Building control approval application data, August to November 2025
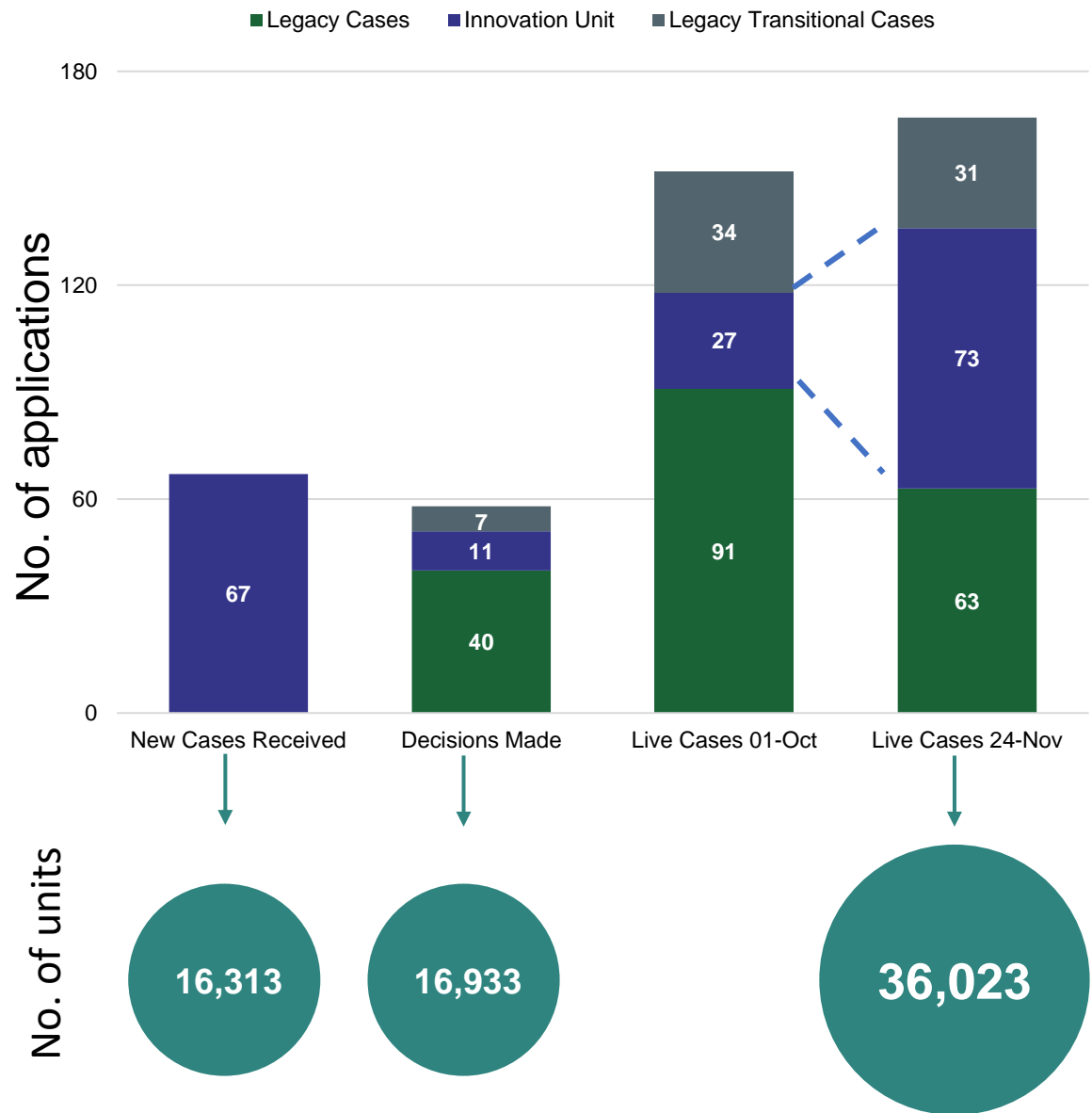
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(all data as of 24/11/2025)
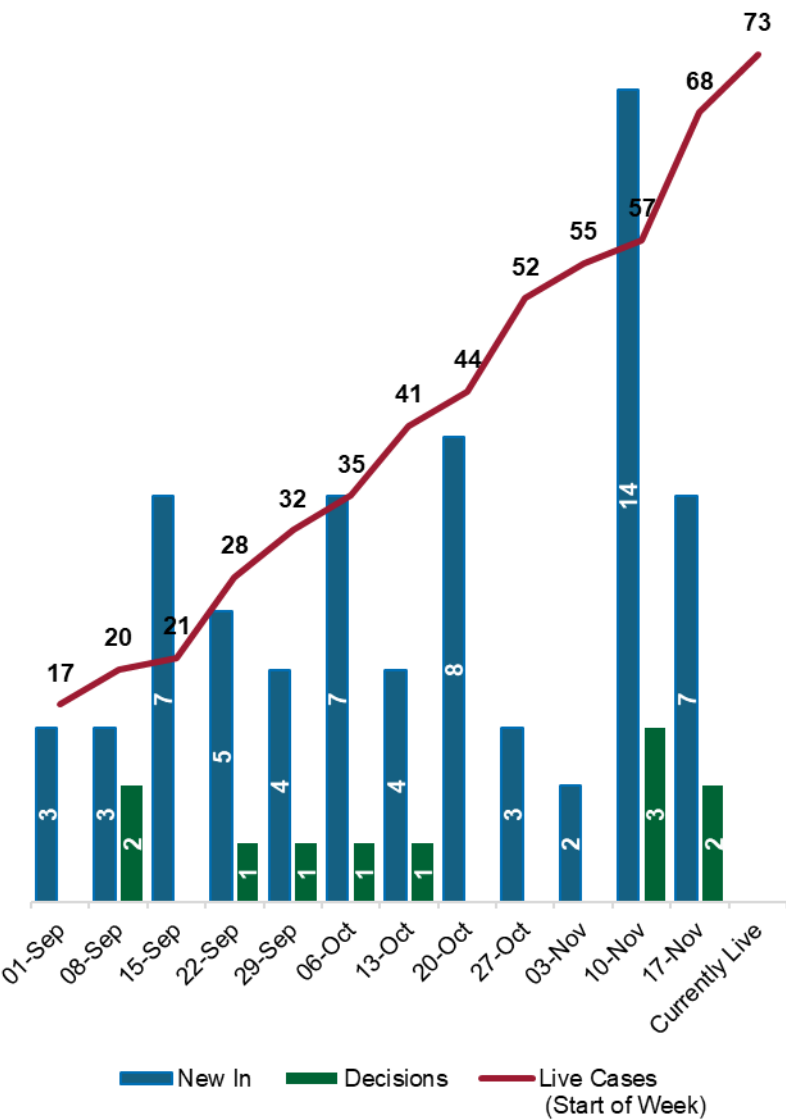
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Commentary

- Up to the 24 November, overall gateway 2 new build cases have held steady with decisions roughly keeping pace with new applications (58 to 67).

- The majority of decisions (40 out of 58) have been made on legacy cases and that cohort has now reduced to 63. At least another 9 cases are now assessed as ready for 'approval with requirements' subject to final checks and agreement from the applicants. This will take the legacy cases down to around 54.

- Innovation Unit (IU) decisions are made up of early-stage rejections with the first approvals expected shortly – outside SLA but significantly quicker than in the legacy multi-disciplinary team (MDT) model.

- New applications continue to be received and BSR has been engaging proactively with developers on future pipelines. Up to 24 November new applications representing 16,313 residential units have been received, and approvals representing 11,138 (9,854 legacy and 1,284 transitional legacy) units have been issued. There are currently 36,023 units in live cases.

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Gateway 2: Innovation Unit

New In vs Decisions

Legend: New In | Decisions | Live Cases (Start of Week)

New in **67**	Live **73**
Decisions made **11**	Decision weeks **4**
% Invalid **55%**	Invalid weeks **1**
% Rejections **45%**	Rejection weeks **11**
% Withdrawn **- - -**	Withdrawn weeks **- - -**
% Approval **- - -**	Approval weeks **- - -**
Units approved **0**	Units in progress **17,076**

Commentary

- The IU started accepting applications in August 2025.

- The new model has quickly progressed applications with rapid validation and a median rejection time of 11 weeks compared to 32 weeks in the legacy model.

- Cases now exceeding SLA are being expedited with case reviews looking at whether they are suitable for 'approval with requirements' or need escalation for independent technical review.

- We expect to see the first approvals come through the system shortly. These initial pathfinding cases will be outside SLA but significantly quicker than the 38+ weeks in the legacy model.
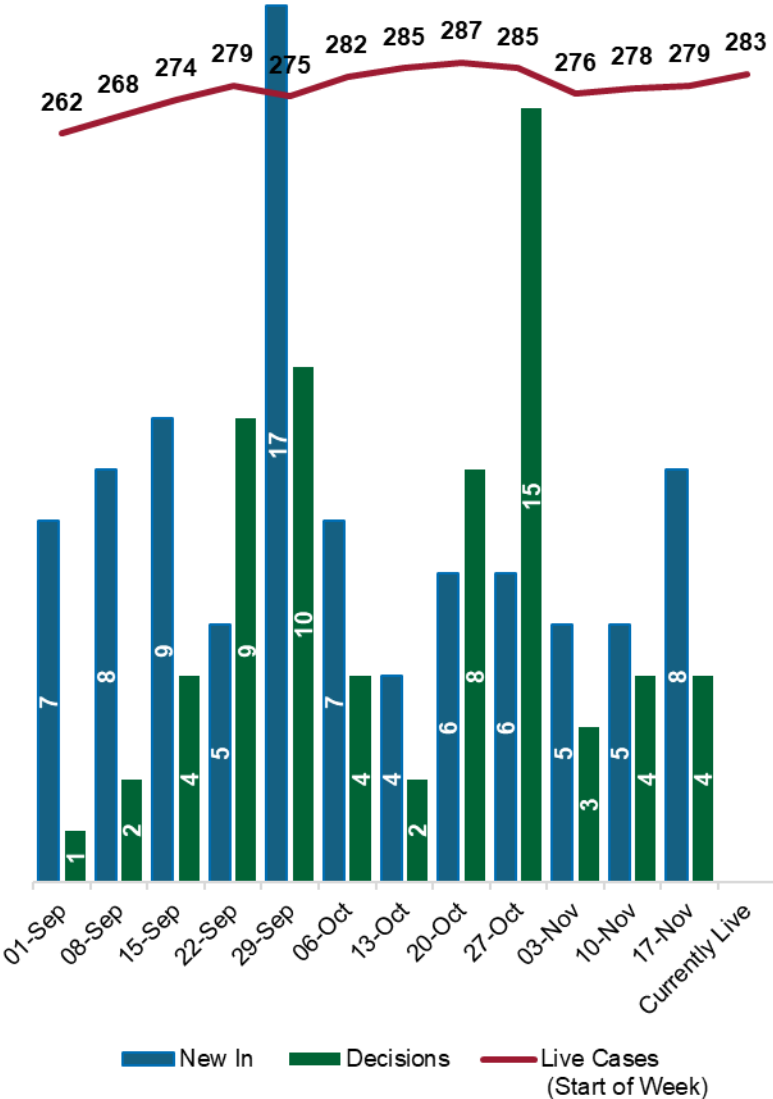
Gateway 2: Legacy Cases

New In vs Decisions
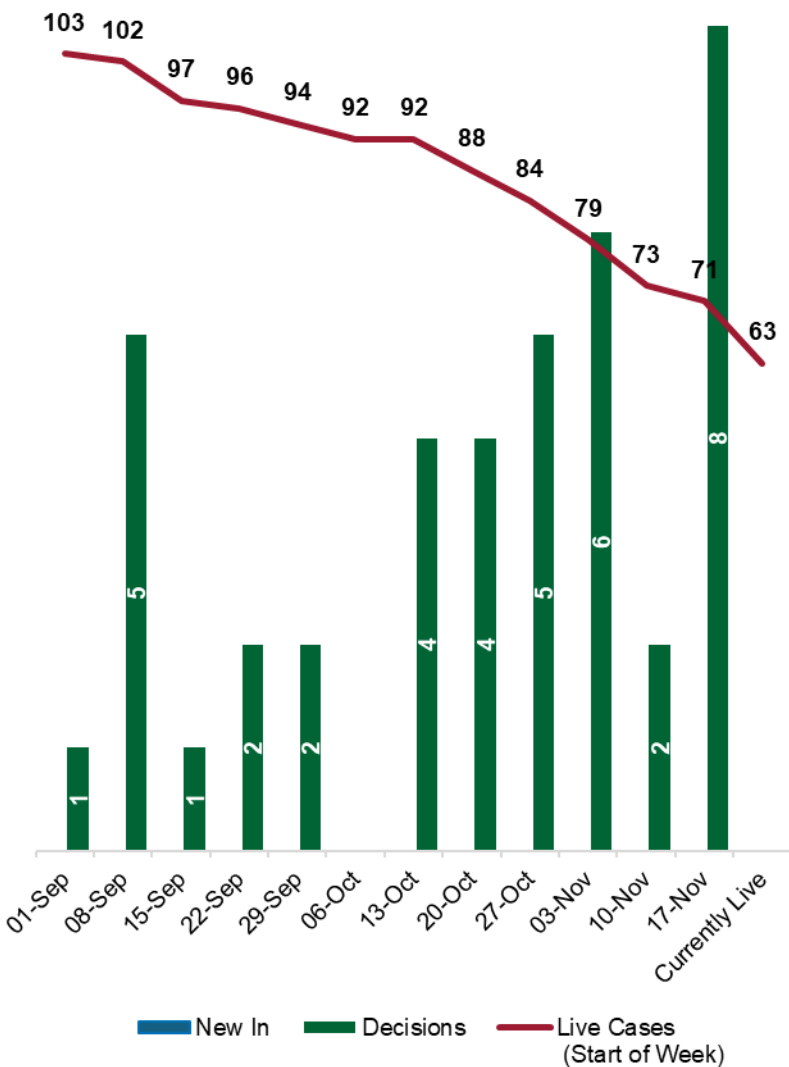
New in 0	**Live** 63
Decisions made 40	**Decision weeks** 37
% Invalid - - -	**Invalid weeks** - - -
% Rejections 23%	**Rejection weeks** 32
% Withdrawn 5%	**Withdrawn weeks** 30
% Approval 73%	**Approval weeks** 37
Units approved 9,854	**Units in progress** 13,999

Commentary

- Legacy cases have reduced significantly over the period as BSR focuses on trying to close out these older applications.

- From 103 at the beginning of August, as of 24 November 40 decisions have reduced the legacy cohort to 63. At least another 9 cases are now assessed as ready for 'approval with requirements' subject to final checks and agreement from the applicants. This will take the legacy cases down to around 54.

- Of note is the relatively high approval rate of 73% with many of these utilising the recently enhanced 'approval with requirements' route.

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Gateway 2: Remediation

New In vs Decisions

Live Cases (Start of Week): 262, 268, 274, 279, 275, 282, 285, 287, 285, 276, 278, 279, 283

New in	**Live**
87	**283**
Decisions made	**Decision weeks**
66	**30**
% Invalid	**Invalid weeks**
18%	**1**
% Rejections	**Rejection weeks**
44%	**25**
% Withdrawn	**Withdrawn weeks**
6%	**41**
% Approval	**Approval weeks**
32%	**44**
Units approved	**Units in progress**
2,330	**25,339**

Commentary

- Open remediation cases have climbed slightly over the period from 262 to 283.

- Having focused on addressing the new build backlog initially, BSR is now developing a focused plan to extend the lessons learned to remediation cases.
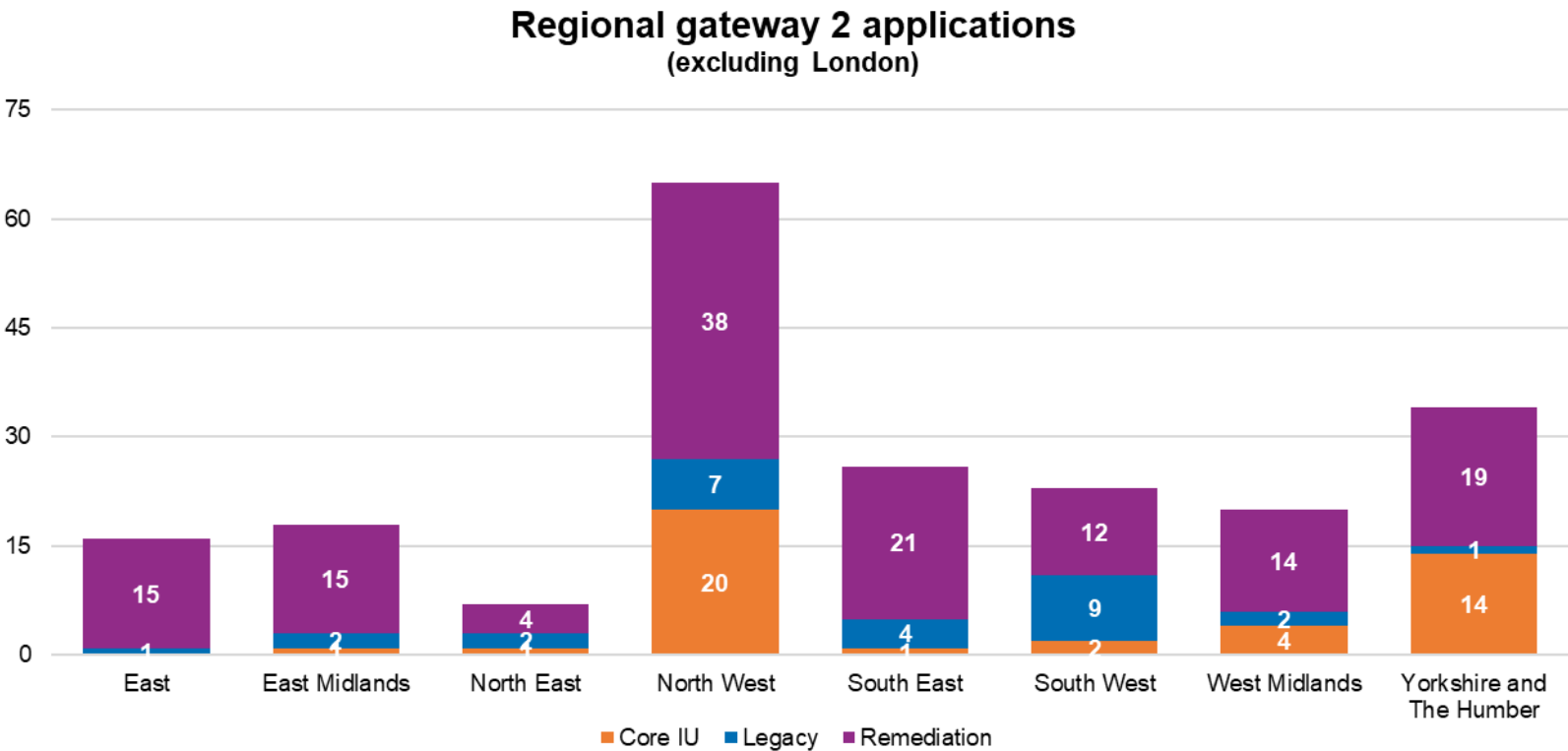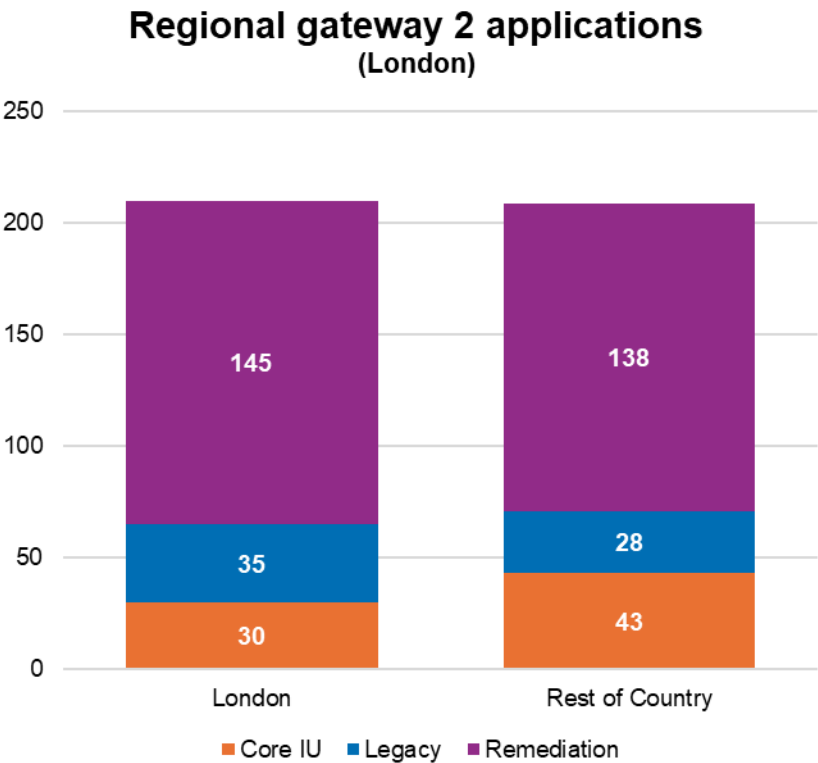
Gateway 2: All Categories

New In vs Decisions
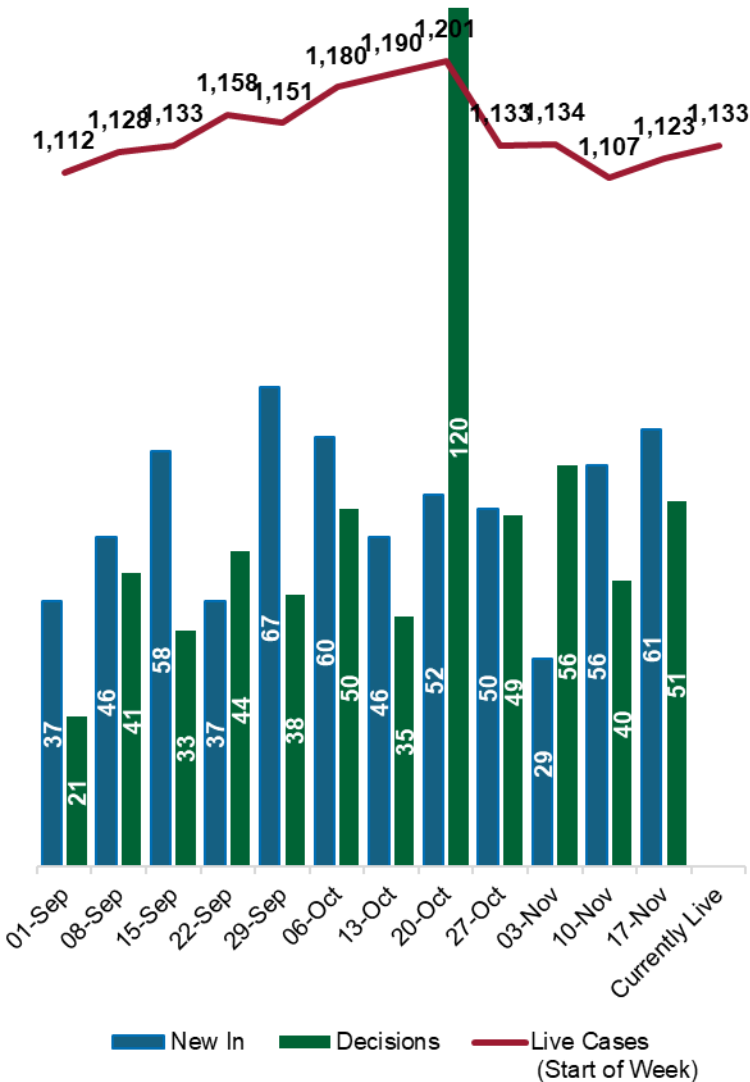
New in	Live
599	**1,133**

Decisions made	Decision weeks
578	**18**

% Invalid	Invalid weeks
36%	**1**

% Rejections	Rejection weeks
19%	**22**

% Withdrawn	Withdrawn weeks
14%	**49**

% Approval	Approval weeks
31%	**30**

Commentary

- Overall, the number of cases of all categories at gateway 2 remained consistent.

- October was a record month with 272 determinations across all categories.

- Of note is that, whilst the invalidation rate is high, the invalidation median time is one week which enables applicants to quickly reassess their applications in preparation for resubmission.

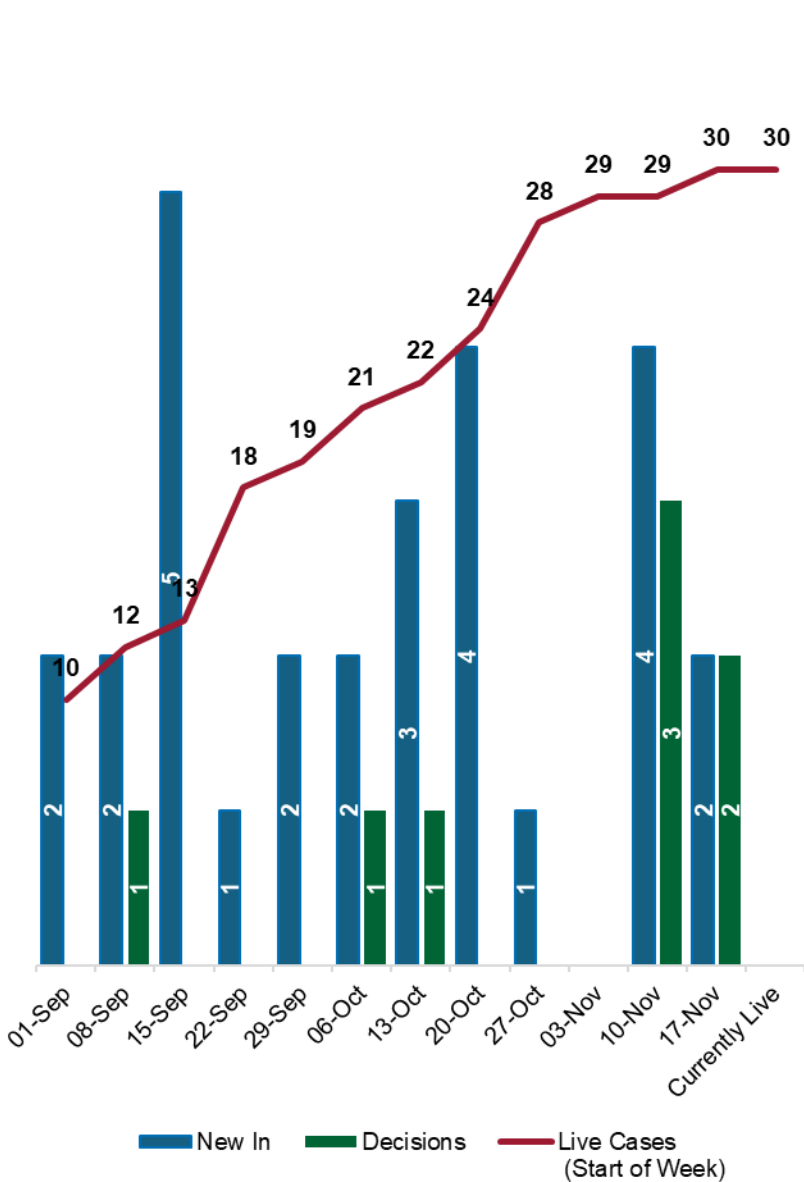- Category A, B & 'other' accounts for circa 81%+ of gateway 2 volume of decisions.

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Regional distribution and London

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Gateway 2: Regional distribution

Regional gateway 2 applications
(London)

	Core IU	Legacy	Remediation
London	30	35	145
Rest of Country	43	28	138

Regional gateway 2 applications
(excluding London)

	Core IU	Legacy	Remediation
East		1	15
East Midlands		2	15
North East		2	4
North West	20	7	38
South East		4	21
South West	2	9	12
West Midlands	4	2	14
Yorkshire and The Humber	14	1	19

Core IU   Legacy   Remediation

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Gateway 2: Innovation Unit (London)

New In vs Decisions

New in **28**	Live **30**
Decisions made **8**	Decision weeks **5**
% Invalid **50%**	Invalid weeks **1**
% Rejections **50%**	Rejection weeks **13**
% Withdrawn **- - -**	Withdrawn weeks **- - -**
% Approval **- - -**	Approval weeks **- - -**
Units approved **0**	Units in progress **6,138**

Commentary

- The IU began accepting applications in August 2025, nearly half of live cases are in London, representing over one-third of IU residential units.

- The new model processes applications faster, with London rejections taking a median of 13 weeks vs. 51 weeks under the legacy model.

- Cases exceeding SLA are now being expedited: reviewed for 'approval with requirements' or escalated for technical review.

- First approvals are expected soon, initial cases will be outside SLA but far quicker than the 38+ weeks in the legacy model.

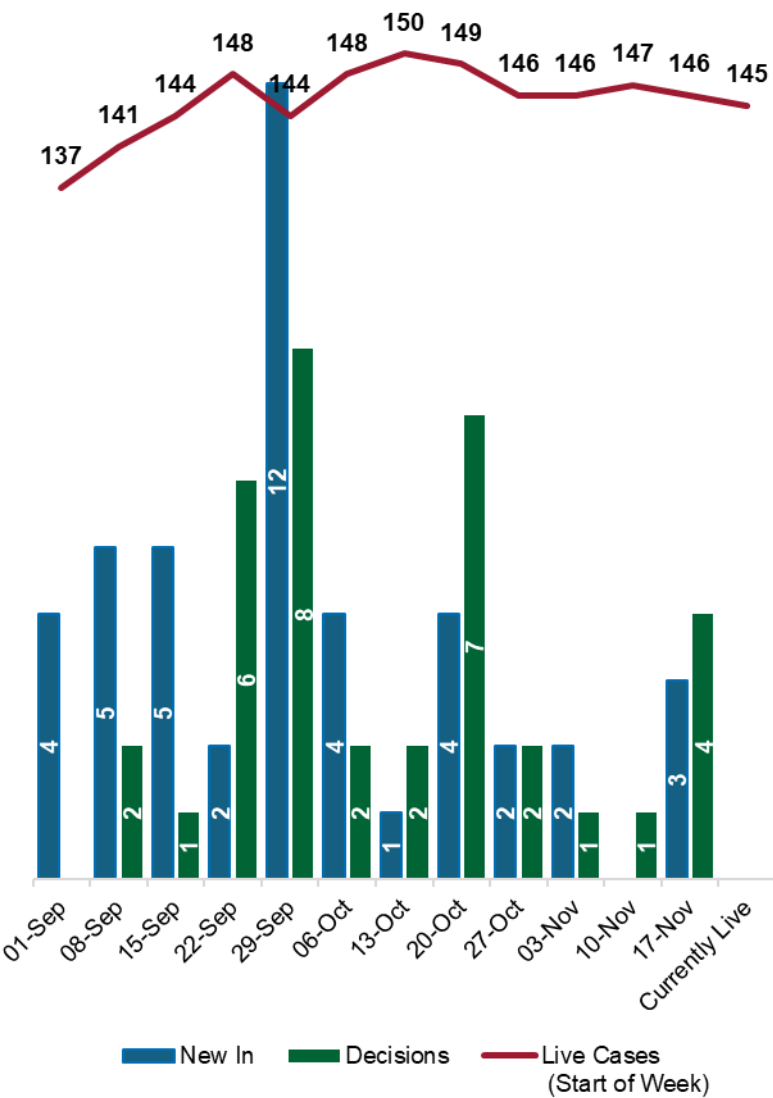# Gateway 2: Legacy Cases (London)

New In vs Decisions
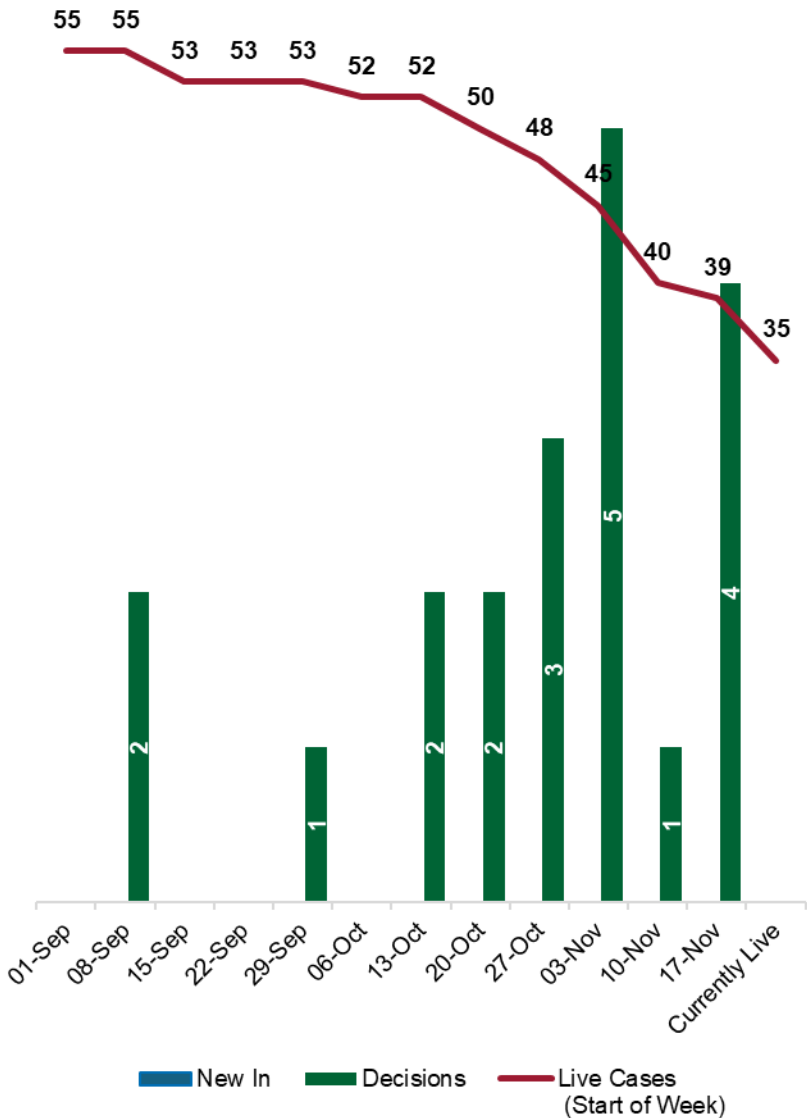
New in **0**	Live **35**
Decisions made **20**	Decision weeks **37**
% Invalid **- - -**	Invalid weeks **- - -**
% Rejections **10%**	Rejection weeks **51**
% Withdrawn **5%**	Withdrawn weeks **18**
% Approval **85%**	Approval weeks **37**
Units approved **4,943**	Units in progress **8,145**

Commentary

- Legacy cases have reduced significantly over the period as BSR focuses on trying to close out older applications.

- From 55 in September, 20 decisions have reduced the London legacy cohort to 35, with 4,943 residential units approved.

- Of note is the high approval rate of 85%, with many of these utilising the 'approval with requirements' route.

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Gateway 2: All Categories (London)

New In vs Decisions

New in	Live
374	**706**

Decisions made	Decision weeks
409	**18**

% Invalid	Invalid weeks
36%	**1**

% Rejections	Rejection weeks
18%	**28**

% Withdrawn	Withdrawn weeks
16%	**52**

% Approval	Approval weeks
31%	**29**

Commentary

- Overall, the number of cases of all categories at gateway 2 has reduced (741 to 706).

- October was a record month with 206 determinations across all categories (making 409 since August).

- 76% of all decisions across all gateway 2 categories during October related to London cases.

- Of note is that, whilst the invalidation rate is high, the invalidation median time is one week which enables applicants to quickly reassess their applications in preparation for resubmission.

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Batching

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Building control: Batching

All batches	Cases (status)
New build	**48** (all accepted)
Remediation	**65** (all accepted)
Category A: refurbishments	**104** (all accepted)

Commentary

- Due to demand across all application types (remediation, new build, refurbishment), a new batching process was launched during September, acknowledging that the original MDT model was not effective for managing the volume of cases.
- This new pilot process scales capacity by bundling applications to specialised engineering services suppliers for accelerated assessment.
- The primary goal of batching is to accelerate backlog resolution in new build and remediation applications, thereby creating sustainable future capacity.

- The first of these mixed-category bundles (26 cases) was sent to engineering services suppliers on 30 September; the second followed the week of 6 October.
- Weekly dispatch of subsequent bundles have been and continue to be based on verified supplier capacity.
- Future reports will track the progress of all applications processed through this new system.

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