

PREPARED FOR • HIGGINS GROUP

Gateway 3 is Here.

Is Your Pipeline Ready?

How Sablono gives Higgins a structured delivery platform to coordinate multi-trade residential schemes, close NCRs faster, and meet the Golden Thread requirements now in force across its £1.1bn estate regeneration and Build to Rent pipeline.

Developer. Contractor. Full HRB exposure across the pipeline.

Estate regeneration in London means towers. Towers mean Higher-Risk Buildings. And multiple concurrent HRB schemes mean the golden thread must be built on every one of them.

A note for Higgins

Higgins Partnerships has built its reputation on complex, community-focused estate regeneration across London — working with Hackney, Southwark, Lambeth, Islington and others to deliver mixed tenure residential schemes that transform places. With a £1.1bn pipeline spanning multiple concurrent London schemes, the Gateway 3 compliance requirement isn't a future consideration — it's live on every active higher-risk scheme today. Sablono connects Higgins's existing delivery discipline to the structured platform that golden thread compliance requires.

Who this is for

Higgins project directors and senior delivery leads

What it covers

Gateway 3 requirements, current gaps, and how to close them

What comes next

A conversation with a Sablono specialist to help you get compliant

What Gateway 3 Means for Higgins Partnerships

Gateway 3 is the final BSR checkpoint before a higher-risk building can be occupied. For Higgins Partnerships — delivering 5–22 storey estate regeneration blocks across multiple concurrent London schemes — it applies directly on every active HRB in the pipeline. The golden thread must be built during construction, not assembled at handover. Here's what's required from Higgins:

01

Built to approved design

The as-built building must demonstrably match the Gateway 2 approved design. On multi-trade estate regeneration schemes with complex phasing, that means a traceable, activity-linked compliance record for every floor and every package.

02

NCRs closed before handover

Non-conformances identified during construction must be formally closed out before occupation. NCRs that remain open at Gateway 3 submission stall BSR approval — and delay occupation on schemes where Higgins holds direct dutyholder responsibility.

03

Golden thread built in real time

A complete, accessible record from groundworks to occupation — maintained continuously during construction, not compiled at the end. On a 22-storey block this is a substantial ongoing documentation obligation for every Higgins site team.

04

Consistent across all concurrent schemes

With multiple HRB schemes active simultaneously, the golden thread standard must be consistent across every site — not dependent on individual site manager discipline or the particular subcontractors on each scheme.

The occupation date is Higgins's commitment to the community. Gateway 3 is what stands between construction and keys.

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 Higgins

£1.1bn

pipeline — every delayed occupation on an HRB scheme delays funding drawdowns, RP handovers and community move-ins

22

storeys — the height of Higgins's estate regeneration blocks unambiguously triggers the full HRB regime on multiple active schemes

Multi

concurrent London schemes — a consistent Gateway 3 approach cannot depend on each site team managing it differently

Delayed occupation

A Gateway 3 rejection stalls occupation on a scheme where Higgins has made commitments to councils, housing associations and residents. Occupation delays are programme failures in a community context, not just commercial ones.

NCR backlogs at handover

NCRs accumulating through a scheme and managed informally compound at handover. An open NCR register at Gateway 3 submission is a direct risk to BSR approval — and to Higgins's principal contractor compliance position.

Inconsistent site standards

Across multiple concurrent schemes with different site teams and subcontractors, the quality and completeness of golden thread documentation varies. A consistent platform is the only scalable solution.

Rework costs

Quality failures identified after handover — particularly on affordable housing schemes — are Higgins's cost to resolve. NCRs closed during build, not at handover, are cheaper and faster to rectify.

RP and LA relationships

Higgins Partnerships' pipeline depends on long-term relationships with registered providers and local authorities. A Gateway 3 failure on one scheme damages the trust that underpins the next appointment.

Group-level exposure

As developer-contractor on estate regeneration schemes, Higgins holds client duties and principal contractor duties simultaneously. A compliance failure carries personal liability for named dutyholders across the group.

Where the Gaps Appear on Active Schemes

- 01 NCRs managed informally across schemes**
Non-conformances are raised, tracked and closed through a mix of spreadsheets, emails and informal site processes. The NCR register is a snapshot — not a live, structured record that can be interrogated by trade, floor or package at any point.
- 02 Golden thread built retrospectively**
Quality documentation and sign-off records are compiled at or near handover — not built continuously during construction. By that point, gaps are expensive to fill and the BSR may find the submission incomplete.
- 03 No consistent standard across sites**
With multiple concurrent estate regeneration schemes, each site team approaches golden thread compliance differently. There is no group standard — and no way to see compliance status across the pipeline at group level.
- 04 Programme and compliance disconnected**
Site programme management and quality compliance run on separate systems. When the programme shifts, compliance tracking doesn't automatically adapt. The golden thread record lags the build and may not reflect what was actually constructed.

The Question to Ask.

On any active Higgins HRB scheme right now — how many NCRs are open, which trades are they against, and which floors are affected? And could that same view be produced for every concurrent scheme across the pipeline?

**Live view or
next week's report?**

How Sablono Works for Higgins Partnerships

Sablono structures each scheme's programme into activities, floors and packages. As site teams progress work, NCRs are raised, assigned and tracked in the same platform. The golden thread is built automatically as construction happens — so at Gateway 3, the evidence record is already complete and the BSR submission is a formality.

01

NCR management integrated with delivery

NCRs are raised against the specific floor, trade and activity in Sablono — not in a separate spreadsheet. Ownership is assigned, progress is tracked, and close-out is confirmed before follow-on work proceeds. The NCR register is always live and complete.

02

Golden thread built during construction

Every inspection, sign-off and NCR closure is captured against the specific asset — floor by floor, package by package, timestamped. At Gateway 3, the evidence record is already assembled. No last-minute compilation, no gaps discovered too late to fix.

03

Consistent across all concurrent schemes

Templates and workflows built for one Higgins HRB scheme become the standard across every concurrent scheme in the pipeline. The golden thread quality on the last scheme to reach Gateway 3 is the same as the first.

The Opportunity for Higgins Group

One scheme → A Higgins-wide compliance standard across the pipeline

01 Gateway 3 as a formality on every scheme

Evidence built scheme by scheme, floor by floor

When NCRs are managed and quality evidence is captured in real time throughout construction, Gateway 3 becomes a structured submission rather than a last-minute scramble. Occupation happens on time. Councils and housing associations receive what they were promised.

02 NCR close-out before the pressure builds

Systematic, not reactive — ownership always clear

NCRs raised, assigned and tracked in Sablono from the moment they are identified — against the specific floor, trade and activity. The open register is always current, close-out is systematic through the scheme, and the BSR submission reflects a complete record.

03 A consistent standard across the pipeline

£1.1bn of schemes, one approach

With multiple concurrent estate regeneration and Build to Rent schemes active across London, Sablono gives every Higgins Partnerships site team the same structured delivery platform. The golden thread quality across the pipeline reflects a group standard, not individual site discipline.

04 Extending across the full pipeline

One scheme to a group-wide compliance standard

The opportunity for Higgins is to establish a consistent Gateway 3 approach across every concurrent HRB scheme in the pipeline — so the golden thread quality on the last scheme to reach handover is the same as the first, and group leadership has visibility across all of them.

Let's Have a Conversation

We work with residential contractors and developer-contractors on complex, multi-trade HRB schemes — helping site teams build the golden thread during construction, close NCRs systematically, and reach Gateway 3 with a complete, BSR-ready evidence record. We'd welcome a conversation with the Higgins Partnerships team about how Sablono maps to your pipeline.

WHAT A FIRST CONVERSATION COVERS

- How Sablono's NCR management and golden thread workflows map to Higgins Partnerships' site processes on a typical estate regeneration scheme — and what it adds to existing discipline without replacing what already works.
- What a group-wide rollout looks like across the current £1.1bn pipeline — and how a consistent Gateway 3 approach is established across every concurrent HRB scheme in Higgins Partnerships' portfolio.
- How group-level compliance visibility works — what leadership sees across the pipeline, and how it gives the group confidence that every active scheme is meeting its Gateway 3 obligations.
- What the Gateway 3 evidence record looks like at submission — asset-linked, floor by floor, NCR register closed — and what a complete, BSR-ready package looks like built from day one on site.

Get in touch.

Reply to this email and we will set up a 30-minute conversation at a time that works for you.

[Book a conversation →](#)

Building the future of construction compliance.



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