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Gateway 3 Management

The platform for all your completion information to verify and demonstrate compliance with the Building Safety Act.

Take the pain out of Building Safety Act Gateway 3 compliance for higher-risk residential buildings with a fully managed service and dashboard. Easily deliver compliant building information, handover documentation and a building safety case at project completion and handover.

Gateway 3: What Does It Mean for Contractors?

Occurring at the completion/final certificate stage of a build, Gateway 3 refers to stop/go point in the handover process, where building control approval must be obtained from the Building Safety Regulator (BSR) before registering and commencing occupation of a higher-risk residential building (HRRB).

As a contractor your obligations are outlined below:

- 1. Gateway 3 application submission:** Once a Gateway 3 application has been prepared, it must be submitted to the BSR for review. The regulator will ensure that building work complies with building regulations requirements to provide assurance that buildings are safe to occupy, and potential risks have been identified and mitigated.
- 2. Preparing a comprehensive safety case:** You are required to prepare safety case information and documentation that demonstrates that the building you are working on is safe and meets all the relevant safety standards. This should include information on the design and construction of the building, any fire safety measures, as well as details of any potential risks. Once a safety case has been prepared, it must be ready for the Principal Accountable Person (PAP) to submit to the BSR for review.

Once a Gateway 3 application is approved by the BSR, a completion certificate is issued so that the HRRB can be registered with the regulator, and key building information provided by the PAP — both requirements of the Building Safety Act 2022.

This information **must be digital and handed over to your client to help manage building safety risks**, ensuring they have accurate, good quality, up-to-date information on the building.

Handover information today is likely captured across multiple formats, systems, and platforms, including Common Data Environments (CDEs) or Quality Management systems. While these systems are effective for managing construction project data, they don't have the templates required to deliver a building safety case, a golden thread of information as well as consolidate information in one place for handover to the regulator/client. Additionally, the client won't have access to contractor platforms post-project completion, therefore won't own the data needed for compliance.

A clear and defined mechanism is needed for collating the evidence required to support a building safety case and golden thread conformance.

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Gateway 3 Management for Contractors

The solution:

Combining the Createmaster fully managed digital handover service with a dashboard underpinned by Zutec, contractors and developers can understand and deliver the information required to fulfil obligations set out by the Building Safety Act at the handover stage of an asset.

With a specific template for Gateway 3 Management and Golden Thread, users can streamline the management of Gateway 3 and define what is required, while getting real-time visibility to manage and bring together building information and deliverables in one place.

Quickly see what information and documents you have, what is required and expected, what is in progress, what has been validated and what is compliant with agreed information requirements, before handing over to a client.

One solution provides one source of truth for all your building information.

Why this matters?

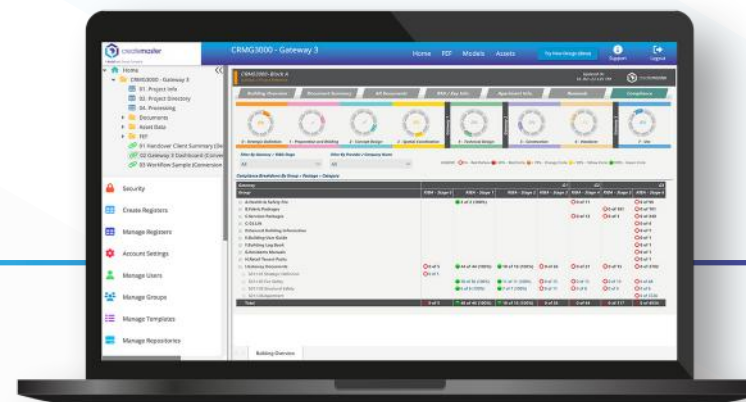
At the end of the construction phase your client will require you to demonstrate compliance, and you will have to submit a signed declaration.

While Common Data Environments (CDEs) or Quality Management systems are effective for managing construction project data, they do not offer a single, consistent, and consolidated data set for a safety case, and may mean multiple different exports for data. Traditional systems for storing digital O&Ms just aren't built for Gateway 3 and Building Safety Act compliance.

With data in different places, it is difficult to:

- Understand what information to deliver, and what maybe missing.
- Hand the right building information over to your client.
- Demonstrate compliance.

Collating the evidence required to support a building safety case in one place can ensure compliant building information and manuals are handed over to a client, which is critical to support the golden thread of information.



A Fully Managed Service & Gateway 3 Dashboard

Our Solution Provides:



A fully managed service that extends our digital handover service to populate a dedicated Gateway 3 template within our cloud-based platform, Zutec, on your behalf.

Your teams can focus on delivery of the project, and we manage the data upload extracted from your data sources and CDE to a central cloud platform. This means you can easily manage information and hand a digital dataset to your client.



A standard template that aligns with the new requirements for Gateway 3, a building safety case and Golden Thread, covering the required Digital O&M, H&S Files and Fire Emergency Files, but adding the full suite of information that is now required to demonstrate compliance.

Our Gateway 3 template is informed by work we have done with our building owner clients such as Peabody, Greystar and British Land.



A dashboard in the Zutec platform allows you to easily manage data and identify where you have missing information, which helps to identify and manage your risks on the project and fill data gaps.

With the ability to grant permission-controlled stakeholder access, for example to client teams, consultants and third-party approvers, everyone can input information while managing priorities and data gaps.



A single source of information to handover to your client, so they can own the data and register the building with the BSR, provide key building information and manage the data on an ongoing basis.

Gateway 3 approval management, with the added bonus of supporting your clients' registration of their HRRBs.

During the handover process add information requirements from clients to meet their internal standards, and ensure data can be owned and exported by the client at project completion for ongoing building operation.

Supplement templates and forms to meet the information requirements of your clients' business needs.



Gateway 3 Management Solution

Key Features for Contractors

Unified Data Repository:

Based on a defined template of agreed deliverables, contractors can benefit from a centralised platform that consolidates data from existing systems to fulfill contractual obligation and ensure a smooth handover to clients.

Level ID	Title	Document No.	Type
A.P102	Apartment Overview Pack including Regulations, Use Plans etc	01.Expected	01.Expected
A.P103	Certificate / Statutory Approval - Building Control Approval and Fire Safety Statement	01.Expected	01.Expected
A.P104	Certificate / Statutory Approval - Fire Services Approval	01.Expected	01.Expected
A.P105	Certificate / Statutory Approval - Health & Safety on Site	01.Expected	01.Expected
A.P106	Certificate / Statutory Approval - NESC Working Certificate of Approval	01.Expected	01.Expected
A.P107	Certificate / Statutory Approval - NBC Certificate (Systems required to Prevent fire Propagation)	01.Expected	01.Expected
A.P108	Report / Survey - Apartment Handover Report (Start and Training Services 2024)	01.Expected	01.Expected
A.P109	Report / Survey - Apartment Handover	01.Expected	01.Expected
A.P110	Report / Survey - M501 Form (in ongoing Requirement)	01.Expected	01.Expected
A.P111	Report / Survey - Fire Detection Systems Smoke detection and	01.Expected	01.Expected
A.P112	Report / Survey - Fire Alarm, Smoke and Interconnecting	01.Expected	01.Expected
A.P113	Report / Survey - Fire Protection Systems (Fire Alarm systems etc)	01.Expected	01.Expected
A.P114	Report / Survey - Fire Risk Assessment Report and Findings	01.Expected	01.Expected
A.P115	Report / Survey - Fire Risk Assessment	01.Expected	01.Expected
A.P116	Report / Survey - Fire Risk Assessment	01.Expected	01.Expected
A.P117	Report / Survey - Fire Risk Assessment	01.Expected	01.Expected
A.P118	Report / Survey - Fire Risk Assessment	01.Expected	01.Expected
A.P119	Report / Survey - Fire Risk Assessment	01.Expected	01.Expected
A.P120	Report / Survey - Fire Risk Assessment	01.Expected	01.Expected

Structured Data Presentation:

Structured and standardised data presentation, means contractors can meet the compliance requirements of the Building Safety Act and efficiently deliver the necessary data to clients.

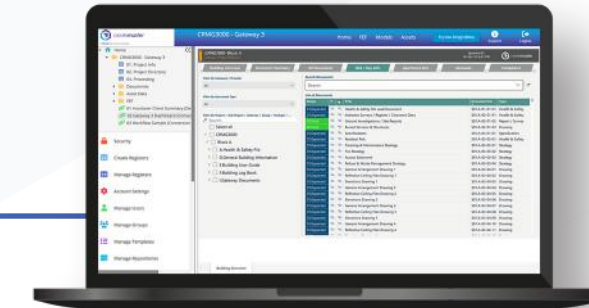
Document No.	Title	Type
01A-01-01-01	Health & Safety File Lead Document	Health & Safety
01A-02-01-01	Asbestos Surveys / Register / Clearance Docs	Health & Safety
01A-02-01-02	Ground Investigations / Site Reports	Report / Survey
01A-02-01-03	Ground Services & Structures	Drawing
01A-02-01-04	Specifications	Specification
01A-02-02-01	Risk Assessment	Health & Safety
01A-02-02-02	Cleaning & Maintenance Strategy	Strategy
01A-02-02-03	Fire Strategy	Strategy
01A-02-02-04	Access Statement	Strategy
01A-02-03-01	Risk & Waste Management Strategy	Strategy
01A-02-04-01	General Arrangement Drawing 1	Drawing
01A-02-04-02	Reflective Ceiling Plan Drawing 1	Drawing
01A-02-04-03	Brickwork Drawing 1	Drawing
01A-02-04-04	General Arrangement Drawing 2	Drawing
01A-02-04-05	Reflective Ceiling Plan Drawing 2	Drawing
01A-02-04-06	Brickwork Drawing 2	Drawing
01A-02-04-07	General Arrangement Drawing 3	Drawing
01A-02-04-08	Reflective Ceiling Plan Drawing 3	Drawing
01A-02-04-09	Brickwork Drawing 3	Drawing
01A-02-04-10	General Arrangement Drawing 4	Drawing

Reporting and Analytics:

Contractors can now take advantage of flexible dashboarding for compliance reports and analytics. This feature facilitates progress tracking throughout the project duration and provides an audit trail of approvals.



Gateway 3 Management



Zutec gives you the power to:

- Define your deliverables based on a standard template.
- Bulk import handover documentation and building information to meet expected deliverables, managed by the Createmaster team.
- Track project progress and compliance.
- Add smart metadata tags to help filter large data sets and find information/documents easily.
- Review strategy documents, estate-wide documents, documents per block, documents per apartment, O&M manuals, fire & life safety files.

Benefits

- Handover a complete building information set to your client, using our standard Golden Thread template.
- Still use your existing systems, but use a platform to aggregate the data for handover and building safety case to the client. Createmaster will do the delivery but not displace what you already have.
- One solution for digital handover and Gateway 3 approvals.
- Ensure compliancy with Building Safety Act and Higher Risk Residential Building Regulation 2023.
- Get real-time information visibility with comprehensive reports showing how compliant your data is with agreed information requirements.





**Createmaster: Trusted by
contractors and asset owners.**

"The safety and well-being of our customers is our top priority. To be able to guarantee this for all the homes we own, we need an accurate and complete set of data on handovers and assets. Working with Createmaster has changed the process by adding structure and standardisation removing risk and improving compliance by making sure that everything is done the same way."

- Emma Burton, Assistant Director of Building Safety, Peabody



2,500+ Digital handover projects delivered across

4,500+ buildings.

Be the next one.

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