

PREPARED FOR · BERKELEY

Gateway 3 is Here.

Are Your Developments Ready?

How Sablono helps Berkeley protect occupation timelines, build the Gateway 3 evidence record, and reduce the compliance burden across its residential and mixed-use portfolio.

Developer. Contractor. Direct occupation risk.

Berkeley doesn't build for clients. You own the occupation risk. Gateway 3 is your deadline.

A note for Berkeley

As a developer-contractor, Berkeley carries a risk that most principal contractors don't: delayed occupation directly hits your own revenue and investor returns. Gateway 3 is not just a compliance hurdle — it is a financial one. This playbook sets out what that means for Berkeley's portfolio of high-rise residential and mixed-use schemes.

Who this is for

Berkeley project directors and senior delivery leads

What it covers

Your Gateway 3 requirements, common gaps, and how to close them

What comes next

A conversation with a Sablono specialist to help you prepare

The Regulatory Shift You Cannot Ignore

Gateway 3 is the final BSR checkpoint before a building can be occupied. For Berkeley — where delayed occupation means delayed revenue, not a client inconvenience — having the traceable compliance record in place before submission is not optional. Here's what's required from you:

01

Built to plan

Every unit, every floor, every phase — constructed in accordance with the Gateway 2 approved design. On a 400-unit mixed-use scheme, that is hundreds of individual compliance records.

02

Changes evidenced

Design changes mid-delivery — structural amendments, MEP revisions, fire strategy changes — formally assessed, approved and recorded against the approved design.

03

Golden thread

A traceable, asset-level record of every inspection, sign-off and handover across the full scheme — from groundworks through to occupation — maintained in real time.

04

Statutory compliance

All Building Safety Act dutyholder obligations met and recorded — covering the principal contractor responsibilities Berkeley holds directly as developer-contractor.

Completing the development is no longer enough. You must prove it was built right.

Does Gateway 3 Apply to Your Projects?

Gateway 3 applies to Higher-Risk Buildings (HRBs) as defined under the Building Safety Act 2022. A building is higher-risk during the construction phase if it meets both of the following criteria:

01

18 metres or more in height

OR 7 or more storeys

Height is measured from ground level to the floor of the top storey. A building that meets either the height or storey threshold qualifies — both do not need to apply.

02

Contains at least 2 residential units

Flats, apartments, student accommodation

The building must contain two or more dwellings. Purpose-built student accommodation and build-to-rent schemes are included. Hotels and purely commercial buildings are not.

WHAT'S IN SCOPE · WHAT'S NOT

✓ In scope

High-rise residential — flats and apartments · Purpose-built student accommodation (PBSA) · Build-to-rent (BTR) schemes · Mixed-use with residential above 18m · Sheltered and extra-care housing at height

✗ Out of scope

Hotels and serviced apartments · Office buildings and commercial schemes · Residential schemes under 7 storeys / 18m · Single dwellings and houses · Purely commercial mixed-use buildings

What's at Stake for Berkeley

£25m+

revenue at risk per month of delayed occupation on a single scheme

400+

units on a typical Berkeley scheme — each needing its own traceable compliance record

30+

active sites across the portfolio — compliance gaps compound at scale

Occupation delays

Physical completion means nothing without BSR sign-off. On a 400-unit scheme, every week of delayed occupation is revenue Berkeley cannot recover.

Funding & financing

Forward-funded and PRS schemes carry strict completion and occupation milestones. A Gateway 3 rejection can trigger funding overruns and damage investor confidence.

Rework costs

If the BSR finds incomplete evidence, Berkeley may need to reopen finished units to demonstrate compliance — at significant cost and programme disruption.

Legal & regulatory

As principal contractor and developer, Berkeley carries direct dutyholder responsibility. Enforcement notices, fines and personal liability for named individuals on the project.

Reputational damage

A high-profile Gateway 3 rejection damages Berkeley's brand, its relationships with institutional investors and local authorities, and its pipeline of future schemes.

Supply chain disputes

Berkeley is responsible for the completeness of the golden thread across every subcontractor. Gaps in sub evidence create disputes that fall upward to Berkeley.

Where the Risk Concentrates

01 Occupation revenue at risk

As developer-contractor, a Gateway 3 rejection doesn't inconvenience a client — it defers Berkeley's own rental income, sales revenue, funding drawdown and investor returns.

02 Portfolio-scale exposure

With 30+ active sites delivering simultaneously, compliance gaps on one project don't stay isolated. Patterns repeat across schemes if the process isn't standardised.

03 Scale without traceability

High-rise residential and mixed-use schemes involve hundreds of units and dozens of subcontractor packages. Without asset-level documentation, a single challenge can unravel a scheme.

04 Subcontractor chain accountability

Berkeley is responsible for the completeness of the golden thread — including evidence from every sub on every package. That chain is only as strong as its weakest link.

The Question to Ask.

If the BSR rejected Berkeley's Gateway 3 submission on a 400-unit scheme because inspection evidence for a specific package was incomplete — how long would it take to resolve it, and what would one extra month of delayed occupation cost?

Could you absorb that?

How Sablon Helps Berkeley Pass Gateway 3

Sablon connects programme directly to quality management — capturing every inspection, handover and sign-off automatically as work progresses. The result is a BSR-ready evidence record built continuously from the first activity on site, not assembled under pressure at handover.

01

Programme linked to QA

Your construction sequence and quality checks run together. Inspection tasks appear at the right time, tied to the right asset and zone. Progress and compliance move as one across every package.

02

Asset-level evidence record

Every sign-off is captured against the specific asset — floor, zone, unit. A searchable, timestamped audit trail filterable by package, location or date — exportable on demand for BSR submission.

03

Trade handovers automated

When work completes, Sablon notifies the next trade and documents the handover formally. No chasing, no paper, no gaps — and a clear timestamped trail if anything is disputed.



Sablono The Opportunity for Berkeley

06 THE OPPORTUNITY

One scheme → The full Berkeley portfolio

Start with one live scheme — prove the model — then standardise it across the portfolio so every development builds its golden thread from day one.

01 Protecting occupation timelines

Sablono builds a BSR-ready compliance record in real time — so when Gateway 3 comes, the evidence is already there and the submission is a formality, not a scramble.

02 Scale without extra overhead

On a 400-unit residential or mixed-use scheme, Sablono's asset-level traceability means every unit's inspection history is documented automatically, without adding headcount to the QA team.

03 Standardising across the portfolio

Once templates, workflows and checklists are built for one scheme type, they become the standard across St George, St James, St Edward and St William — so compliance is consistent, auditable and scalable.

04 Set up right from the start

For schemes in planning or early delivery, now is the right moment — before site starts, while there is still time to set Sablono up so the golden thread is built from the first activity on site.

Book a Call with a Specialist

We work with some of the UK's leading residential and mixed-use developers and developer-contractors. We'd welcome a conversation with the Berkeley team to show how Sablono works in practice — and what the Gateway 3 compliance case looks like for Berkeley's specific portfolio and scheme types.

WHAT A FIRST CONVERSATION COVERS

- A walkthrough of how Sablono builds the golden thread on high-rise residential and mixed-use schemes.
- How the QA and progress management workflows would map to Berkeley's existing site processes, subcontractor structure and brand standards.
- A clear view of the Gateway 3 compliance record Sablono produces — and what a BSR submission looks like when everything is in place.
- What implementation looks like — timeline, effort, cost, and what your team would need to provide to get started.

Start the conversation.

30 minutes with a Sablono specialist to get a clear view of your Gateway 3 exposure and how to address it.

[Speak with a specialist](#) →



Get Gateway 3 ready.

sablono.com

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