Building control approval application data

December 2025 to February 2026

(all data as of 25/02/2026)
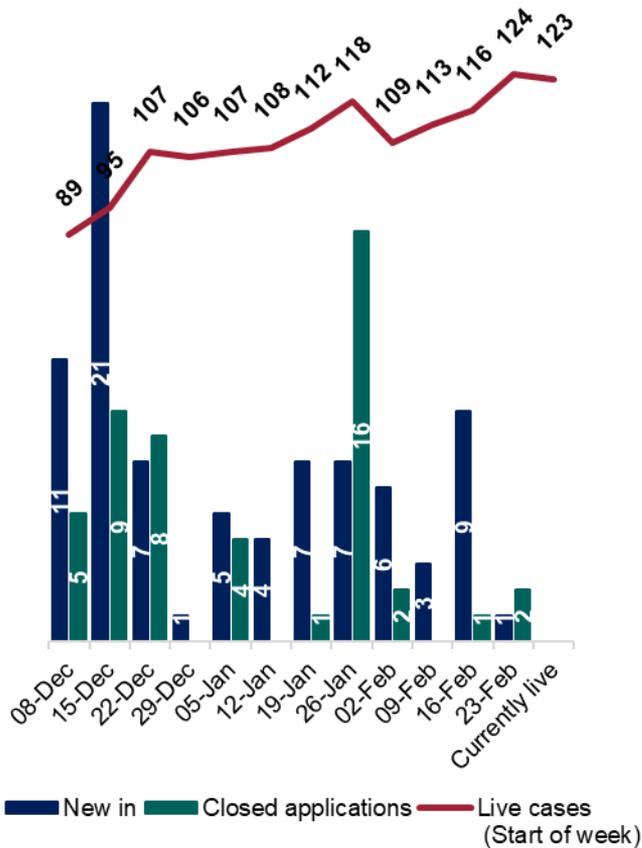
Building Safety Regulator

Legend: Legacy Cases | Innovation Unit | Legacy Transitional Cases

No. of applications

	New Cases Received	Closed applications	Live Cases 01-Oct	Live Cases 25-Feb
Legacy Transitional Cases		3	34	29
Innovation Unit	82	48	27	123
Legacy Cases		57	91	3

No. of units

15,178 → 23,197 → 31,191
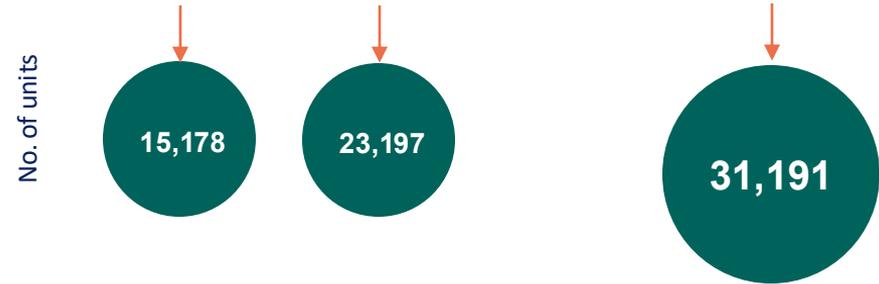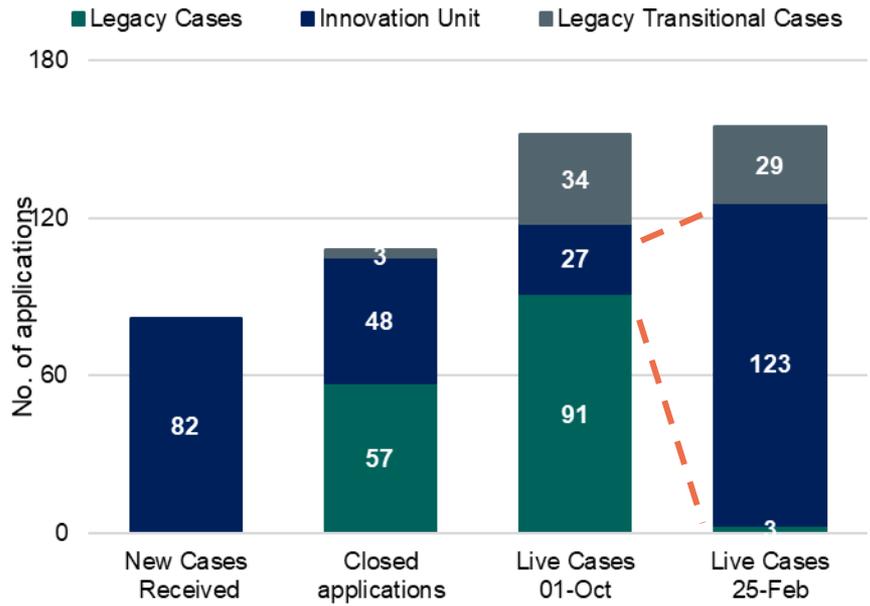
Commentary

- In the 12-week rolling period to 25 February, 108 new build applications have been determined with 82 new applications received.

- Legacy cases have reduced to 3 with 18 long-term cases with significant technical challenges transferred to a complex case category. This is where account managers work closely with applicants to try and progress to a successful outcome and to deliver safe homes.

- In the Innovation Unit (IU), we have changed the calculation method this month to better reflect the application progress. This shows that, for applications that successfully pass validation, the approval rate is currently 33% (up from 30% last month). A further 30% of cases are subject to account management interventions, as we continue to work to reach an approval despite the application progressing beyond 12 weeks.

- Over the past 12 weeks new applications representing 15,178 residential units have been received. Applications representing 23,197 units have been determined, of which 10,514 were approvals. There are currently 31,191 units in live cases.

New in vs Decisions

Live cases line values: 89, 95, 107, 106, 107, 108, 112, 118, 109, 113, 116, 124, 123

Legend:
- New in
- Closed applications
- Live cases (Start of week)

X-axis: 08-Dec, 15-Dec, 22-Dec, 29-Dec, 05-Jan, 12-Jan, 19-Jan, 26-Jan, 02-Feb, 09-Feb, 16-Feb, 23-Feb, Currently live

New in 82	**Live** 123
Decisions made 27	**Invalid applications** 21
% Withdrawn 4%	**Withdrawn weeks** 12
% Rejections 33%	**Rejection weeks** 11
With account manager 30%	**With account manager weeks** 25
% Approval 33%	**Approval weeks** 18
Units approved 2,336	**Units in progress** 26,224

Commentary

- The head of work in the IU has risen slightly to 123. We expect this to rise further before stabilising.

- In response to stakeholder feedback, we have changed our calculation method this month to better show how applications progress:
  - Invalidation numbers are the 'new' applications that have failed validation in the last 12 weeks
  - The percentages of withdrawn, rejections and approvals are then shown as a proportion of the total number of applications that have passed validation

- In total, 11 applications have been approved with the median approval time now at 18 weeks.

- We have seen the median approval time increase to 18 weeks. This is a consequence of applications that have moved into account management post-12 weeks reaching a successful outcome.

- We are accelerating work to drive down approval times through:
  - Enhanced consistency conventions to address areas of technical dispute between experts
  - Exploring third-party independent validation of key design elements
  - Accelerating the onboarding of specialists when needed (for example, geo-spatial engineers or computer modelling specialists)

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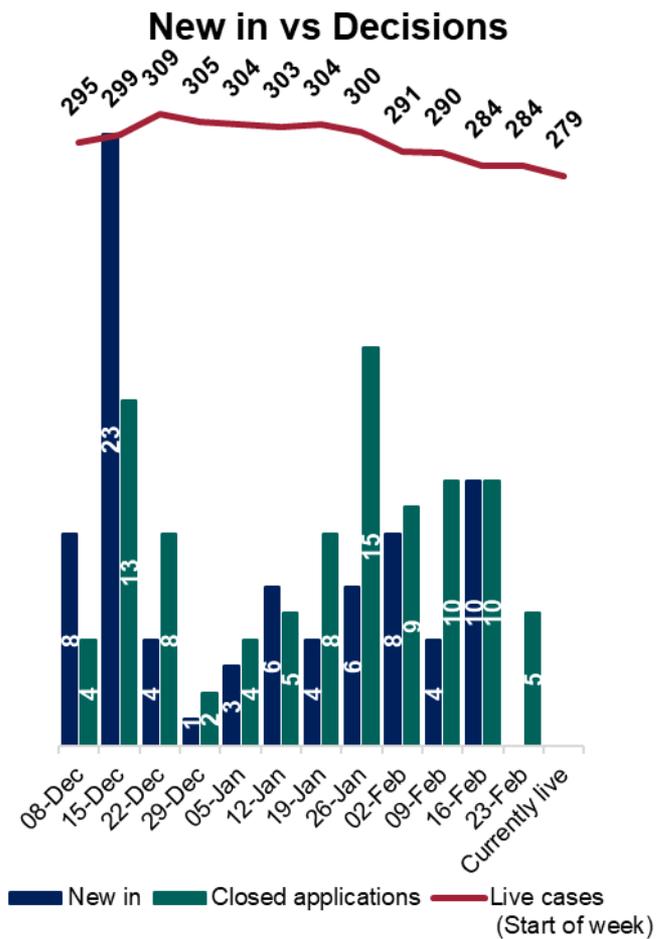
New in vs Decisions
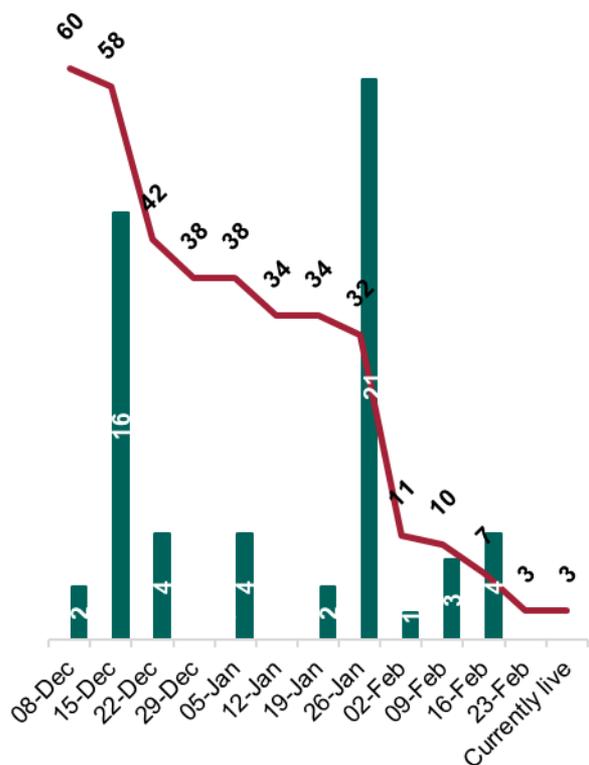
New in
0

Live
3

% Withdrawn
4%

Withdrawn weeks
43

% Rejections
12%

Rejection weeks
36

With account manager
32%

With account manager weeks
37

% Approval
53%

Approval weeks
39

Units approved
7,127

Units in progress
895

Commentary

- The backlog of legacy new build cases has almost been cleared. From 60 at the start of December to just 3 'regular' cases remaining and a small cohort of 18 technically complex applications which are now being dealt with via a complex case process.

- The complex case process allows us to work through particularly challenging technical issues with applicants to try and reach successful outcomes and support the delivery of safe homes.

- This will be the last month that we will report on this category of application in this way.
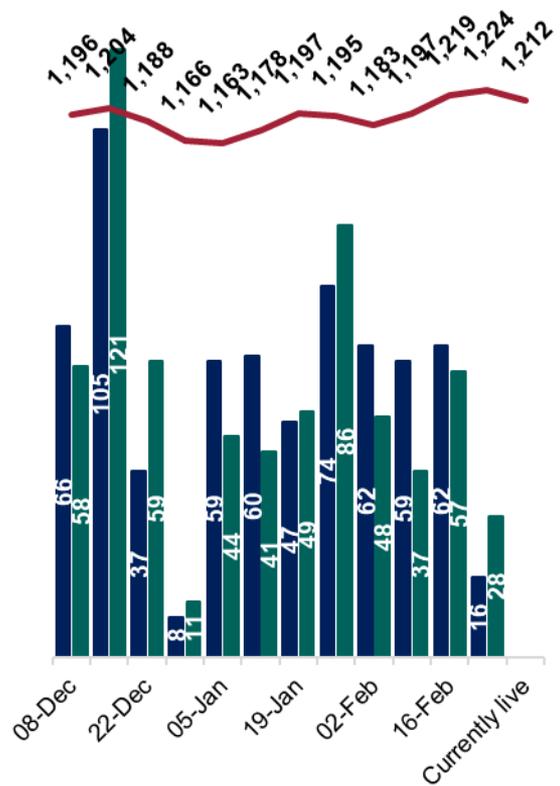
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New in vs Decisions

Values along the line (Live cases, Start of week): 295, 299, 309, 305, 304, 303, 304, 300, 291, 290, 284, 284, 279

Legend: ■ New in ■ Closed applications ━ Live cases (Start of week)

X-axis: 08-Dec, 15-Dec, 22-Dec, 29-Dec, 05-Jan, 12-Jan, 19-Jan, 26-Jan, 02-Feb, 09-Feb, 16-Feb, 23-Feb, Currently live

New in	Live
77	**279**

Decisions made	Invalid applications
86	**7**

% Withdrawn	Withdrawn weeks
9%	**38**

% Rejections	Rejection weeks
38%	**23**

With account manager	With account manager weeks
0%	**- - -**

% Approval	Approval weeks
48%	**31**

Units approved	Units in progress
5,712	**24,282**

Commentary

- The level of approvals has increased slightly to 48% while the average approval time has decreased from 34 to 31 weeks.

- Open remediation cases have declined over the last 12 weeks.

- 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 often missing important elements of detail needed to demonstrate compliance. In response to this, we will be publishing specific remediation guidance in the coming weeks alongside improved feedback and support for applicants.

- This month, we will also introduce a more detailed remediation improvement plan which will set out how we intend to bolster resources, improve processes and work with applicants to improve application quality.

- The batching method continues to be used to support rapid initial assessment of remediation applications.

New in vs Decisions

Chart values (New in / Closed applications / Live cases start of week):

- 08-Dec: 66 / 58 / 1,196
- 15-Dec: 105 / 121 / 1,204
- 22-Dec: 37 / 59 / 1,188
- 29-Dec: 8 / 11 / 1,166
- 05-Jan: 59 / 44 / 1,163
- 12-Jan: 60 / 41 / 1,178
- 19-Jan: 47 / 49 / 1,197
- 26-Jan: 74 / 86 / 1,195
- 02-Feb: 62 / 48 / 1,183
- 09-Feb: 59 / 37 / 1,197
- 16-Feb: 62 / 57 / 1,219
- 23-Feb: 16 / 28 / 1,224
- Currently live: 1,212

Legend: New in | Closed applications | Live cases (Start of week)

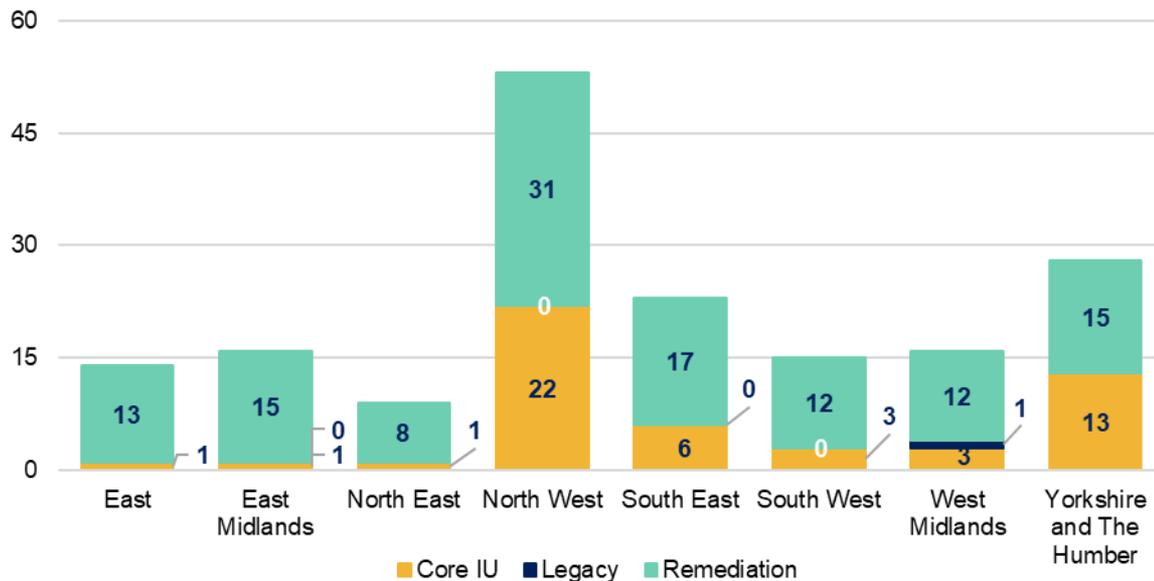|	
New in **655**	Live **1,212**
Decisions made **366**	Invalid applications **273**
% Withdrawn **14%**	Withdrawn weeks **33**
% Rejections **17%**	Rejection weeks **25**
With account manager **7%**	With account manager weeks **33**
% Approval **49%**	Approval weeks **30**

Commentary

- The number of live applications of all categories at gateway 2 remains relatively flat.
- New applications marginally exceeded the number of decisions made over the past 12 weeks with a total of 639 closed applications against 655 new applications.
- Category A and B applications account for circa 75%+ of gateway 2 volume of decisions.

Building Safety Regulator

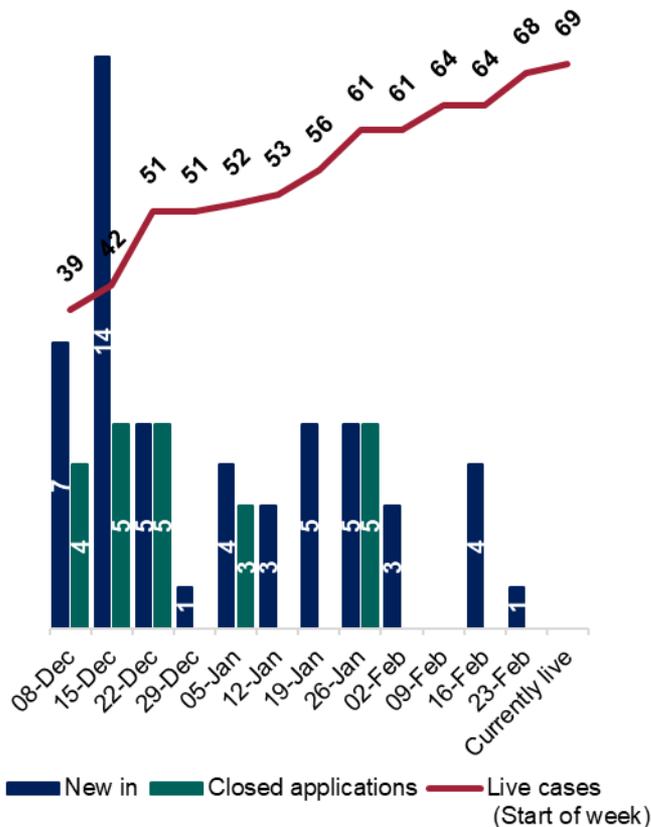## Regional gateway 2 applications
(London)

Regional gateway 2 applications
(rest of country)
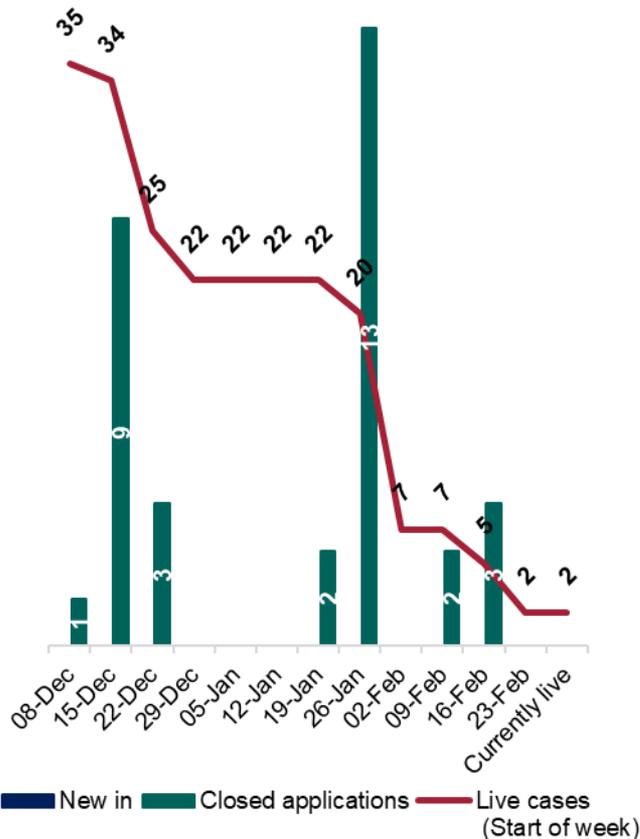
Commentary

• Data as of the 25 February

Building Safety Regulator

New in vs Decisions

Values along line: 39, 42, 51, 51, 52, 53, 56, 61, 61, 64, 64, 68, 69

X-axis: 08-Dec, 15-Dec, 22-Dec, 29-Dec, 05-Jan, 12-Jan, 19-Jan, 26-Jan, 02-Feb, 09-Feb, 16-Feb, 23-Feb, Currently live

Legend: ■ New in ■ Closed applications — Live cases (Start of week)

New in 52	**Live** 69
Decisions made 10	**Invalid applications** 12
% Withdrawn 0%	**Withdrawn weeks** - - -
% Rejections 40%	**Rejection weeks** 13
With account manager 30%	**With account manager weeks** 27
% Approval 30%	**Approval weeks** 12
Units approved 249	**Units in progress** 13,075

Commentary

- Around half of the current live IU applications are in London.
- This also represents around 50% of the overall residential units handled by the IU.
- 10 of the 27 decisions that the IU has made in the last 12 weeks are in London.
- London approval rates are slightly lower than nationally.
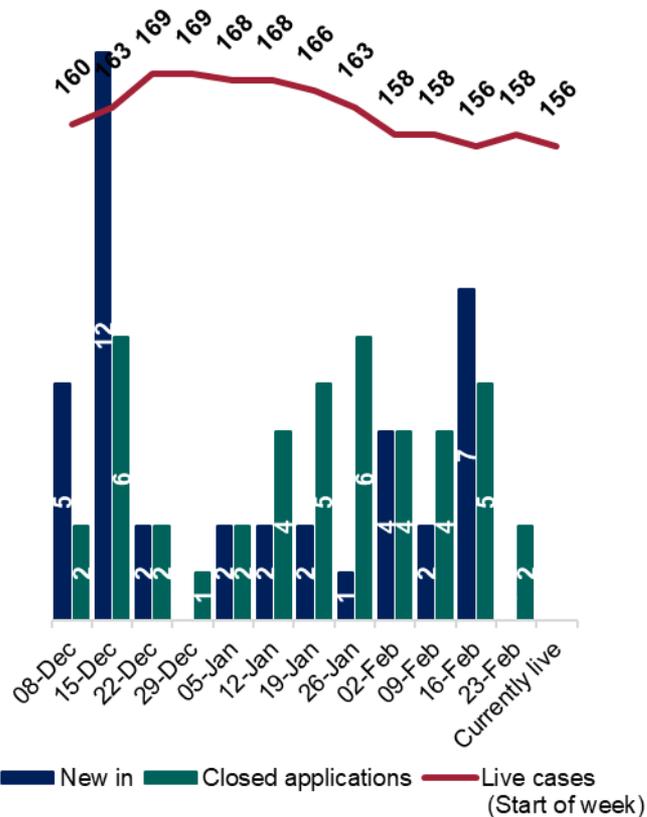
New in vs Decisions

New in **0**	**Live** **2**
% Withdrawn **6%**	**Withdrawn weeks** **43**
% Rejections **12%**	**Rejection weeks** **54**
With account manager **33%**	**With account manager weeks** **37**
% Approval **48%**	**Approval weeks** **44**
Units approved **3,592**	**Units in progress** **749**

Commentary

- Legacy cases in London have reduced sharply, mirroring the national picture.

- From 35 live cases in December 2025, the cohort has reduced to 2, with 12 cases transferred to the complex case category where they will be closely managed.

- 3,592 residential units have been approved.

Legend: New in — Closed applications — Live cases (Start of week)

Building Safety Regulator

New in vs Decisions

Legend: New in | Closed applications | Live cases (Start of week)

New in **39**	Live **156**
Decisions made **41**	Invalid applications **2**
% Withdrawn **15%**	Withdrawn weeks **36**
% Rejections **46%**	Rejection weeks **27**
With account manager **0%**	With account manager weeks **- - -**
% Approval **39%**	Approval weeks **37**
Units approved **3,003**	Units in progress **11,465**

Commentary

- Open remediation cases in London have decreased slightly over the period from 160 to 156.

- 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.

Gateway 2: All categories (London)
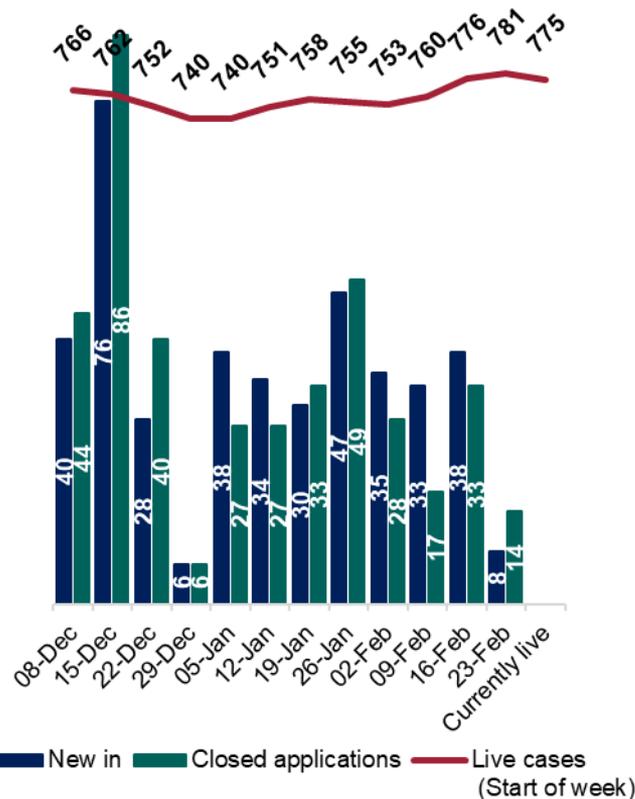
**New in vs Decisions**

New in: 413

Live: 775

Decisions made: 239

Invalid applications: 165

% Withdrawn: 23%

Withdrawn weeks: 49

% Rejections: 31%

Rejection weeks: 27

With account manager: 5%

With account manager weeks: 35

% Approval: 41%

Approval weeks: 29

Commentary

- The number of live London applications of all categories at gateway 2 shows a slight increase, from 766 to 775 over the past 12 weeks.

- A total of 404 applications have been closed, set against 413 new applications received.

- 65% of all decisions across all gateway 2 categories in the past 12 weeks related to London cases

- Category A and B applications account for circa 75%+ of gateway 2 volume of decisions in London
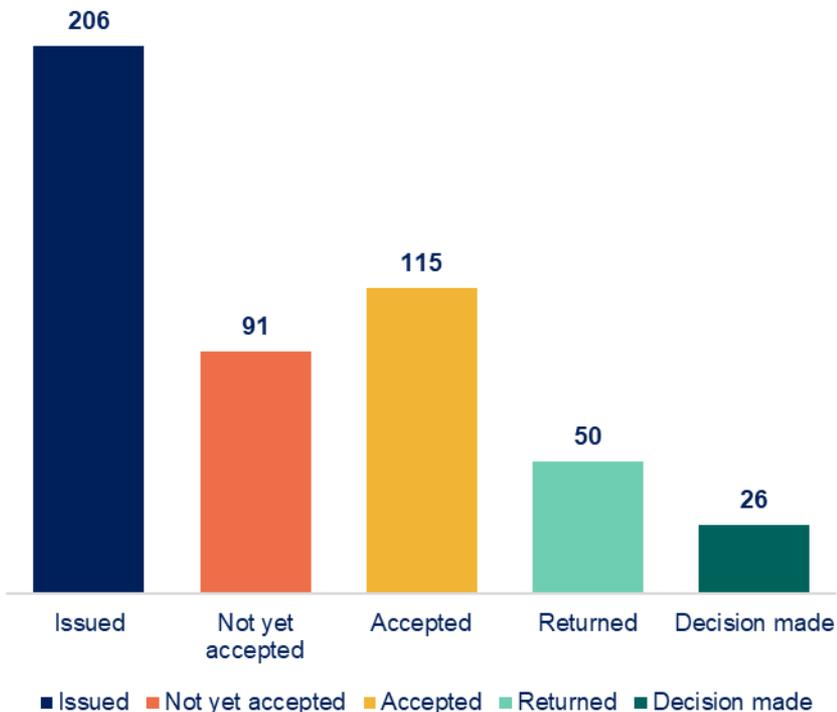
Batching

Batch volumes (cases allocated)
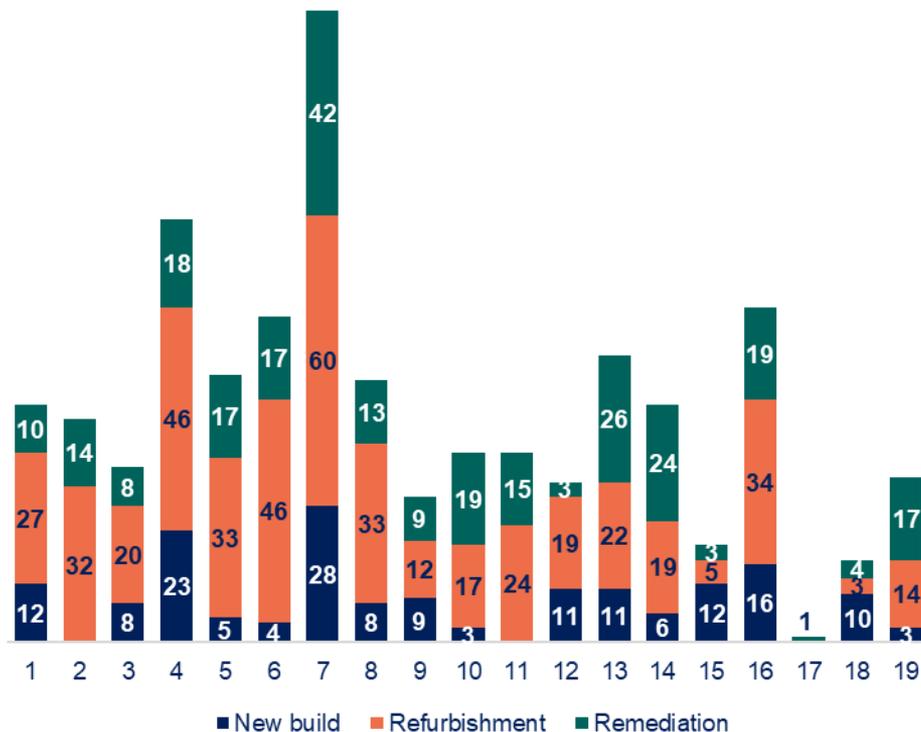
Commentary

- **The data shown in this and following slides is a subset of the overall data shown on earlier sides – for example, batching is part of the overall process, not additional.**

- A pilot batching process was launched during September 2025, 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 2025. Weekly dispatch of subsequent bundles have been, and continue to be, based on supplier capacity.

- Initial processing times for applications allocated to batching is significantly quicker than under the previous model.

- 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.
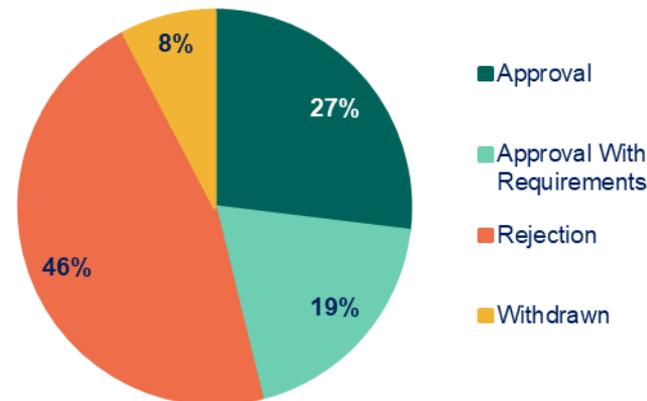
Batching - New builds

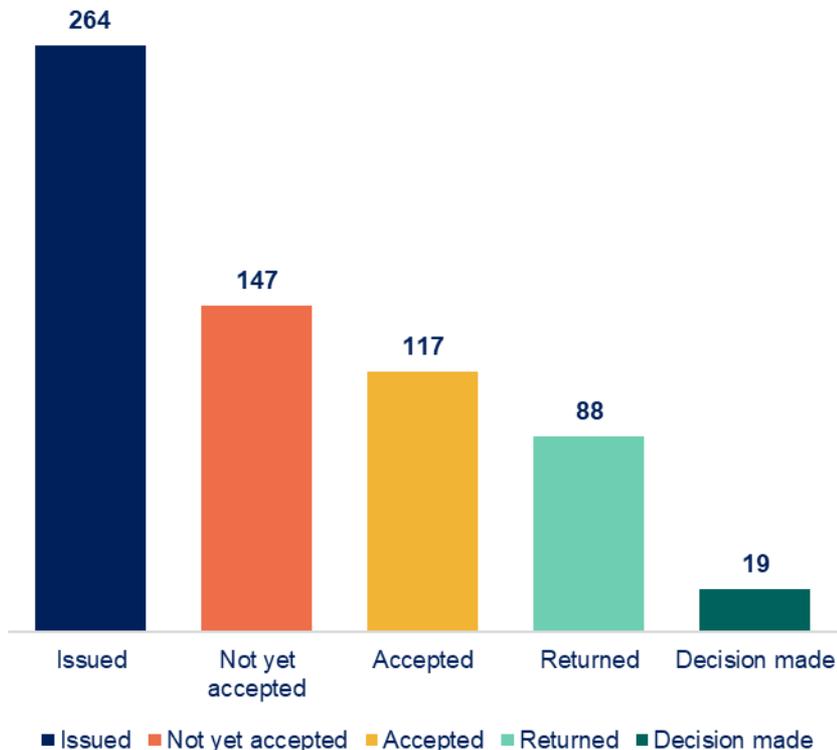|	Issued to return : Median weeks	Issued to decision: Median weeks
	4	**7**

New Build decisions

- Approval — 27%
- Approval With Requirements — 19%
- Rejection — 46%
- Withdrawn — 8%

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.
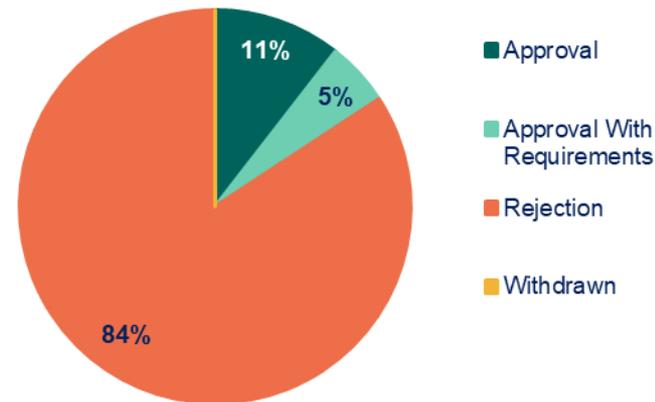
Batching - Remediation

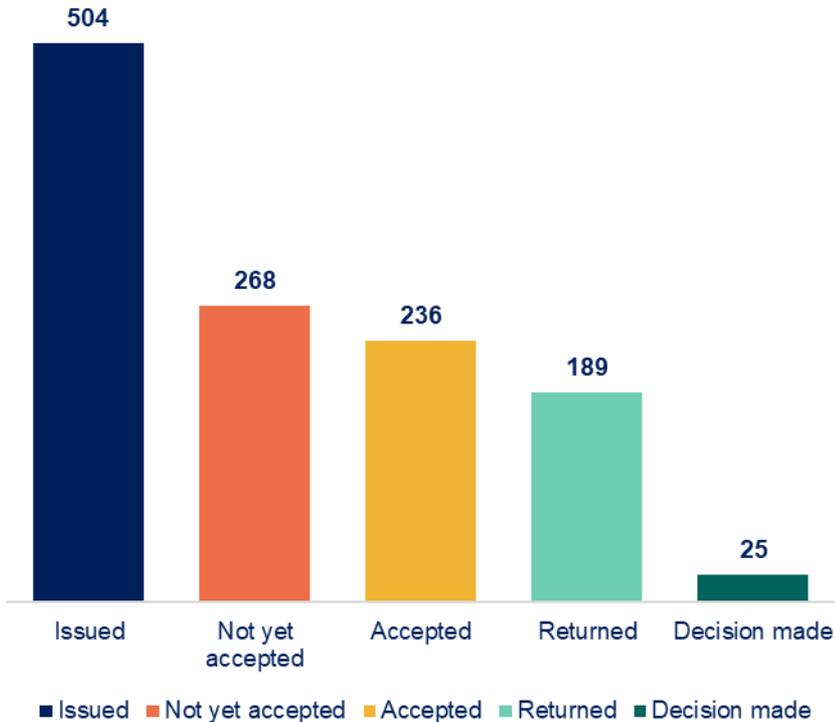| Issued to return : Median weeks	Issued to decision: Median weeks
4	**9**

Remediation decisions

- Approval
- Approval With Requirements
- Rejection
- Withdrawn

Commentary

- External remediation often requires a 'full' MDT, made up of the 3 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.

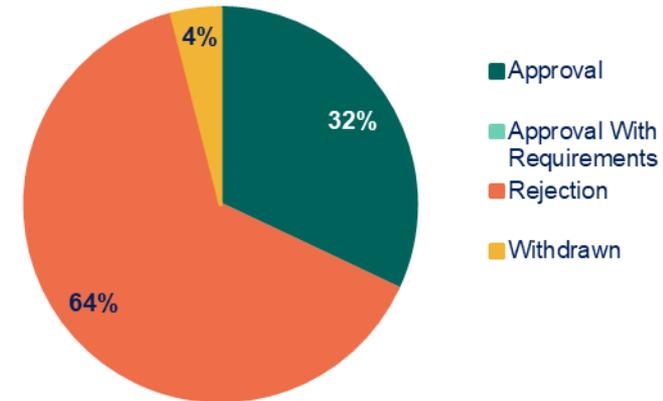# Building control: Batching pilot refurbishments

Batching - Refurbishments

Category	Value
Issued	504
Not yet accepted	268
Accepted	236
Returned	189
Decision made	25

Legend: Issued, Not yet accepted, Accepted, Returned, Decision made

Issued to return : Median week 3

Issued to decision: Median weeks 8

Refurbishment decisions

- Approval — 32%
- Approval With Requirements
- Rejection — 64%
- Withdrawn — 4%

Commentary

- As with external remediation, category A refurbishments often require a 'full' MDT, made up of the 3 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

Gateway 2: Innovation Unit resources

	Actual as of 20 Feb	Forecast March (mid-month)	Forecast April (mid-month)	Forecast May (mid-month)
Registered building inspectors	21	25	26	26
Structural engineers	18	18	18	18
Fire engineers	6.6	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, fire engineer and structural 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 are working to grow capacity to meet demand and to support other application categories such as remediation.