



PREPARED FOR · BRIGGS & FORRESTER LIVING

Gateway 3 is Here.

Are Your Projects Ready?

How Sablon helps Briggs & Forrester Living produce the structured, traceable MEP evidence that principal contractors need for Gateway 3 — while transforming how quality and programme are managed across every project.

Your work. Their Gateway 3 submission.

Every fire barrier, sprinkler sign-off, and commissioning record you produce is part of someone else's BSR submission. If it's incomplete, it becomes your problem.

A note for Briggs & Forrester

Briggs & Forrester Living delivers MEP packages across residential and hotel schemes — mechanical, electrical, fire, data, BMS and more. The quality records and commissioning evidence produced on each scheme are increasingly critical to the principal contractor's Gateway 3 submission. This playbook sets out how Sablono helps structure, capture and protect that documentation.

Who this is for

Briggs & Forrester 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

If You Work on Buildings Like These, Read On.

Gateway 3 applies to Higher-Risk Buildings (HRBs). As a subcontractor you don't submit Gateway 3 — but if you're working on an HRB, your documentation is part of the principal contractor's submission. Here's what qualifies:

01

18 metres or more in height

OR 7 or more storeys

Height is measured from ground level to the top storey floor. Either threshold qualifies — both don't need to apply. If you're working on a tall residential block, you're almost certainly on an HRB.

02

Contains at least 2 residential units

Flats, apartments, student accommodation, BTR

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

COMMON PROJECT TYPES WHERE THIS APPLIES TO YOUR WORK

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

Why Gateway 3 Makes Your Work Matter More

The Building Safety Act 2022 requires principal contractors to submit a complete golden thread before a building can be occupied. That thread runs through every package — including yours. Incomplete MEP documentation doesn't just cause problems for the main contractor. It comes back to you.

01

MEP inspections in the record

Every mechanical and electrical inspection, fire barrier check and commissioning sign-off needs to be captured and traceable to the specific asset, floor and system.

02

System changes documented

Design changes to MEP systems including revised routes, specification changes and sequencing deviations, must be formally recorded against the approved design - not managed informally on site.

03

Commissioning and handovers

Every commissioning hold point, system test and trade handover needs a formal documented sign-off - fire alarm witness tests, sprinkler commissioning, mechanical sign-offs - all in the record.

04

Accessible when it matters

When the principal contractor needs MEP evidence for their Gateway 3 submission - system by system, floor by floor - it must be retrievable quickly. Not scattered across emails and paper files.

If your records aren't complete, the whole scheme can stall — and the principal contractor will be asking you to fix it.

What's at Stake for Briggs & Forrester

100%

of your MEP packages feed the principal contractor's golden thread

£3m+

per project in rework and claims risk if your records can't support disputes

2yr+

defects liability — your documentation needs to last

Rework at your cost

If the BSR or principal contractor finds incomplete evidence, you may need to reopen finished work to prove installations — at your expense.

Claims and disputes

Without a timestamped, asset-linked audit trail, you're vulnerable to claims from the principal contractor or your own subtrades about what was done and when.

Delayed payment

Handover sign-offs and milestone payments depend on your documentation being complete. Incomplete records delay your cash flow.

Reputational damage

Principal contractors increasingly require structured digital quality records as a condition of appointment. Poor Gateway 3 performance affects future tenders.

Personal liability

Individuals working on higher-risk buildings can carry personal responsibilities under the Building Safety Act. Structured records provide protection for people as well as the business.

Disconnected offsite record

Prefabricated MEP assemblies — skids, risers, panel boards — go directly into higher-risk buildings. If the offsite QA record isn't linked to the onsite installation, there's a gap in the golden thread.

Where the Gaps Typically Appear

01 Manual QA collation

Inspection records from mechanical, electrical, fire and data packages are collected and collated manually — built into spreadsheet trackers, then issued to the principal contractor. It works until it doesn't.

02 Programme and quality disconnected

MEP sequences — first fix, second fix, commissioning, snagging — run alongside quality checks that aren't formally tied to the programme. When one slips, the other doesn't respond automatically.

03 Offsite quality gap

Prefabricated MEP assemblies are manufactured and quality-checked offsite, but that QA record often doesn't connect to what's installed. At Gateway 3, the principal contractor needs the full journey — factory to floor.

04 Evidence under pressure

When the principal contractor calls needing the commissioning history for a specific MEP system — every test, every sign-off, every witness record — how quickly can Briggs & Forrester produce it?

The Question to Ask.

The principal contractor calls. They need the full commissioning and sign-off history for the fire suppression and mechanical systems across floors 6 to 12 — every witness test, every hold point, every handover record. They need it by end of day.

How long would that take you?

How Sablono Works for Trade Contractors

Sablono is a construction execution platform — it connects your programme to your quality management, and captures every inspection, handover and sign-off automatically as work progresses.

01

Programme linked to QA

Your construction sequence and your quality checks run together. Inspection tasks appear at the right time, tied to the right activity and zone. Progress and compliance move as one — not as two separate processes.

02

Asset-level record

Every sign-off is captured against the specific activity. The result is a searchable, timestamped audit trail that can be filtered by package, location or date and exported on demand.

03

Trade handovers automated

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

Four Areas Where Sablono Changes the Game

For a specialist MEP contractor delivering mechanical, electrical, fire, data and BMS packages across residential and hotel schemes — where the quality record you produce feeds directly into the principal contractor's golden thread:

01 Production Control + QA Integration

01 Programme and quality in one place

Sablono links your programme directly to your QA workflows — so quality checks are embedded into the sequence of work, not chased after the fact. Progress and compliance move together.

02 Audit-Ready Documentation

Structured, traceable, retrievable

Every MEP inspection, commissioning sign-off and trade handover is captured in a structured record — traceable to the specific asset, timestamped, and ready to hand up to the principal contractor when they need it for their Gateway 3 submission.

03 Trade Handover Automation

03 Less manual coordination, fewer gaps

When your work is complete, Sablono notifies the next trade and documents the handover automatically. No chasing, no paper, no gaps in the record — and a clear audit trail if anything is ever disputed.

04 MMC and Offsite Tracking

From factory to floor, one record

Track prefabricated MEP assemblies — skids, risers, panel boards and pre-wired components — through production, delivery and installation. QR code scanning links each unit to its quality record, giving the principal contractor full traceability from factory to floor.

Book a Call with a Specialist

We'd welcome a conversation about how Sablono could work for Briggs & Forrester Living's MEP business — giving the production team visibility and control across quality, programme and commissioning, while producing the structured documentation that principal contractors increasingly require.

WHAT A CONVERSATION COVERS

- How Sablono maps to Briggs & Forrester's MEP workflows — mechanical, electrical, fire, data and BMS packages — across both residential and hotel schemes.
- How the onsite quality and commissioning record connects to offsite prefabricated assemblies, giving a complete asset journey from manufacture to installation sign-off.
- How Sablono protects Briggs & Forrester against claims and disputes — with a timestamped, asset-linked audit trail covering every inspection, hold point and handover.
- What a consistent implementation looks like across multiple live schemes — so the documentation standard doesn't vary by project or site team.

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