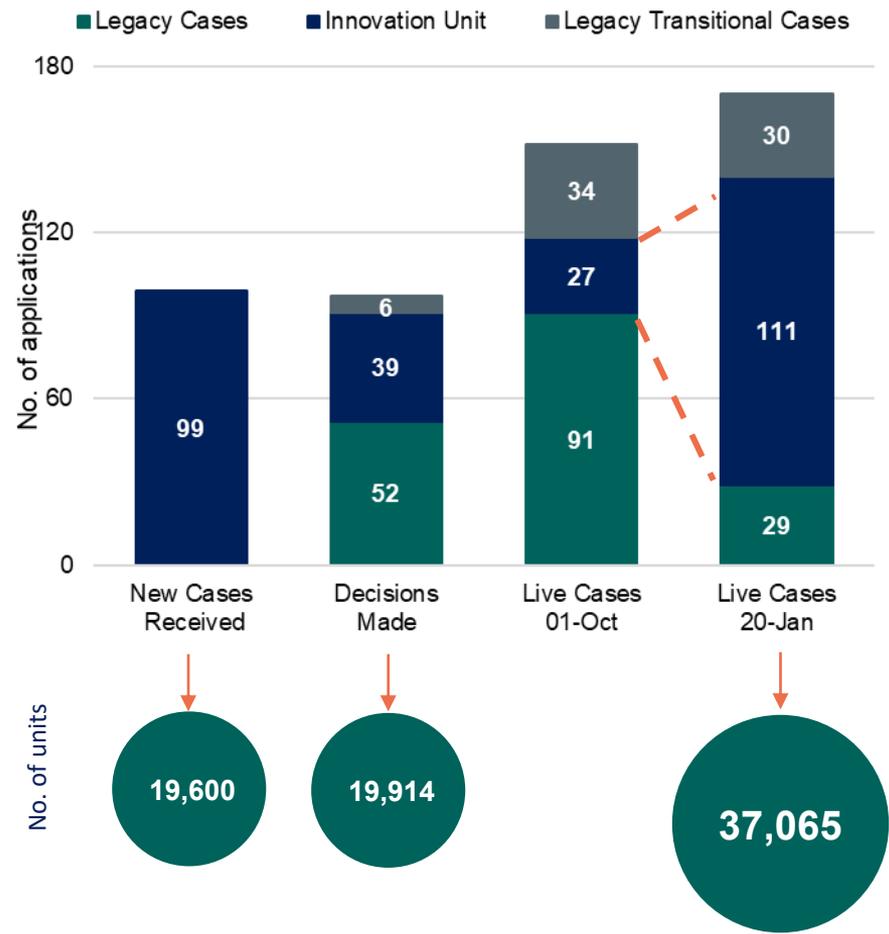


# Building control approval application data November to January 2026

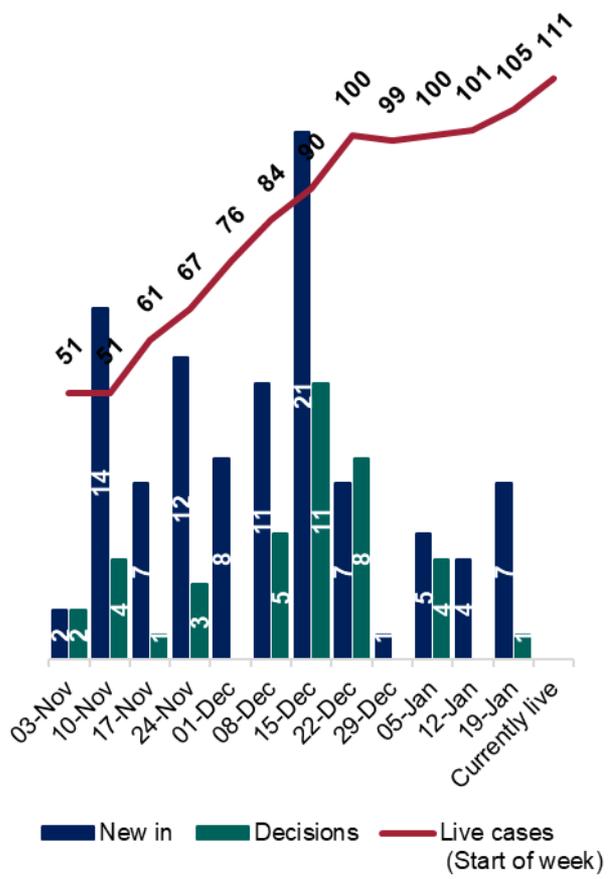
(all data as of 23/01/2026)



## Commentary

- In the 12 weeks to 23 January, 97 new build applications have been determined with 99 new applications received.
- Legacy cases have now reduced to 29. Having worked closely with applicants on these older cases, we are now evaluating whether the continued use of resources, enhanced engagement and peer reviews are likely to result in successful outcomes, or whether it is now more appropriate to reject and invite a new submission.
- Applications to the Innovation Unit (IU) are showing a high initial invalidation rate of 56% indicating essential information is missing. However, once past this basic check, we are seeing a 30% approval rate; and we are working with applicants to increase this further. A further 23% of cases have gone beyond the 12-week service level agreement but are assessed as having the potential for approval pending further information. These cases are being handled individually by dedicated account managers.
- Over the past 12 weeks new applications representing 19,600 residential units have been received. Applications representing 19,914 units have been determined, of which 11,962 were approvals. There are currently 37,065 units in live cases.

## New in vs Decisions

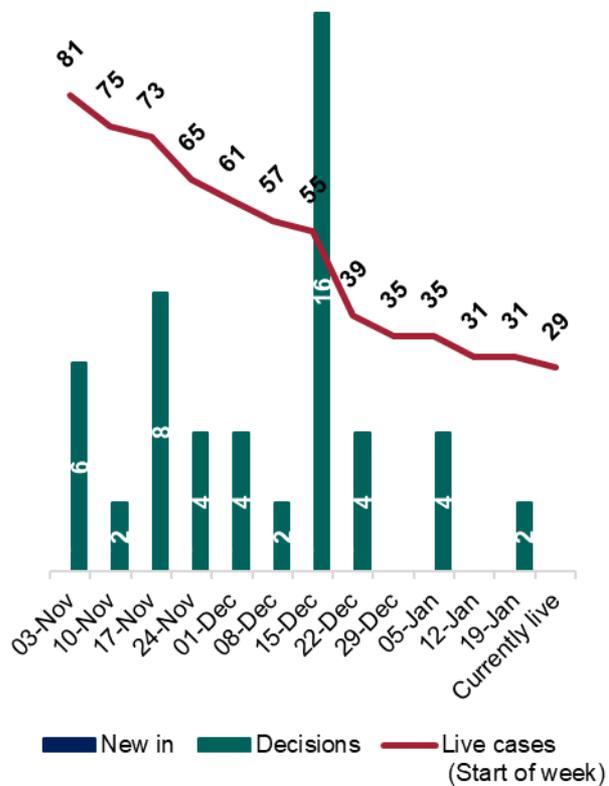


New in <b>99</b>	Live <b>111</b>
Decisions made <b>39</b>	Decision weeks <b>3</b>
% Invalid <b>56%</b>	Invalid weeks <b>1</b>
% Withdrawn <b>3%</b>	Withdrawn weeks <b>12</b>
% Rejections <b>18%</b>	Rejection weeks <b>14</b>
Decision made, with account manager <b>10%</b>	With account manager weeks <b>12</b>
% Approval <b>13%</b>	Approval weeks <b>13</b>
Units approved <b>940</b>	Units in progress <b>25,226</b>

### Commentary

- The head of work in the Innovation Unit has steadied over the past month, but we expect the rate of new applications to increase in the coming months as we progress towards a steady-state caseload of between 120 and 180.
- Five applications have now been approved at around the 12 to 13 week point.
- It is concerning that more than half of the applications to the IU are failing initial validation checks – this is a basic check of essential documents. Whilst we continue to point applicants towards the CLC guidance developed with support from BSR, we are actively looking at how we can further support applicants as they prepare their applications.
- Of the applications that progress past validation and are not withdrawn, 41% have been rejected and 30% approved. BSR has a continued focus on increasing approval rates for safe applications.
- The remaining 23% are cases which are over 12 weeks, but are considered to have the potential to achieve an approval with further information, are thus being closely managed by dedicated account managers.

## New in vs Decisions

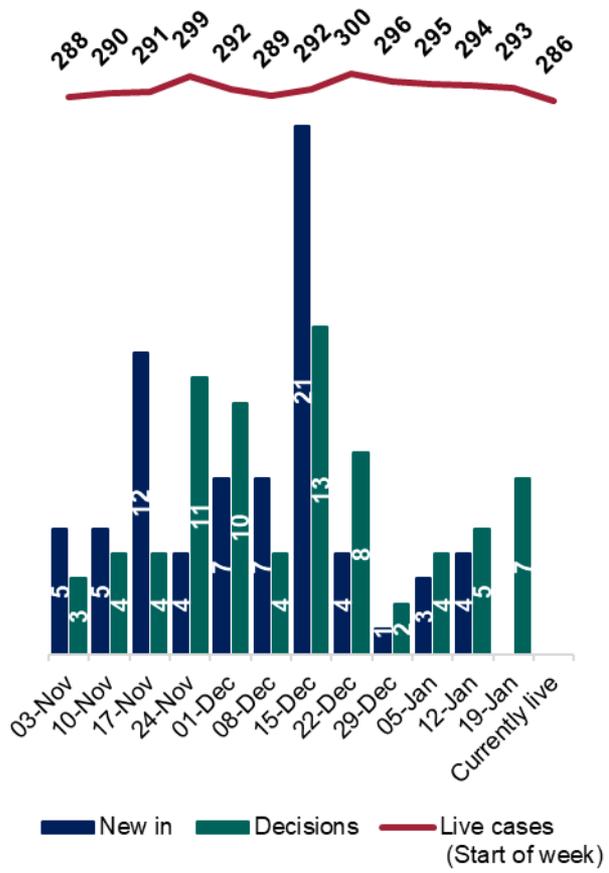


New in <b>0</b>	Live <b>29</b>
Decisions made <b>52</b>	Decision weeks <b>37</b>
% Invalid - - -	Invalid weeks - - -
% Withdrawn <b>2%</b>	Withdrawn weeks <b>18</b>
% Rejections <b>12%</b>	Rejection weeks <b>26</b>
Decision made, with account manager - - -	With account manager weeks - - -
% Approval <b>87%</b>	Approval weeks <b>37</b>
Units approved <b>10,414</b>	Units in progress <b>7,051</b>

### Commentary

- Legacy new build cases continue to reduce
- From 81 at the start of November, as of 20 January, 52 decisions have reduced the legacy cohort to 29.
- The approval rate of these older cases continues to be high at 87% as we strive to do all we can to achieve successful outcomes.
- Nevertheless, these cases continue to use significant BSR resources and thus the remaining cases are now being individually examined to judge whether there is merit continuing to work with the applicants, or whether, having given them every opportunity to progress, the information gap that remains means that achieving an approval within the next 1-2 months is unlikely. If that is the case, then those cases will be rejected.

## New in vs Decisions

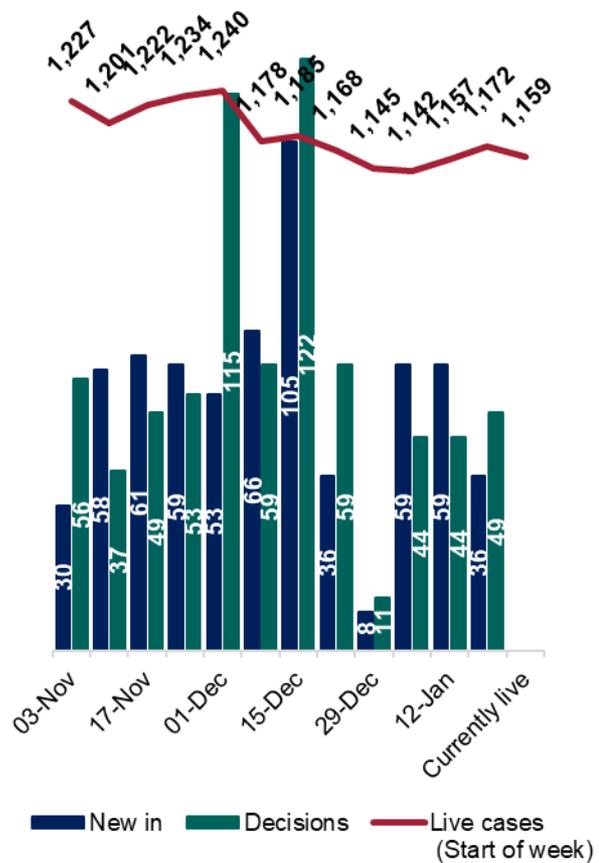


New in <b>73</b>	Live <b>286</b>
Decisions made <b>75</b>	Decision weeks <b>30</b>
% Invalid <b>13%</b>	Invalid weeks <b>2</b>
% Withdrawn <b>8%</b>	Withdrawn weeks <b>38</b>
% Rejections <b>32%</b>	Rejection weeks <b>18</b>
Decision made, with account manager - - -	With account manager weeks - - -
% Approval <b>47%</b>	Approval weeks <b>34</b>
Units approved <b>3,858</b>	Units in progress <b>24,949</b>

## Commentary

- Open remediation cases have held steady over the period at just over 280
- We remain focused 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
- Remediation applications are a particular area of concern in terms of application quality and BSR teams are routinely having to work with applicants over extended periods of time to obtain missing key elements of detail needed to demonstrate compliance.
- We recognise that this issue, alongside improvements in BSR processes and resources, needs to be addressed, and we will be bringing forward a BSR Remediation Improvement Plan in the coming weeks detailing how we intend to achieve this.
- The batching pilot has now delivered several remediation decisions – 3 approvals and 9 rejections.

## New in vs Decisions



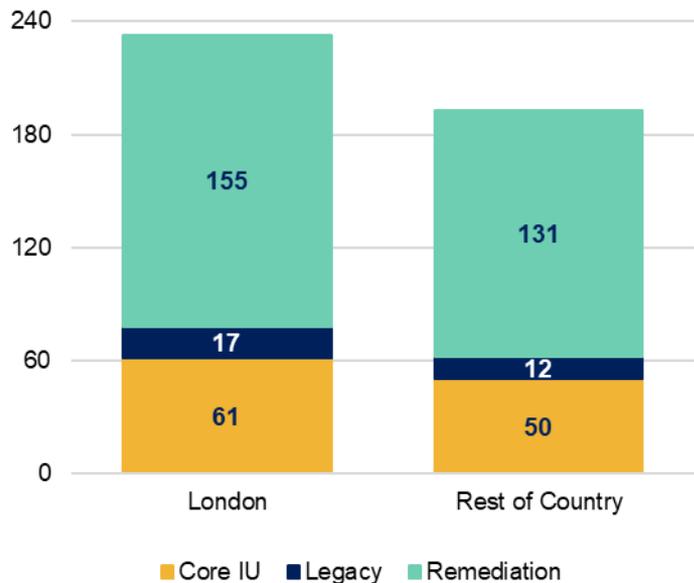
New in <b>630</b>	Live <b>1,159</b>
Decisions made <b>698</b>	Decision weeks <b>16</b>
% Invalid <b>39%</b>	Invalid weeks <b>1</b>
% Withdrawn <b>13%</b>	Withdrawn weeks <b>42</b>
% Rejections <b>15%</b>	Rejection weeks <b>26</b>
Decision made, with account manager <b>1%</b>	With account manager weeks <b>12</b>
% Approval <b>32%</b>	Approval weeks <b>30</b>

### Commentary

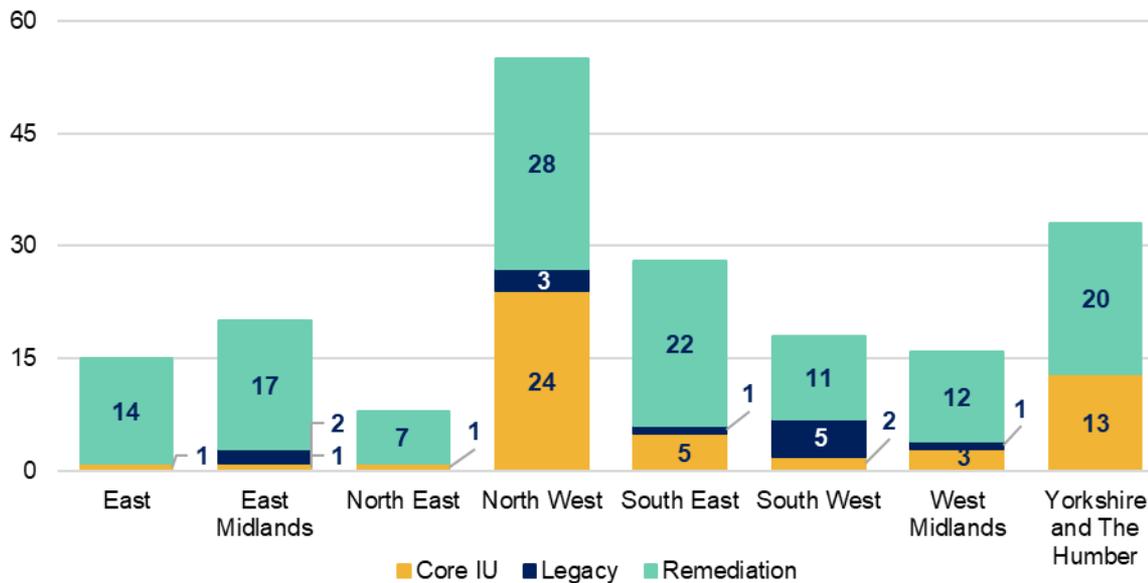
- The number of live applications of all categories at gateway 2 now shows a downward trend, reducing from 1,225 to 1,159 over the past 12 weeks.
- The final quarter of 2025 saw the highest number of decisions in any quarter since BSR commenced operations, with a total of 673 compared to just over 200 in Q1 2025.
- Category A, B & 'other' accounts for circa 75%+ of gateway 2 volume of decisions

# Regional distribution and London

## Regional gateway 2 applications (London)



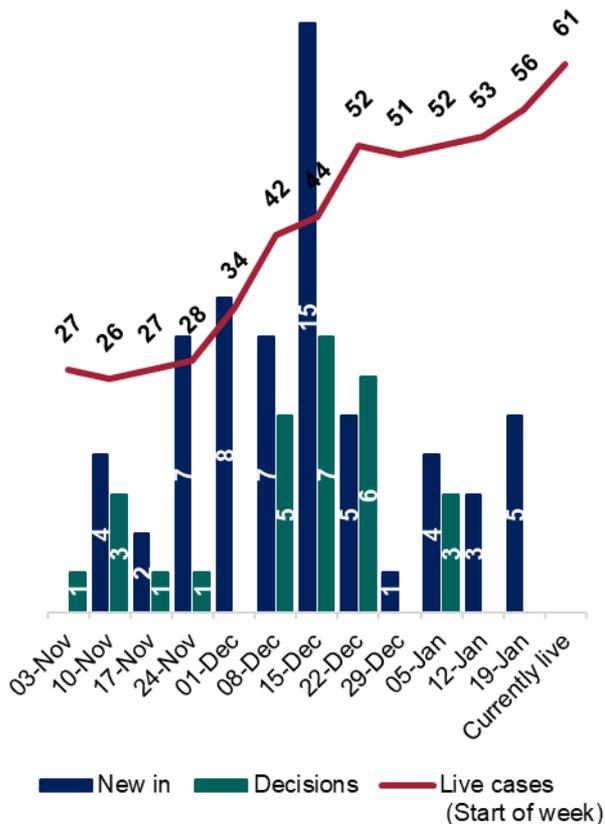
## Regional gateway 2 applications (rest of country)



### Commentary

- Data as of the 23 January

## New in vs Decisions

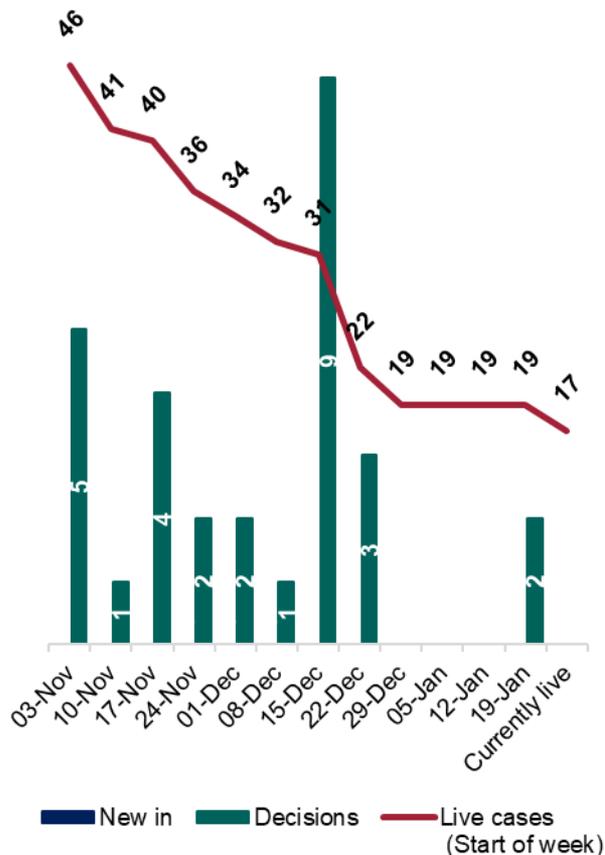


New in <b>61</b>	Live <b>61</b>
Decisions made <b>27</b>	Decision weeks <b>5</b>
% Invalid <b>56%</b>	Invalid weeks <b>1</b>
% Withdrawn <b>---</b>	Withdrawn weeks <b>---</b>
% Rejections <b>26%</b>	Rejection weeks <b>14</b>
Decision made, with account manager <b>4%</b>	With account manager weeks <b>12</b>
% Approval <b>15%</b>	Approval weeks <b>13</b>
Units approved <b>409</b>	Units in progress <b>11,964</b>

## Commentary

- More than half of the current live IU applications are in London
- This represents around 45% of the overall residential units handled by the IU
- 27 of the 39 decisions that the IU has made are in London
- London applications mirror the national picture with more than half of the applications to the IU failing initial validation checks – this is a basic check of essential documents. Whilst we continue to point applicants towards the CLC guidance developed with support from the BSR, we are actively looking at how we can further support applicants as they prepare their applications.
- Of the applications that progress past validation and are not withdrawn, 58% have been rejected and 33% approved
- The remaining 8% are cases which are over 12 weeks, but are considered to have the potential to achieve an approval with further information, are thus are being closely managed by dedicated account managers.

## New in vs Decisions

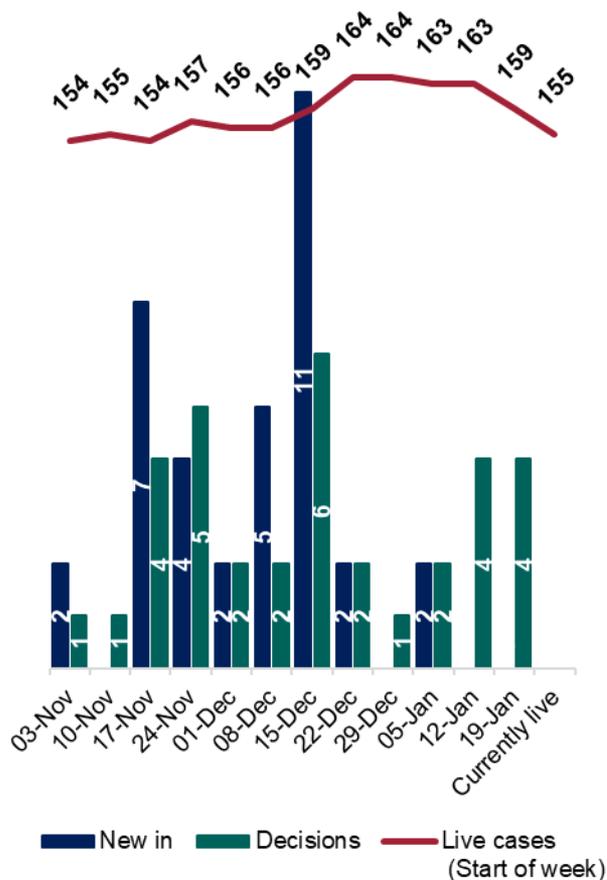


New in <b>0</b>	Live <b>17</b>
Decisions made <b>29</b>	Decision weeks <b>37</b>
% Invalid <b>---</b>	Invalid weeks <b>---</b>
% Withdrawn <b>3%</b>	Withdrawn weeks <b>18</b>
% Rejections <b>7%</b>	Rejection weeks <b>46</b>
Decision made, with account manager <b>---</b>	With account manager weeks <b>---</b>
% Approval <b>90%</b>	Approval weeks <b>38</b>
Units approved <b>5,734</b>	Units in progress <b>4,576</b>

## Commentary

- Legacy cases in London have reduced sharply, mirroring the national picture
- From 46 live cases in November, 29 decisions have reduced the London legacy cohort to 17, with 5,734 residential units approved
- Of note is the sustained high approval rate of 90% which has been achieved as a result of significant investment of BSR time and resources.

## New in vs Decisions

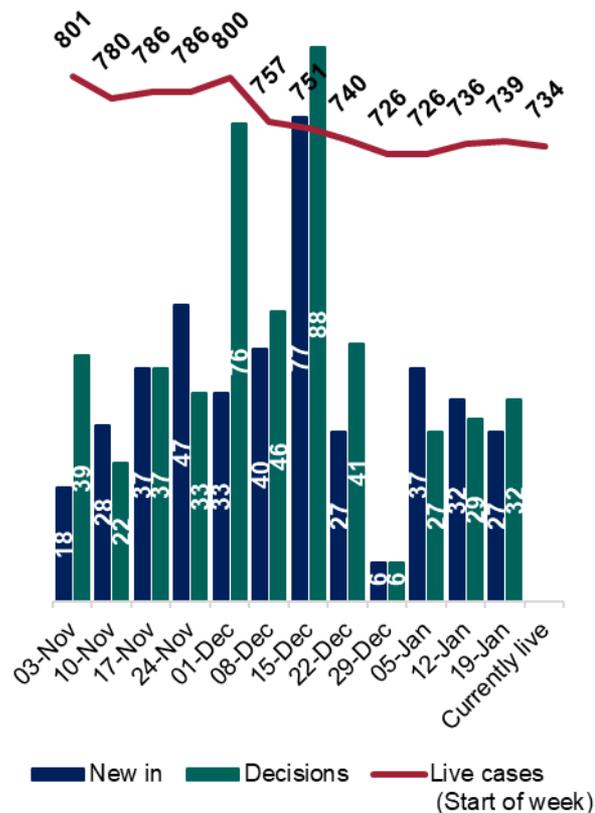


New in <b>35</b>	Live <b>155</b>
Decisions made <b>34</b>	Decision weeks <b>34</b>
% Invalid <b>6%</b>	Invalid weeks <b>2</b>
% Withdrawn <b>9%</b>	Withdrawn weeks <b>66</b>
% Rejections <b>38%</b>	Rejection weeks <b>36</b>
Decision made, with account manager <b>- - -</b>	With account manager weeks <b>- - -</b>
% Approval <b>47%</b>	Approval weeks <b>30</b>
Units approved <b>1,917</b>	Units in progress <b>12,073</b>

## Commentary

- Open remediation cases in London have increased slightly over the period from 154 to 155
- We recognise that application quality alongside improvements in BSR processes and resources are needed, and we will be bringing forward a BSR remediation improvement plan in the coming weeks detailing how we intend to achieve this.

## New in vs Decisions



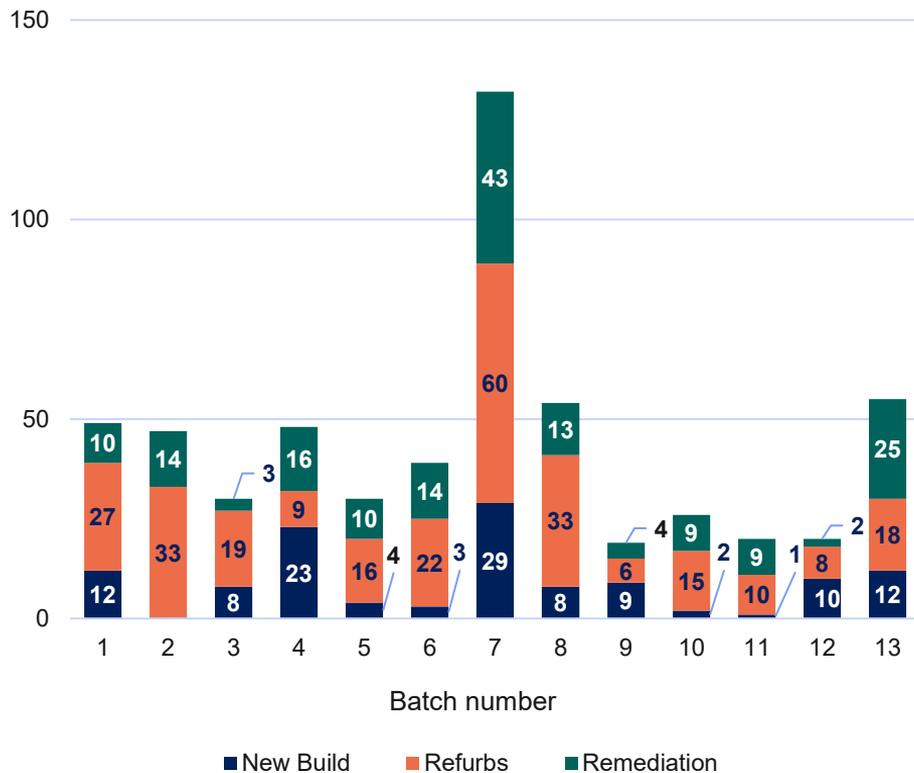
New in <b>409</b>	Live <b>734</b>
Decisions made <b>476</b>	Decision weeks <b>16</b>
% Invalid <b>37%</b>	Invalid weeks <b>1</b>
% Withdrawn <b>13%</b>	Withdrawn weeks <b>52</b>
% Rejections <b>17%</b>	Rejection weeks <b>28</b>
Decision made, with account manager <b>1%</b>	With account manager weeks <b>12</b>
% Approval <b>32%</b>	Approval weeks <b>29</b>

## Commentary

- The number of live London applications of all categories at gateway 2 now shows a clear downward trend, reducing from 801 to 734 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 457 decisions over the past 12 weeks.
- 68% of all decisions across all gateway 2 categories in the past 12 weeks related to London cases
- Category A, B & 'other' accounts for circa 75%+of gateway 2 volume of decisions in London

# Batching

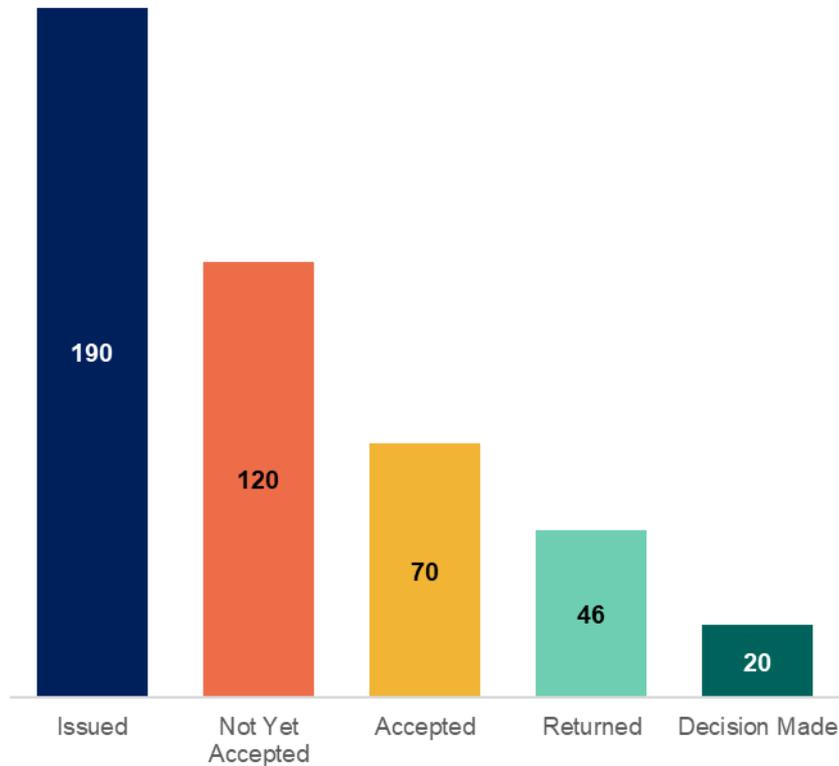
## Batch volumes (cases allocated)



## Commentary

- A pilot batching process was launched during September, acknowledging that the original multi-disciplinary team (MDT) model was not effective for managing the volume of cases across all categories of application.
- This new pilot process scales capacity by bundling applications to specialised engineering services suppliers for accelerated assessment, with BSR maintaining regulatory oversight. The primary goal of batching is to accelerate backlog resolution in new build and remediation applications.
- The first of these mixed-category bundles (26 cases) was sent to suppliers on 30 September. Weekly dispatch of subsequent bundles have been, and continue to be, based on supplier capacity.
- We are still evaluating the batching model, but it is evident that initial processing times for applications is significantly quicker than under the previous model.
- The data shown in this and following slides is a subset of the overall data shown on earlier slides – for example, batching is part of the overall process, not additional.
- The model follows a process where batches are **issued** to suppliers, they then have a limited time to **accept** or **reject** the cases in the allocation based on their capacity and any conflicts of interest. Once accepted, suppliers then have a defined period to **return** their assessments for consideration by BSR's regulatory leads.

## Batching - New build



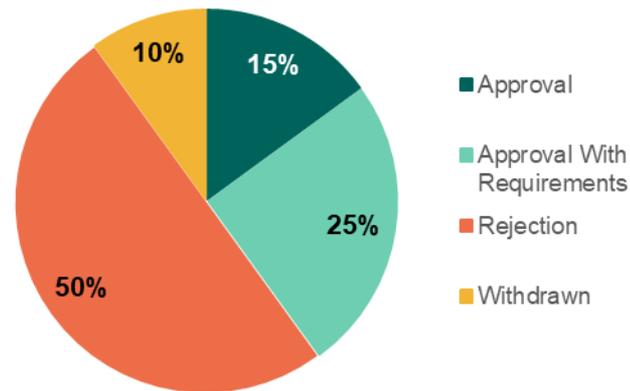
Issued to return :  
Median weeks

4

Issued to decision:  
Median weeks

6

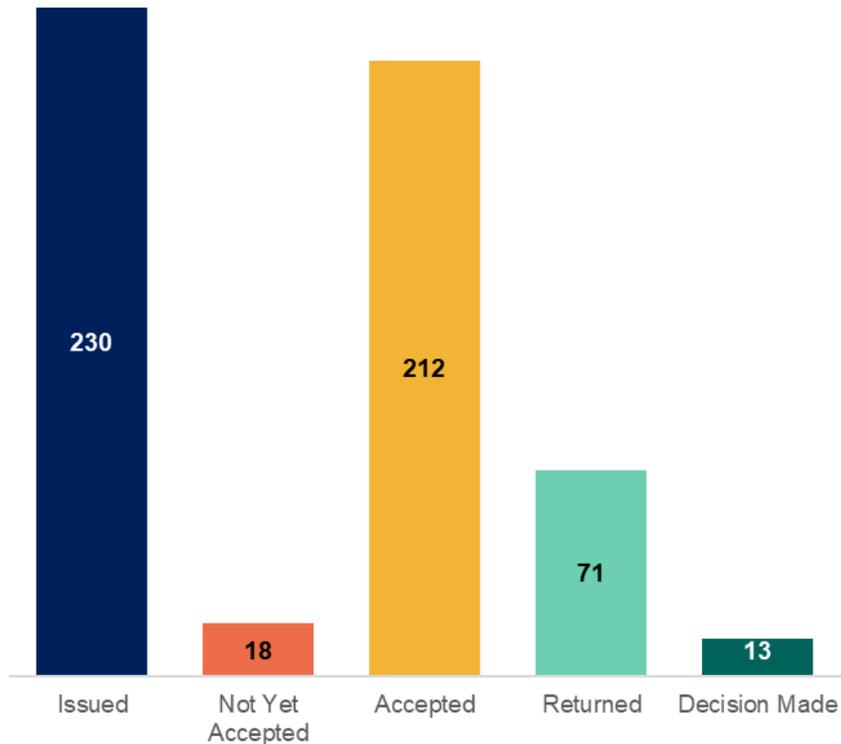
## New build decisions



## Commentary

- Batching in new builds is being used to support only part of the overall building control application with the majority of the applications being considered by our in-house teams.
- The batching approach is being used in some cases to access specialist resource to evaluate computational fluid dynamics (CFD) modelling in support of fire strategies submitted as part of an application.

## Batching - Remediation



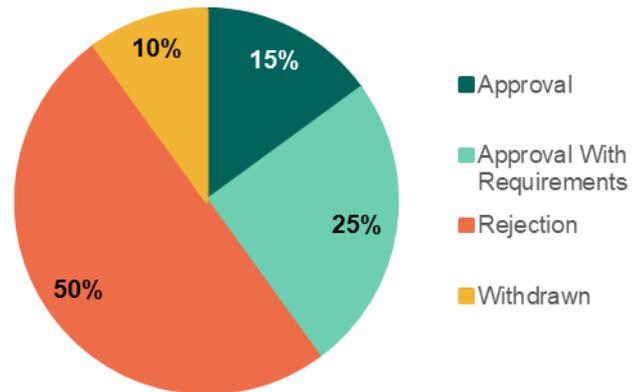
Issued to return :  
Median weeks

4

Issued to decision:  
Median weeks

7.5

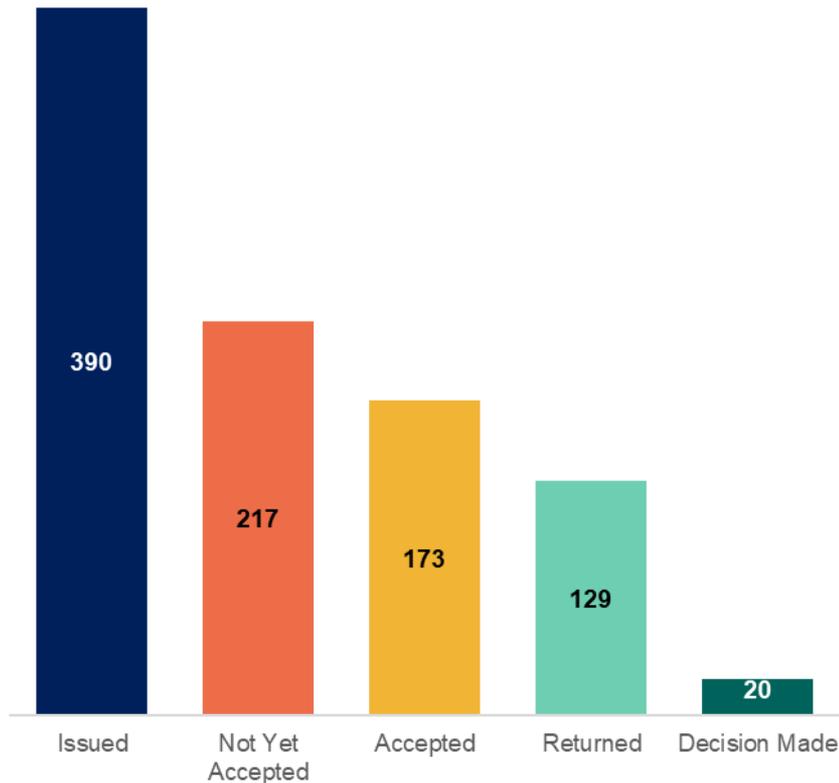
## New build remediation



## Commentary

- External remediation often requires a 'full' multi-disciplinary team (MDT), made up of the three core specialisms (registered building inspector (RBI), fire and structural engineers).
- Batching allows us to allocate remediation applications to one or more suppliers who have these capabilities available (while BSR maintains regulatory oversight) and is distributed across suppliers according to capacity.

## Batching - Refurbishment



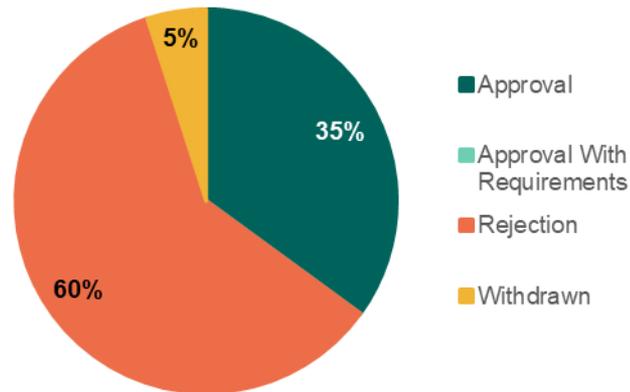
Issued to return :  
Median week

4

Issued to decision:  
Median weeks

6

## New build refurbishments



## Commentary

- As with external remediation, category A refurbishments often require a 'full' multi-disciplinary team (MDT), made up of the three core specialisms (RBI, fire and structural engineers).
- Batching allows us to allocate these refurbishment applications to one or more suppliers who have these capabilities available and is distributed across suppliers according to capacity.

# Innovation Unit resourcing

	Actual as of 20 Jan	Forecast February (mid-month)	Forecast March (mid-month)	Forecast April (mid-month)
Registered Building Inspectors	21	25	26	26
Structural Engineers	13	13	13	13
Fire Engineers	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
- Having met our initial operating capability for the core IU, we are continuing to grow capacity to provide much needed support other application categories such as remediation and also build resilience.