

PREPARED FOR • GALLIARD HOMES

Gateway 3 is Here.

Are Your Developments Ready?

How Sablono helps Galliard connect site delivery to compliance — giving project teams digital QA workflows and the structured evidence trail required for higher-risk residential handover.

Developer. Contractor. Full dutyholder stack.

Galliard Homes, Galliard Commercial and Galliard Construction mean client duties, principal contractor duties and golden thread responsibility all sit within the same group.

A note for Galliard

Galliard has signed the government's post-Grenfell remediation contract and operates London's largest privately-owned residential development portfolio. The building safety commitment is clear at the top of the organisation. This playbook is about the operational layer below that commitment — connecting project teams on live HRB schemes to digital QA workflows and the structured site evidence that Gateway 3 requires at handover.

Who this is for

Galliard Homes 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

Connecting Site Delivery to Compliance

Gateway 3 is the final BSR checkpoint before occupation. For Galliard — where Galliard Construction delivers the schemes that Galliard Homes develops — the full compliance obligation sits within the group. The corporate commitment is established. The challenge is making it operational on every live scheme. Here's what's required:

01

Digital QA workflows

Site teams need structured, digital inspection workflows — not paper forms and email trails — that capture quality evidence against the right asset, floor and zone in real time as construction progresses.

02

Changes evidenced formally

Design changes mid-delivery must be formally recorded against the approved design. On schemes of 400–1,500 units, informal change management creates gaps the BSR will find at Gateway 3.

03

Golden thread in real time

A traceable, asset-level record built continuously from the first activity on site — not assembled at handover. For Galliard, the golden thread obligation sits across the whole group structure.

04

Handover evidence structured

The completion certificate requires a structured, retrievable evidence package. On Galliard's scale — multiple simultaneous schemes across London — that package needs to be ready before Gateway 3 is urgent.

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 Galliard Homes

£3.6bn

portfolio — occupation delays directly defer Galliard's own revenue across the group

6,000+

homes in delivery — every HRB scheme needs its own structured evidence record

45+

storeys at Baltimore Tower — every major Galliard scheme is unambiguously a Higher-Risk Building

Occupation delays

Physical completion means nothing without BSR sign-off. On Galliard's HRB schemes, delayed occupation defers the group's own revenue — sales, rental income and funding drawdowns.

Rework costs

Incomplete evidence identified after handover means reopening finished units. On a 400-unit scheme, the cost and programme disruption are significant — and the obligation falls on Galliard Construction.

Group-level exposure

With client, principal contractor and golden thread duties all within the group, a Gateway 3 failure doesn't just affect one project — it has implications for Galliard's position across its entire portfolio.

Reputational risk

As a Grenfell remediation signatory and London's largest private residential developer, a high-profile Gateway 3 failure would attract significant scrutiny — from the BSR, the press and future buyers.

Project team variability

Across multiple simultaneous HRB schemes, the quality of site QA documentation varies by project team. There is no consistent standard ensuring every scheme builds the evidence record Gateway 3 requires.

Legal & regulatory

As developer-contractor, individual named dutyholder obligations under the Building Safety Act attach to Galliard's people. Personal liability is real for principal contractor and client duty holders.

Where the Gaps Appear at Scheme Level

01 Site delivery and compliance disconnected

Project teams manage programme and quality separately. Inspection workflows are informal, paper-based or tool-dependent by team. The QA evidence that Gateway 3 needs isn't being captured in a structured, retrievable form as work progresses.

02 No consistent QA standard across schemes

Across Baltimore Tower, Morden Wharf, The Stage and other live HRB schemes, site teams operate independently. The quality and completeness of compliance documentation varies by project and by team — not by Galliard's standard.

03 Evidence assembled late

On schemes with hard occupation deadlines, documentation is typically compiled at handover. By that point, gaps are expensive to fill, rework is required to evidence elements already completed, and the BSR may not be satisfied.

04 Group obligation, scheme-level execution

Galliard's building safety commitments sit at group level. But Gateway 3 evidence is produced scheme by scheme, floor by floor, by individual site teams. The gap between the corporate commitment and operational delivery is where the risk lives.

The Question to Ask.

On any live Galliard HRB scheme right now — could a project team produce a complete, asset-linked inspection and sign-off record for a specific floor or package? And if there are gaps, how would the group know before Gateway 3 becomes urgent?

Commitment to delivery.

How Sablono Connects Delivery to Compliance

Sablono gives Galliard Homes' project teams digital QA workflows embedded directly in the construction sequence — so every inspection, sign-off and handover is captured against the specific asset as work progresses. The result is a structured, retrievable evidence trail that meets what Gateway 3 requires at handover.

01

Digital QA workflows on site

Inspection tasks are built into the construction sequence for each scheme — floor, zone, unit. Site teams record sign-offs digitally as work happens. No paper forms, no email trails, no evidence reconstructed at handover.

02

Asset-level evidence record

Every sign-off is captured against the specific asset — timestamped, searchable and exportable. A complete, structured compliance record filterable by floor, package or trade — ready for BSR submission on demand.

03

One consistent standard across all schemes

Templates and QA workflows built for one Galliard HRB scheme become the standard across every subsequent scheme — so the quality of compliance documentation reflects Galliard's commitment, not each team's individual discipline.

The Opportunity for Galliard Homes

One scheme → A Galliard-wide compliance standard

Start with one live HRB scheme — prove the model — then make Sablono the operational standard across every Galliard development in delivery.

01 Making the commitment operational

Group policy, scheme-level delivery

Galliard's building safety commitment is established at group level. Sablono is how that commitment becomes operational — giving every project team the same digital QA workflows and evidence capture, regardless of which scheme they're running.

02 Gateway 3 as a formality

Evidence built continuously, not assembled at handover

When site teams capture QA evidence in real time as construction progresses, Gateway 3 submission is a formality rather than a crisis. The evidence record is already complete and structured before the BSR asks for it.

03 Group-level visibility

See compliance status across the portfolio

Galliard's group structure means the building safety obligation is shared across Homes, Commercial and Construction. Sablono gives the group a consistent view of compliance status across every live HRB scheme — not reliant on individual project teams to self-report.

04 Living the remediation commitment

Public commitment backed by operational evidence

Galliard signed the government's post-Grenfell remediation contract. Sablono provides the operational infrastructure to back that commitment with structured, retrievable building safety evidence on every scheme in the portfolio.

Let's Have a Conversation

We work with developer-contractors across London's residential and mixed-use market on exactly this challenge — connecting site delivery to compliance, and ensuring the evidence record Gateway 3 requires is built continuously from the first activity on site. We'd welcome a conversation with the Galliard team.

WHAT A FIRST CONVERSATION COVERS

- How Sablono's digital QA workflows map to Galliard Construction's existing site processes — inspection sequences, hold points, trade handovers — on a typical high-rise residential scheme.
- What the structured evidence record looks like in practice — asset-linked, searchable, exportable by floor and package — and what a complete, BSR-ready Gateway 3 submission looks like when it's built continuously from day one.
- How Sablono works across the group — giving Galliard Homes and Galliard Construction a shared view of compliance status across every live HRB scheme in the portfolio.
- What implementation looks like on a live scheme — timeline, effort, and what Galliard's project teams would need to do to get started.

Get in touch.

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

Speak with a specialist →

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