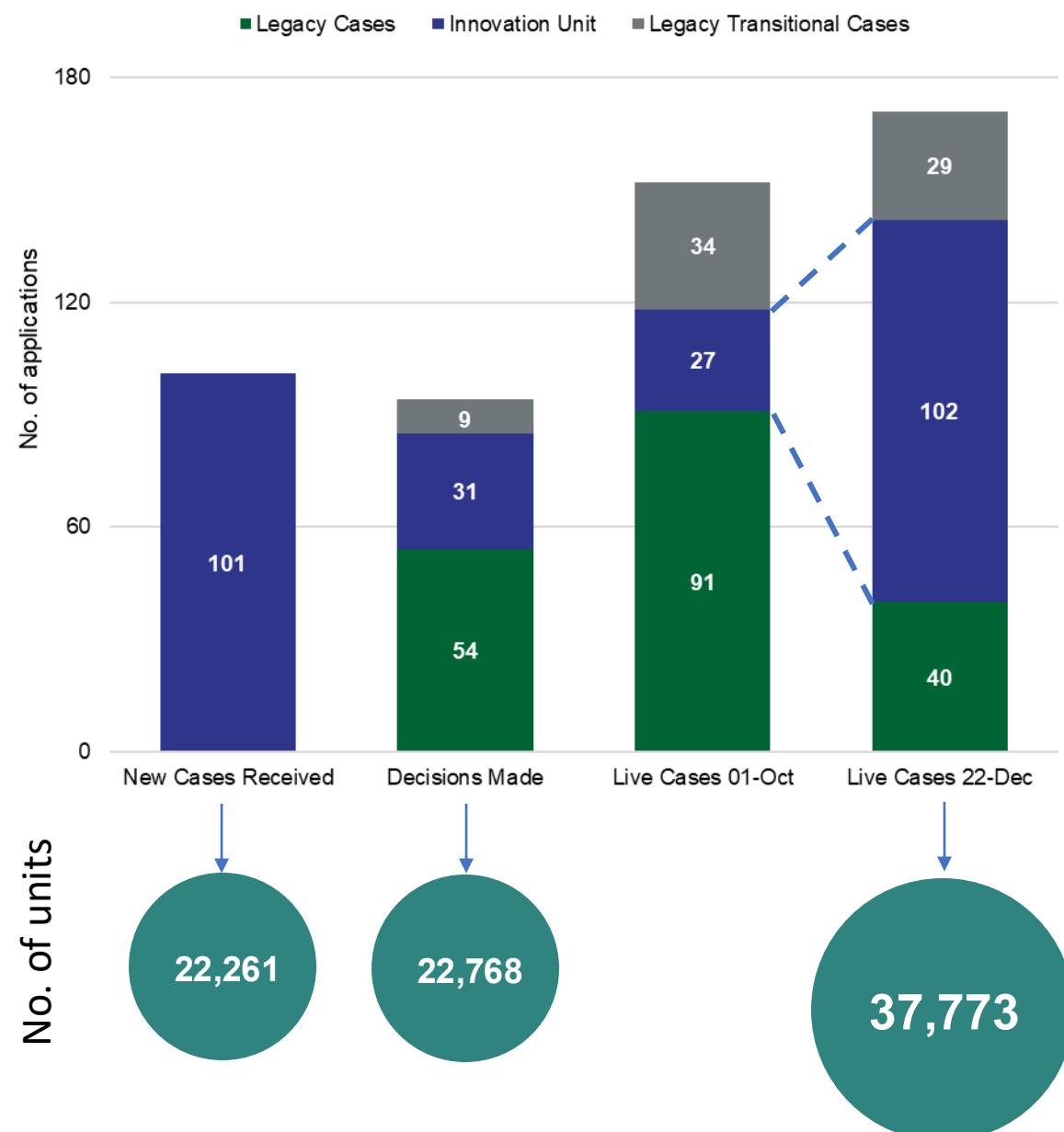


Building control approval application data, September to December 2025

Building Safety Regulator
(all data as of 22/12/2025)

Gateway 2: Priority headline numbers for new build



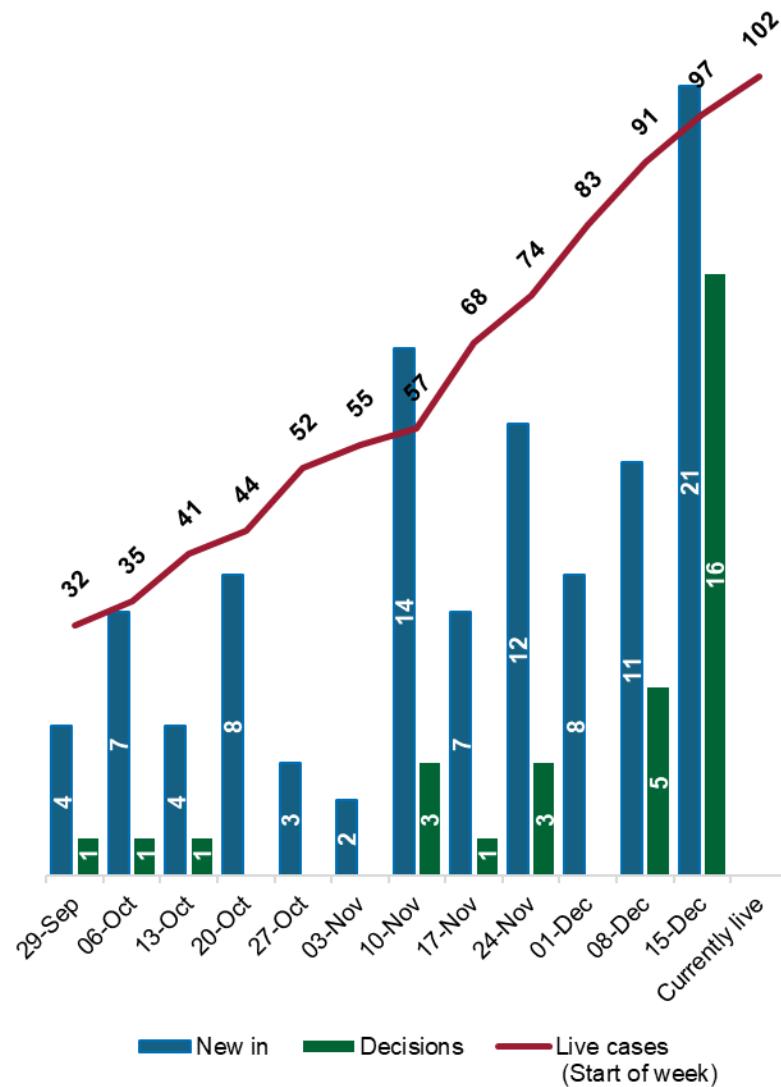
Commentary

- In the 12 weeks to 22 December, 94 new build applications have been determined with 101 new applications received.
- With a strong focus on closing out legacy cases, the majority of decisions (54 out of 94) have been made on these older cases and that cohort has now reduced to 40 with another 4 likely to be decided by 31 December.
- All new applications for new-build higher-risk buildings (HRBs) continue to flow into the Innovation Unit (IU). Applications which are clearly deficient have been identified and rejected early, with good quality applications now achieving approvals at around the 12-week point. Complex cases are being dealt with by account managers and several of these are now beyond the 12-week SLA.
- The rate of incoming applications is increasing. Pipeline engagement suggests this is likely to continue. Over the past 12 weeks new applications representing 22,261 residential units have been received. Applications representing 22,768 units have been determined, of which 15,117 were approvals.

There are currently 37,773 units in live cases.

Gateway 2: Innovation Unit

New in vs Decisions



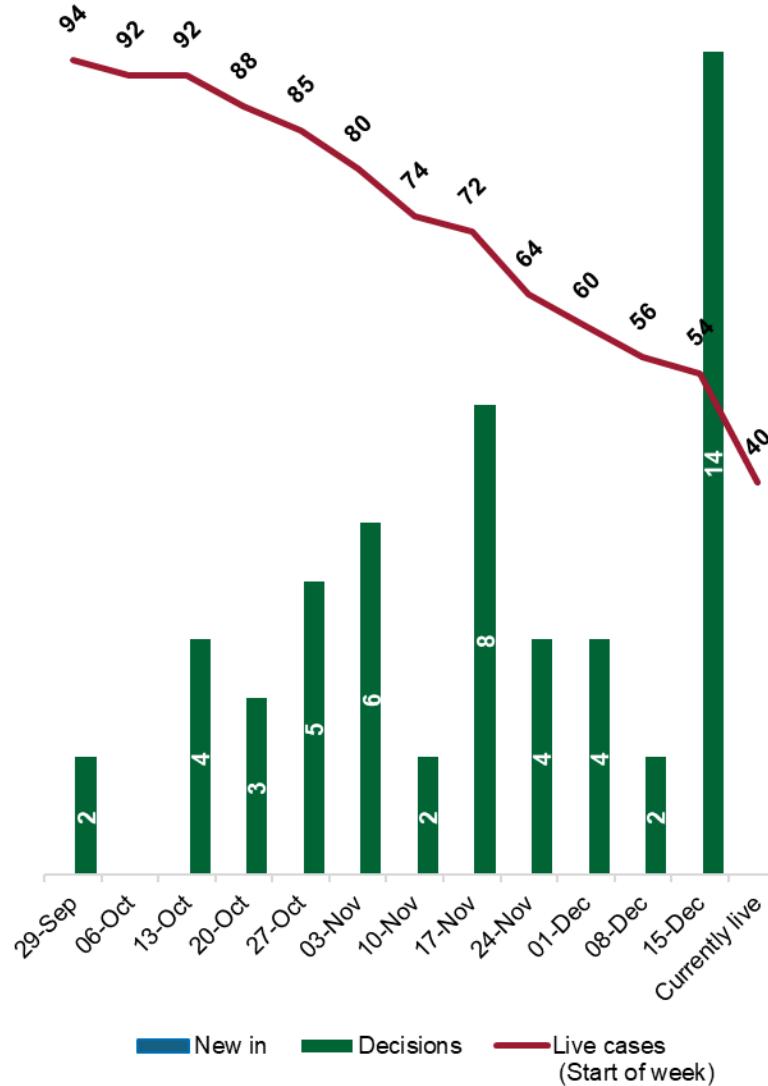
New in 101	Live 102
Decisions made 31	Decision weeks 9
% Invalid 48%	Invalid weeks 1
% Withdrawn 3%	Withdrawn weeks 12
% Rejections 16%	Rejection weeks 14
Decision made, with account manager 23%	With account manager weeks 14
% Approval 10%	Approval weeks 12
Units approved 317	Units in progress 24,624

Commentary

- The rate of new applications has risen over the past month. Thus, the head of work in the IU continues to rise – but we expect this to stabilise somewhere between 120 and 180 once in steady state.
- Three applications have now been approved with a further 4 approvals expected before the end of the year. These initial approvals have been at the 12 to 13 week point.
- As part of our work to drive up approval rates for safe applications, cases which are over 12 weeks, but are considered to have the potential to achieve an approval with further information, are now held by account managers who liaise closely with the applicant. Whilst this will see more cases breach the 12-week SLA, it is a pragmatic approach to ensure cases with merit are given the opportunity to progress.

Gateway 2: Legacy cases

New in vs Decisions



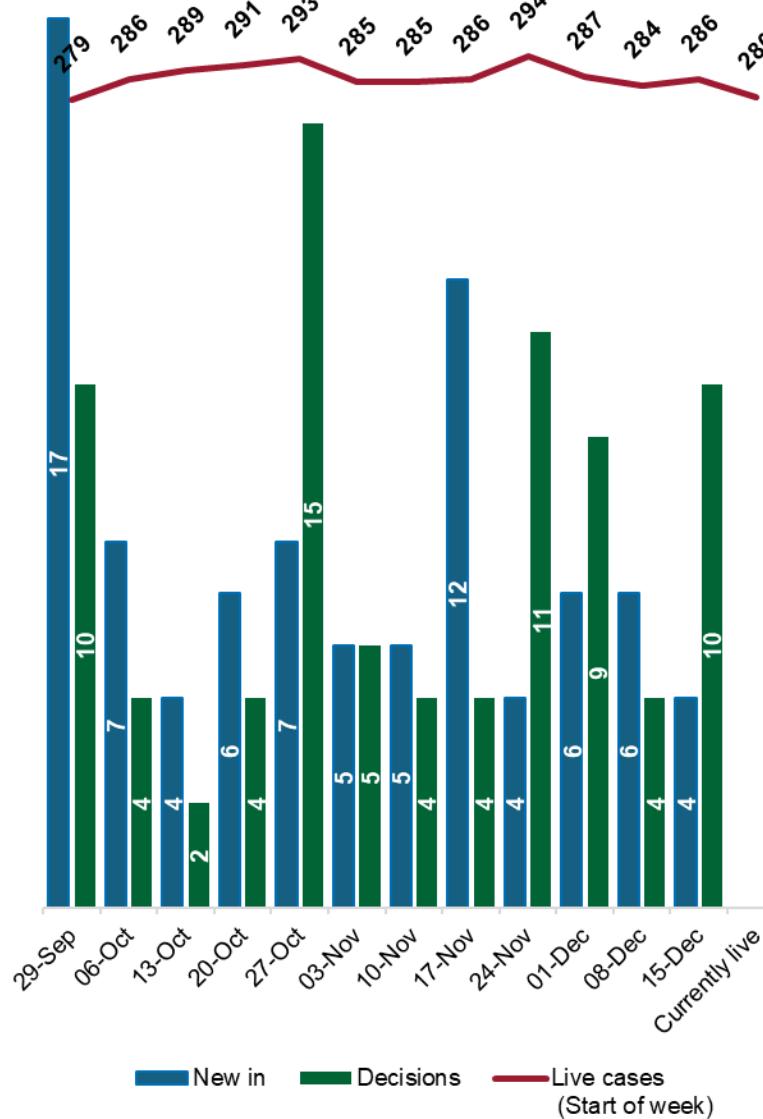
New in 0	Live 40
Decisions made 54	Decision weeks 37
% Invalid ---	Invalid weeks ---
% Withdrawn 2%	Withdrawn weeks 18
% Rejections 15%	Rejection weeks 26
Decision made, with account manager ---	With account manager weeks ---
% Approval 83%	Approval weeks 37
Units approved 13,674	Units in progress 8,474

Commentary

- Legacy new build cases continue to reduce
- From 94 at the end of September, as of 22 December, 54 decisions have reduced the legacy cohort to 40, with a further 4 cases likely to be approved by the end of the year.
- The approval rate of these older cases continues to be high at 83%
- A number of complex and/or contested cases are likely to remain in January and these will be individually managed to resolution by account managers

Gateway 2: Remediation

New in vs Decisions

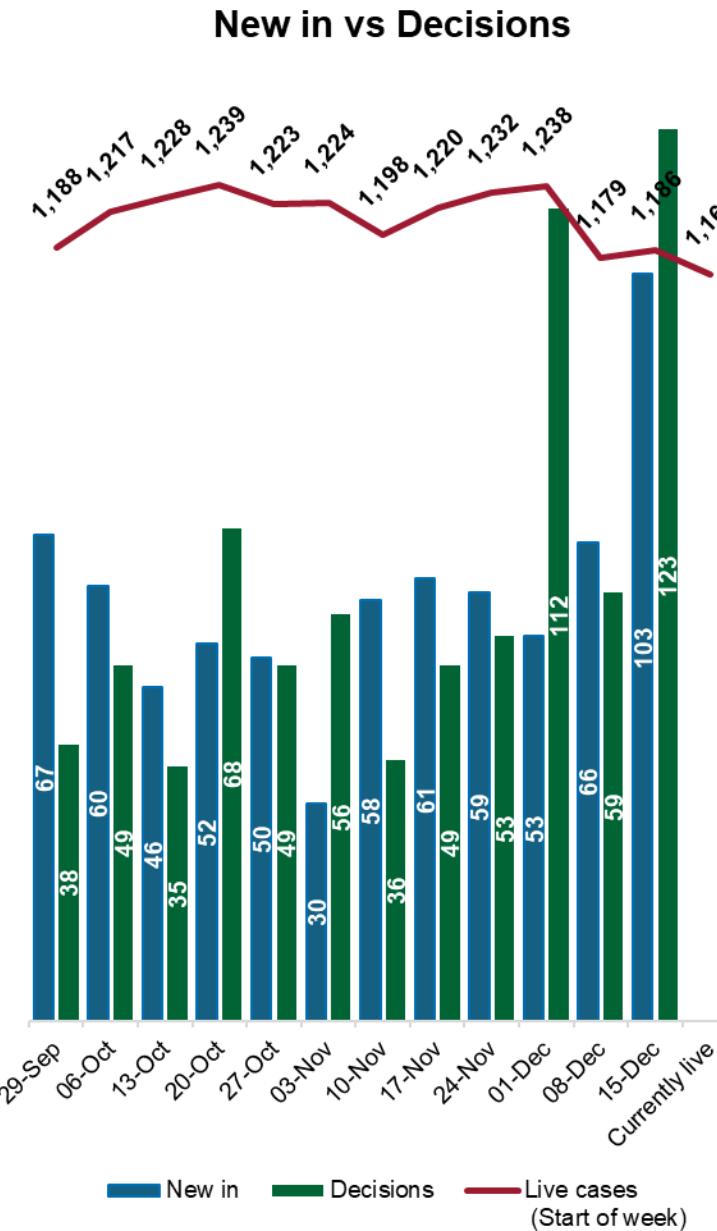


New in 83	Live 280
Decisions made 82	Decision weeks 34
% Invalid 11%	Invalid weeks 2
% Withdrawn 5%	Withdrawn weeks 45
% Rejections 40%	Rejection weeks 30
Decision made, with account manager -----	With account manager weeks -----
% Approval 44%	Approval weeks 43
Units approved 3,898	Units in progress 24,229

Commentary

- Open remediation cases have held steady over the period at just over 280
- There is a focus on closing out older applications submitted at the start of the regime which typically do not contain sufficient detail for a decision and so require significant effort to move through to a successful conclusion
- In parallel we focus on higher-risk projects and those where there is a funding constraint
- Several remediation cases are now in the batching process and are progressing more quickly than in the previous model

Gateway 2: All categories



New in 705	Live 1,166
Decisions made 727	Decision weeks 19
% Invalid 36%	Invalid weeks 1
% Withdrawn 13%	Withdrawn weeks 43
% Rejections 17%	Rejection weeks 27
Decision made, with account manager 1%	With account manager weeks 14
% Approval 34%	Approval weeks 32

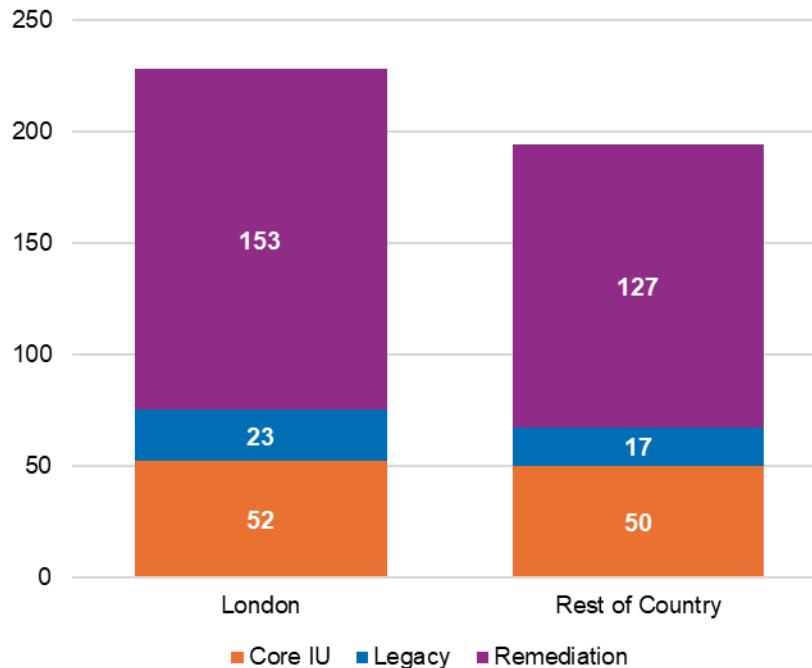
Commentary

- The number of live applications of all categories at gateway 2 now shows a downward trend, reducing from 1,219 to 1,158 over the past 12 weeks.
- The final quarter of 2025 will see the highest number of decisions in any quarter since BSR commenced operations, with a total likely in excess of 700 compared to just over 200 in Q1 2025.
- Category A, B & 'other' accounts for circa 75%+ of gateway 2 volume of decisions

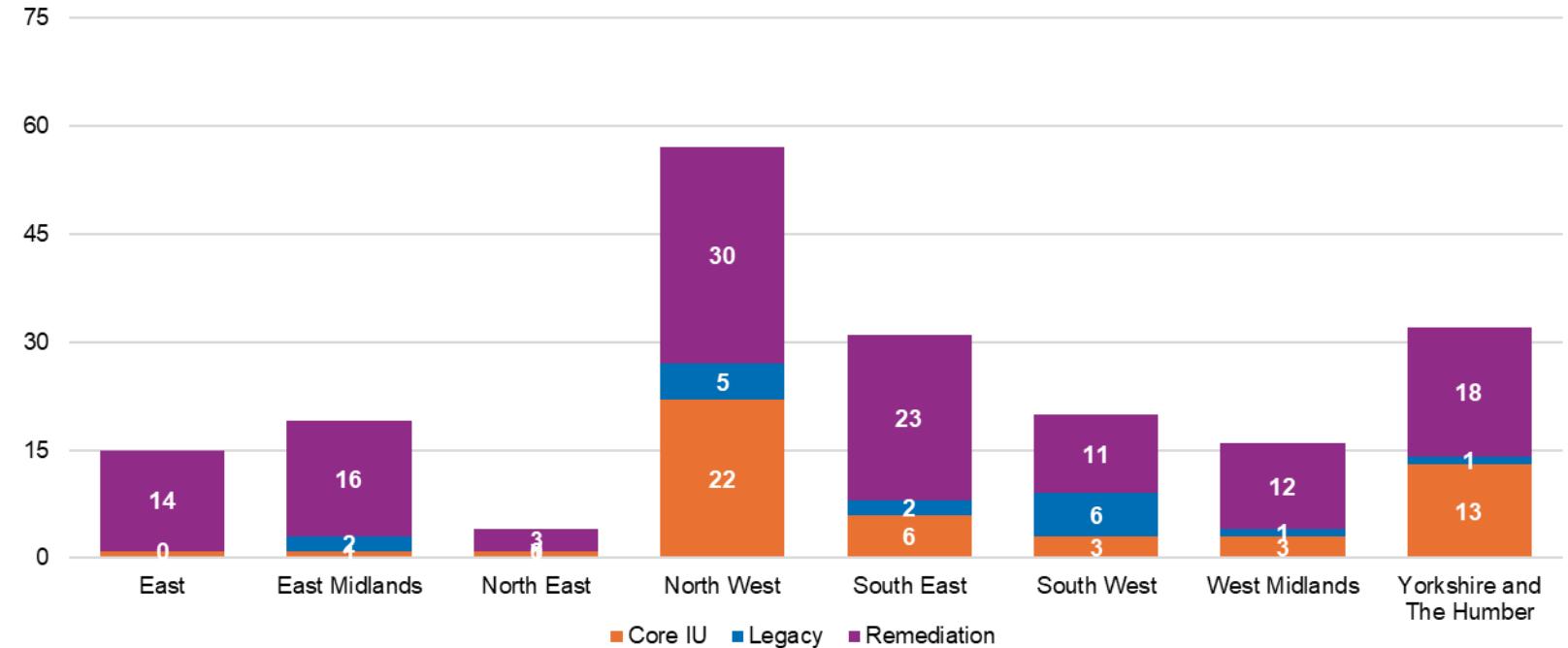
Regional distribution and London

Gateway 2: Regional distribution

Regional gateway 2 applications
(London)



Regional gateway 2 applications
(rest of country)

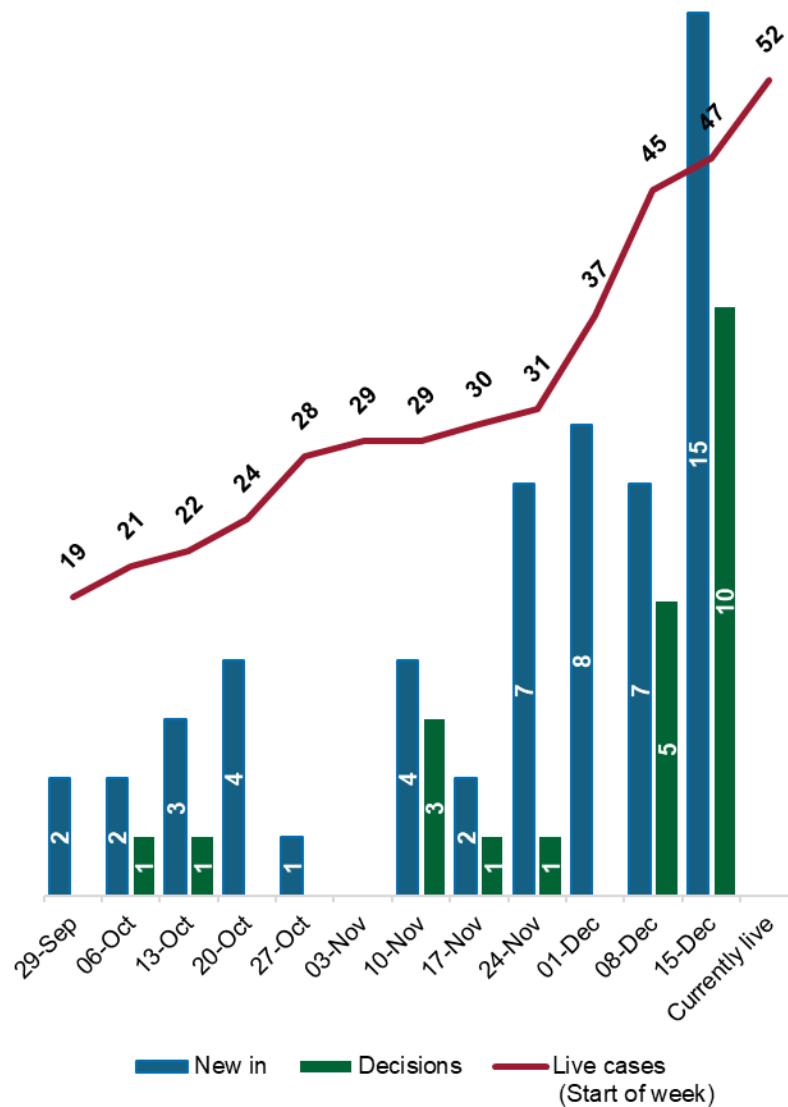


Commentary

- Data as of the 20 December

Gateway 2: Innovation Unit (London)

New in vs Decisions



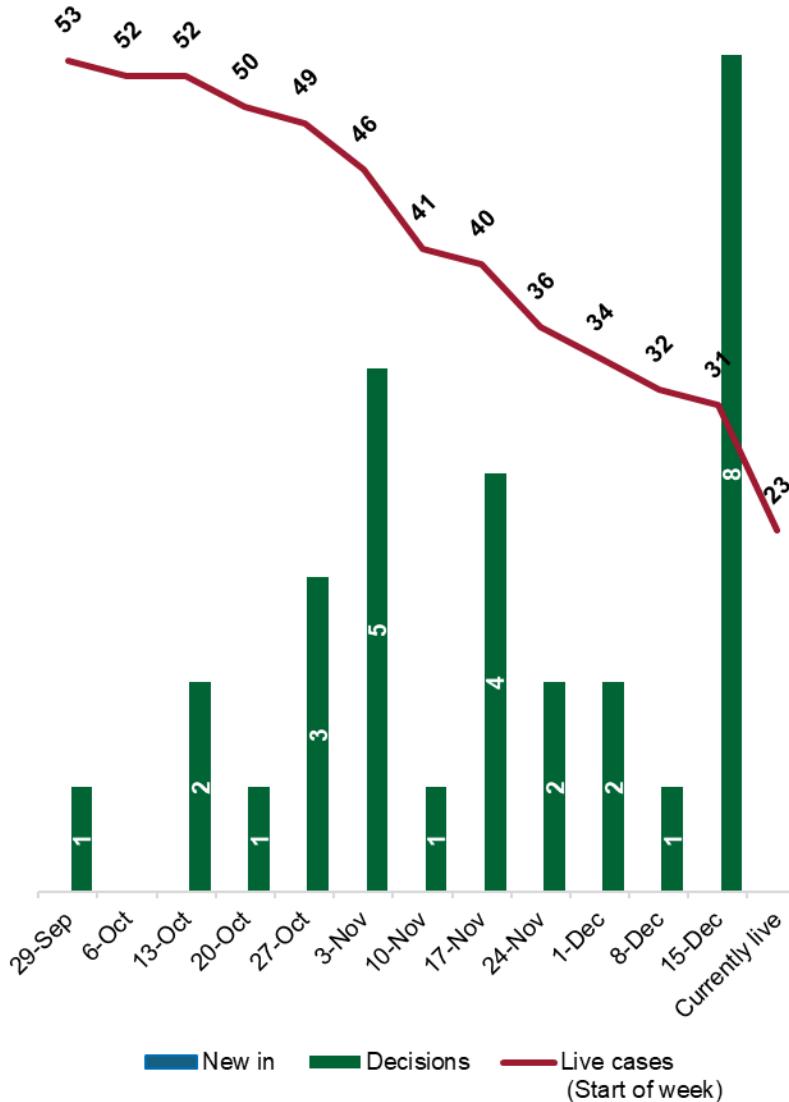
New in 55	Live 52
Decisions made 22	Decision weeks 10
% Invalid 45%	Invalid weeks 1
% Withdrawn ---	Withdrawn weeks ---
% Rejections 23%	Rejection weeks 14
Decision made, with account manager 18%	With account manager weeks 14
% Approval 14%	Approval weeks 12
Units approved 317	Units in progress 11,233

Commentary

- Nearly half of the current live IU applications are in London
- This represents around 43% of the overall residential units handled by the IU
- As is the case nationally, the rate of submission of new applications is increasing but this appears more notable in London
- 22 of the 31 decisions that the IU has made are in London

Gateway 2: Legacy cases (London)

New in vs Decisions



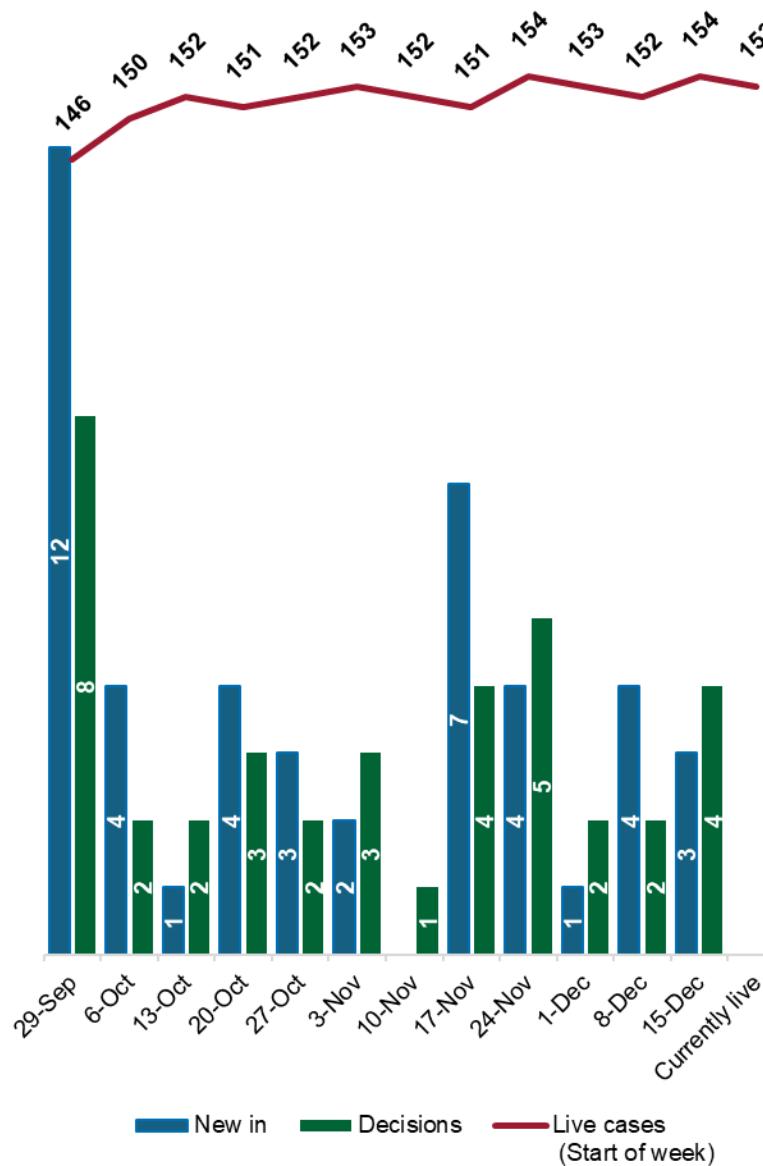
New in	0	Live	23
Decisions made	30	Decision weeks	37
% Invalid	---	Invalid weeks	---
% Withdrawn	3%	Withdrawn weeks	18
% Rejections	7%	Rejection weeks	46
Decision made, with account manager	---	With account manager weeks	---
% Approval	90%	Approval weeks	37
Units approved	7,354	Units in progress	5,406

Commentary

- Legacy cases in London have reduced sharply, mirroring the national picture
- From 53 live cases in August, 30 decisions have reduced the London legacy cohort to 23, with 7,354 residential units approved
- Of note is the sustained high approval rate of 90%

Gateway 2: Remediation (London)

New in vs Decisions

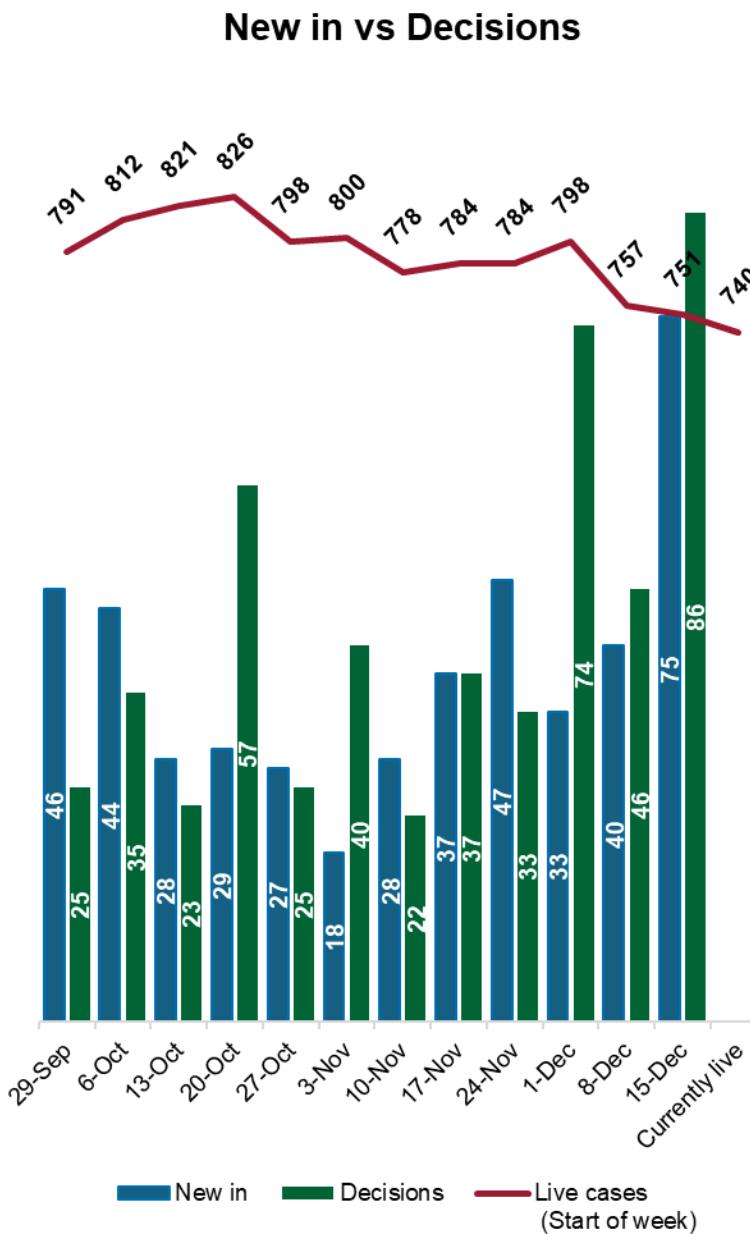


New in	45	Live	153
Decisions made	38	Decision weeks	37
% Invalid	11%	Invalid weeks	1
% Withdrawn	5%	Withdrawn weeks	63
% Rejections	50%	Rejection weeks	37
Decision made, with account manager	-----	With account manager weeks	-----
% Approval	34%	Approval weeks	42
Units approved	1,852	Units in progress	12,107

Commentary

- Open remediation cases in London have increased slightly over the period from 146 to 153

Gateway 2: All categories (London)



New in 452	Live 740
Decisions made 503	Decision weeks 19
% Invalid 36%	Invalid weeks 1
% Withdrawn 13%	Withdrawn weeks 52
% Rejections 17%	Rejection weeks 32
Decision made, with account manager 1%	With account manager weeks 14
% Approval 33%	Approval weeks 30

Commentary

- The number of live London applications of all categories at gateway 2 now shows a clear downward trend, reducing from 791 to 740 over the past 12 weeks.
- The final quarter of 2025 will see the highest number of determinations in London since BSR commenced operations, with the 503 decisions over the past 12 weeks.
- 69% of all decisions across all gateway 2 categories in the past 12 weeks related to London cases

Batching

Batches 1 to 4	Cases (status)
New build	45 (in progress)
Remediation	46 (in progress)
Category A: refurbishments	80 (in progress)

Commentary

- Due to demand across all application types (remediation, new build, refurbishment), a new batching process was launched during September, acknowledging that the original multi-disciplinary team (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.
- We will provide more detailed tracking of the progress of all applications processed through this new system from January 2026

Innovation Unit resourcing

Gateway 2: Innovation Unit resources

	Steady State Target*	Actual as of 22 Dec	Forecast January (mid-month)	Forecast February (mid-month)	Forecast March (mid-month)
Registered Building Inspectors	20	18.5	20	25	26
Structural Engineers	10	12.4	13	13	13
Fire Engineers	5	7.6	8	8	8

*All numbers are full-time equivalent – for example, some people are available to BSR fewer than 5 days per week, so the totals shown are aggregated

Commentary

- BSR draws building inspector, structural engineer and fire engineer resources from partner organisations across the public and private sector
- These resources were brought in-house within BSR for the first time as part of the IU and allow BSR to have better control over resource allocation and tasking
- The provision of sufficient resource of this type is therefore critical to enabling the IU's work
- Class 3 registered building inspectors (RBIs) are the most scarce
- We currently have a total of 18.5 full-time equivalent (FTE) RBIs within the IU against our steady state target of 20.