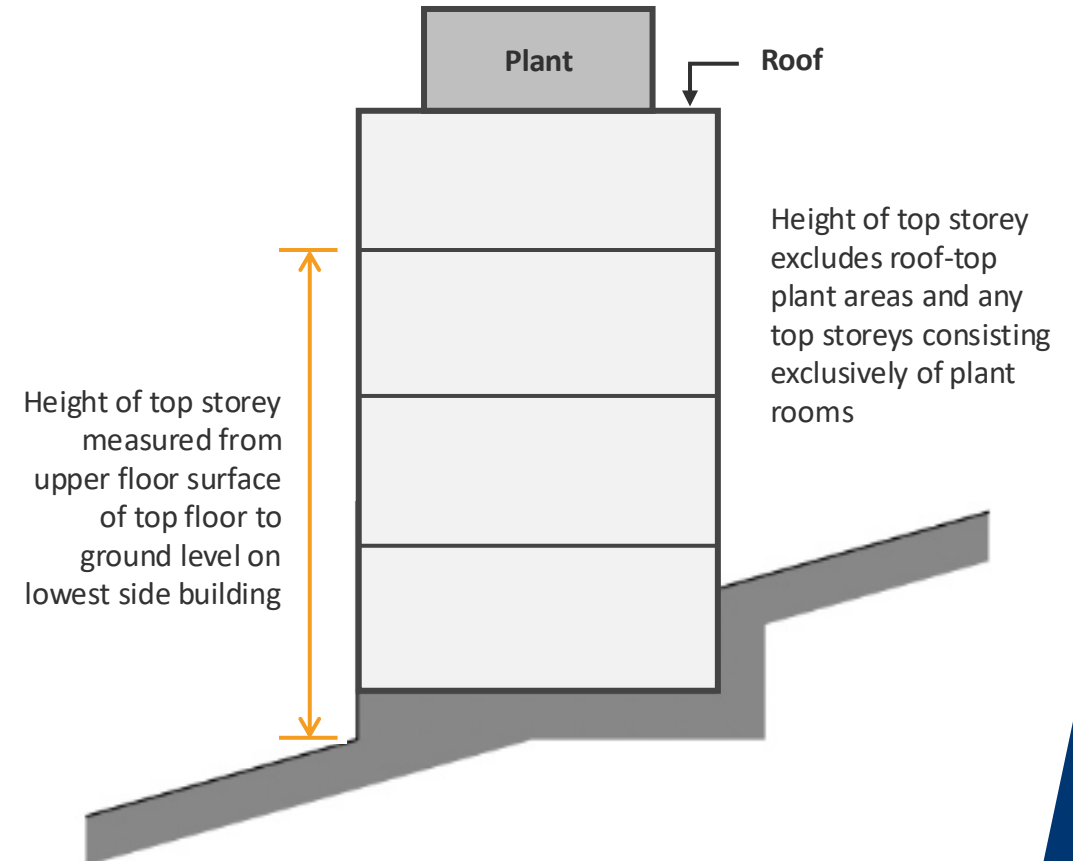
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 This webinar is being recorded.



# Building heights

- Understanding building heights in relation to higher-risk buildings
- Implications of being a higher-risk building
- Common misunderstandings about height



# | Firstly, let's hear from you

Do you feel ready to submit a successful Gateway 2 application?

- Yes – submitted and approved
- Yes – not yet submitted but confident
- No – had our application rejected
- No – feel a million miles away
- Not sure
- N/A

# Gateways – the update

- Building Safety Regulator (BSR) is a standalone body – 27th January 2026
- Gateways 2 applications still not meeting deadlines
- What is changing? - Remediation improvement plans
- The challenges
  - Backlogs of cases
  - Inconsistent application quality
  - Capacity pressures within the Regulator

# Gateways – the update

What the numbers show - December 2025 to February 2026



**108**

Decisions issued



**82**

New applications  
received



**639**

Applications  
closed



**1212**

Applications  
still live

# | Let's hear from you

Do you feel you have a robust approach to golden thread and data management?

- Yes
- No
- Not sure

# What is golden thread?

- A single, reliable source of truth about a building.
- Digital, accurate, up-to-date and accessible information.
- Should cover the building's:
  - Design
  - Construction
  - Refurbishment
  - Ongoing management

# Why does the golden thread matter?

- Prevents the loss of safety critical information.
- Supports informed decision making.
- Demonstrates compliance to the Building Safety Regulator.
- Reduces the risk of:
  - Fire spread
  - Structural failure
  - Unsafe alterations
  - Ensures accountability across duty holders

# What should be in your golden thread?

- **Design and construction information**
  - Fire strategy
  - Structural design
  - Materials used (especially external wall systems)
  - Design changes and justifications
- **Ongoing management information**
  - Maintenance records
  - Inspection reports
  - Change control documentation
  - Resident engagement records
- **Safety case and risk information**
  - Fire and structural risk assessments
  - Hazard identification
  - Mitigation measures

# What is a Golden Thread Management Plan?

Golden Thread Management Plan sets out:

- How information will be created
- How it will be verified
- Where it will be stored
- Who is responsible for it
- How it will be maintained over time
- How changes are controlled

# 10 Principles of the golden thread

1

Single source  
of truth

2

Accurate  
and trusted

3

Residents feel  
secure in their  
homes

4

Shareability

5

Accountable

6

Secure

7

Simple to  
access

8

Culture  
change

9

Relevant and  
proportionate

10

Understandable  
and consistent

# Data Management and Golden Thread

Important questions to consider:

- Have you tested your data quality?
- Is your system fit for purpose?
- Do you have single person dependencies?
- Do you have a culture of reassurance vs assurance?



# Thanks for tuning in!

## Let's move on to the Q&A session



## Download your Guide to the Three Building Safety Act Gateways

Understand whether your building needs a gateway application before work on your HRB can begin. Discover:

- Whether your building requires a gateway application and what each gateway requires
- What the Gateway 2 application process looks like and what you need to include
- Gateway 2 Application Checklist
- Common Gateway 2 application pitfalls and best practices

<https://info.pennington.org.uk/download/guide-to-the-three-building-safety-act-gateways>