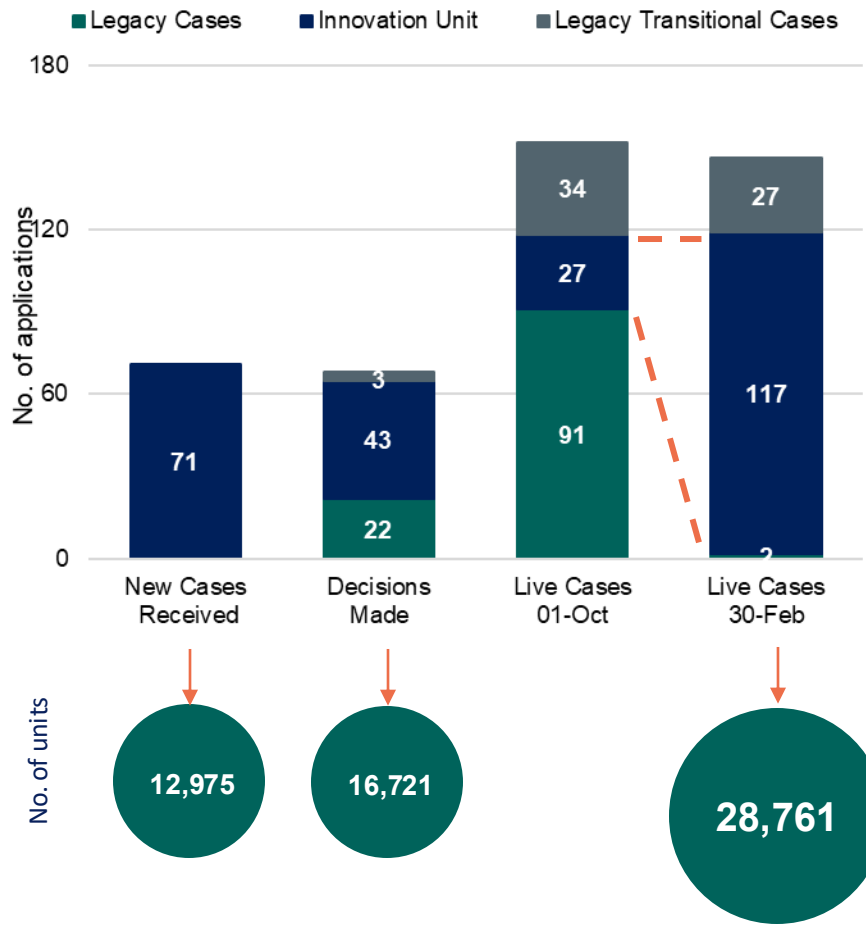


Building control approval application data January to March 2026

(all data as of 29/03/2026)

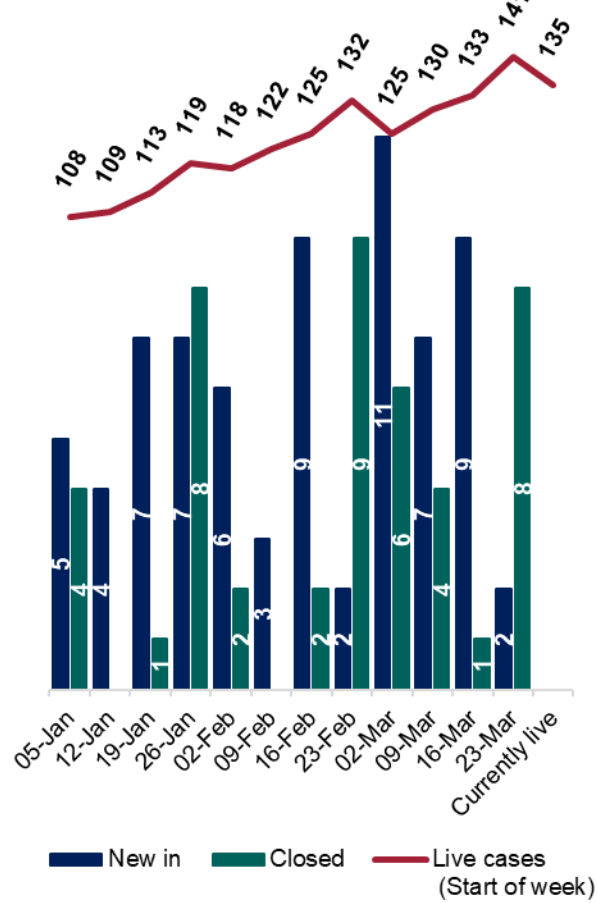
Gateway 2: Priority headline numbers for new build



Commentary

- In the 12-week rolling period to 30 March, 31 new build Innovation Unit (IU) applications have been determined with 72 new applications received. The overall all-time number of approvals has reached 24, up from 11 at the end of February.
- Of the 31 decisions made, 19 were approvals and 12 were rejections. This means that the 12-week rolling approval rate now stands at 61%, significantly up from last month, with a median approval time of 22 weeks.
- Legacy cases have reduced to 2 with 13 long-term cases (down from 18) with significant technical challenges being managed as complex cases category. This is where account managers work closely with applicants to try to achieve a successful outcome and deliver safe homes.
- 18 live new-build cases are deemed complex cases, as we continue to work closely with applicants to reach an approval despite technical challenges.
- Over the past 12 weeks new applications representing 12,975 residential units have been received. This has been outstripped by decisions, with applications representing 16,721 units being determined, of which 10,165 (61%) were approvals. There are currently 28,761 units in live cases.

New in vs Closed

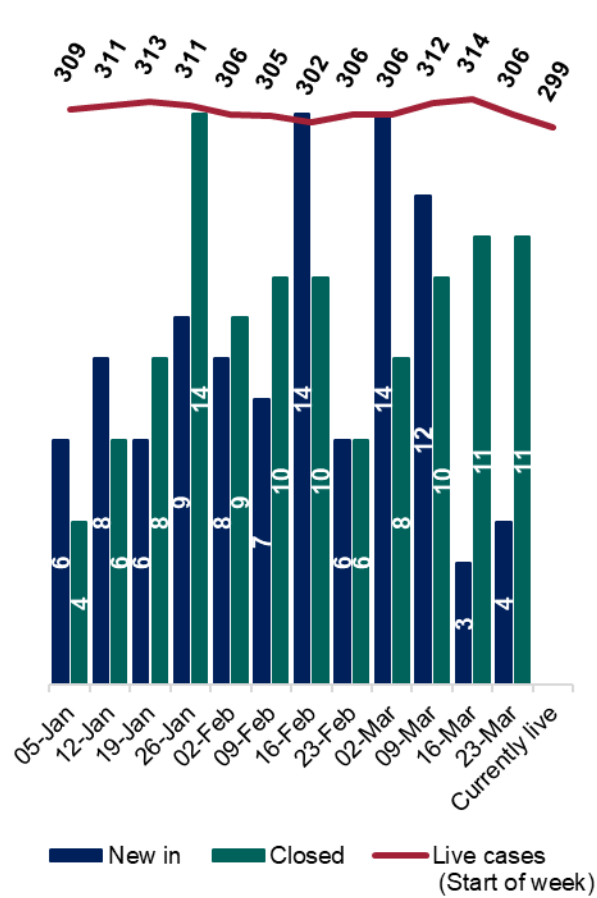


New in 72	Live 135
Decisions made 31	Invalid and withdrawn applications 14
% Rejections 39%	Rejection weeks 17
% Approval 61%	Approval weeks 22
Live complex cases 18	Complex cases approval weeks 36
Units approved 5,477	Units in progress 24,824

Commentary

- Out of 72 applications received over the past 12 weeks, 11 applications were invalidated and 3 withdrawn.
- Of the 31 decisions made, 19 were approvals and 12 were rejections.
- This means that the 12-week rolling approval rate (less invalidations and withdrawals) now stands at 61%, significantly up from last month, with a median approval time of 22 weeks.
- All time IU approvals now stands at 24, more than double the approvals reported at the end of February.
- Complex cases are now tracked separately and, whilst the final decision on a complex case is included in the rejection or approval totals, their median approval time, is tracked separately and is now at 36 weeks.
- We continue to work closely with industry on consistency as we seek to reduce the number of complex cases in the system.
- The head of work in the IU now stands at 135 which is a small rise over the month.
- Live legacy cases have reduced to 2, with 13 long-term complex cases still being managed. These are not reflected in the IU data and are now not being reported on as a separate cohort.

New in vs Closed

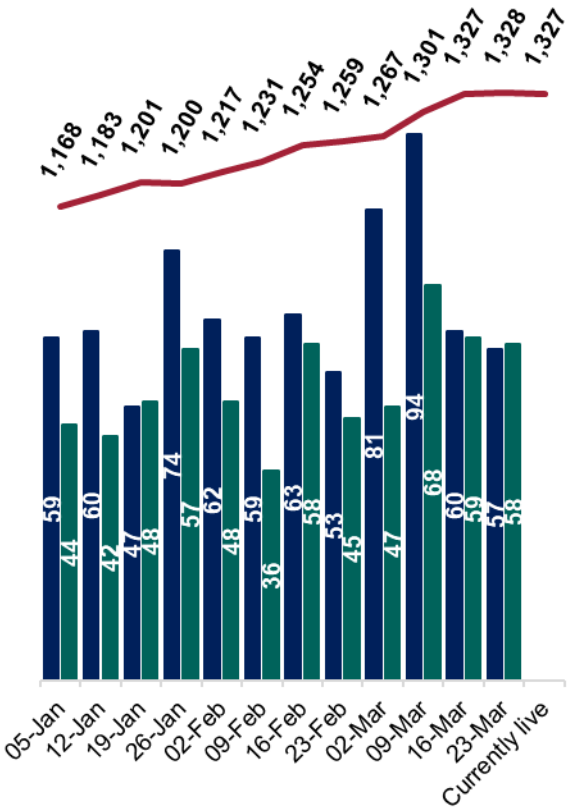


New in 97	Live 299
Decisions made 92	Invalid and withdrawn applications 15
% Rejections 39%	Rejection weeks 27
% Approval 61%	Approval weeks 36
Units approved 6,555	Units in progress 25,921

Commentary

- The 12-week approval rate has risen to 61% with median approval time rising from 31 to 36 weeks as we successful close out older applications which have been in the system for some time.
- Open remediation cases have declined slightly over the last 12 weeks.
- We announced the BSR Remediation Improvement Plan in the past month and have already made progress with fewer than 20 legacy 2024 applications now remaining and approval rates already approaching the >65% target for 2026 due to operational improvements and intensive work to improve applications.
- We also continue to work closely with the sector to help applicants improve the quality of applications and data shows that applications submitted in Q4 2025 are progressing through the system much more rapidly than earlier applications.

New in vs Closed



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

New in 769	Live 1,327
Decisions made 284	Invalid and withdrawn applications 326
% Rejections 33%	Rejection weeks 25
% Approval 67%	Approval weeks 34
Live complex cases 32	Complex cases approval weeks 29

Commentary

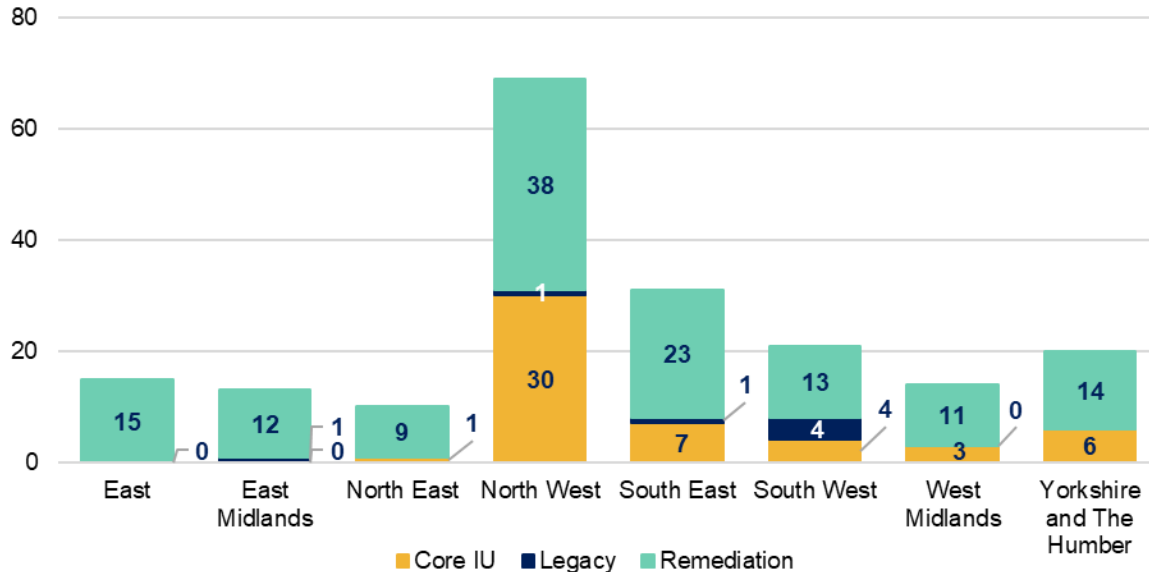
- The number of live applications of all categories at gateway 2 has risen by around 60 (4%) over the last month.
- New applications of all types exceeded the number of decisions made over the past 12 weeks. With a total of 610 closed applications against 769 new applications.
- Category A and B determinations over the past 3 months account for circa 70% of gateway 2 volume of decisions. These applications include all internal refurbishment works as well as NHS applications.

Regional distribution and London

Regional gateway 2 applications (London)



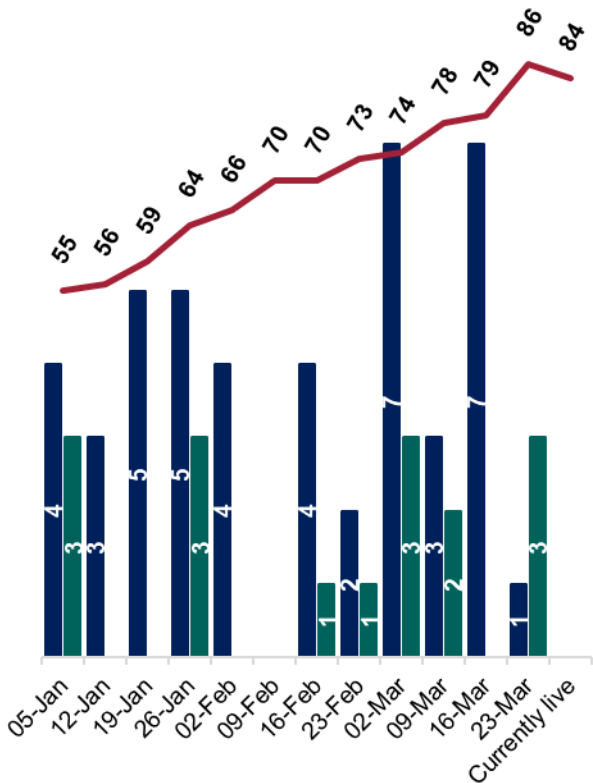
Regional gateway 2 applications (rest of country)



Commentary

- Data as of the 29 March

New in vs Closed



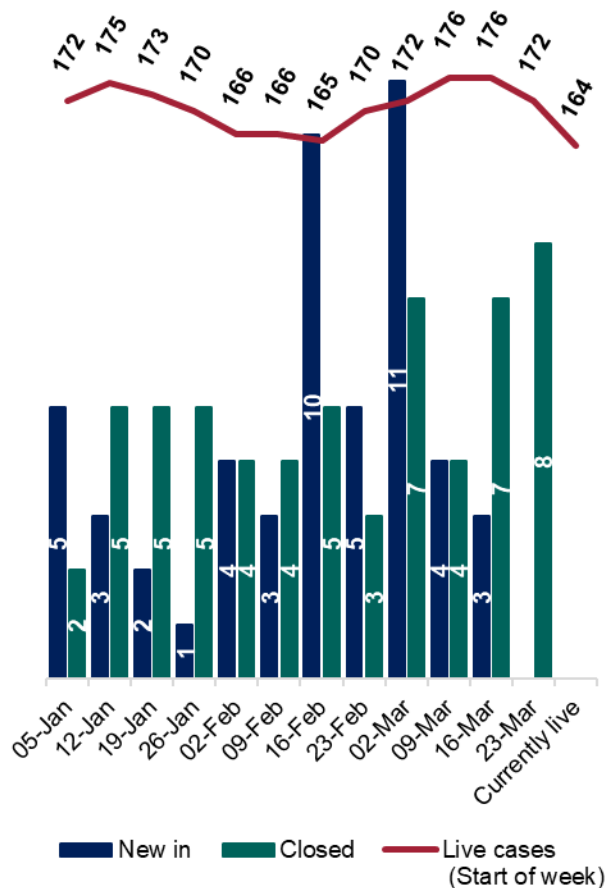
■ New in
 ■ Closed
 — Live cases (Start of week)

New in 45	Live 84
Decisions made 10	Invalid and withdrawn applications 6
% Rejections 10%	Rejection weeks 5
% Approval 90%	Approval weeks 22
Live complex cases 9	Complex cases approval weeks ---
Units approved 2,513	Units in progress 15,100

Commentary

- Around 65% of live IU applications are in London.
- This also represents around 54% of the overall residential units handled by the IU.
- 19 of the 49 decisions that the IU has made in the last 12 weeks are in London.
- London approval rates are significantly higher than nationally at 90% although this high figure specifically reflects significant work to unpick and resolve outstanding complex cases – which is also reflected in longer approval times, rather than representing a trend.

New in vs Closed

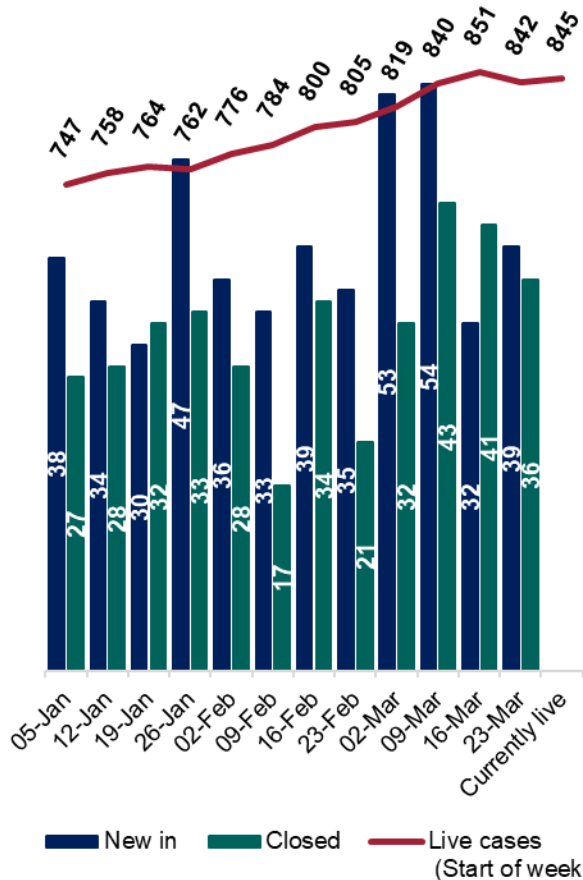


New in 51	Live 164
Decisions made 49	Invalid and withdrawn applications 10
% Rejections 53%	Rejection weeks 27
% Approval 47%	Approval weeks 41
Units approved 2,698	Units in progress 12,558

Commentary

- Open remediation cases in London have decreased slightly over the period from 172 to 164.
- We announced the BSR Remediation Improvement Plan in the past month. We have already made progress with fewer than 20 legacy 2024 applications now remaining and approval rates already approaching the >65% target for 2026.
- London approval rates of 47% are slightly lower than nationally

New in vs Closed



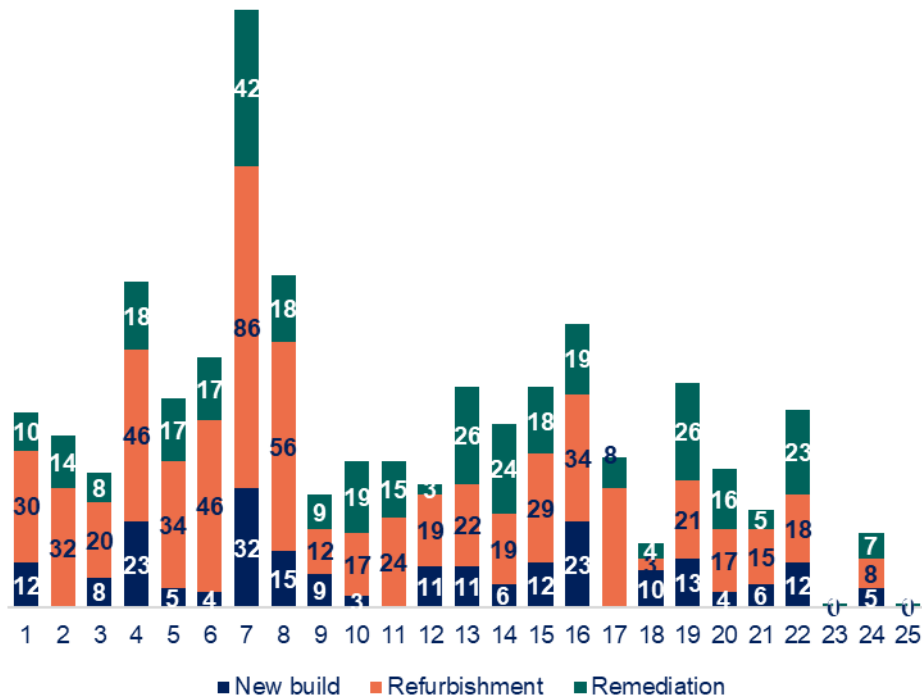
New in 470	Live 845
Decisions made 177	Invalid and withdrawn applications 195
% Rejections 36%	Rejection weeks 27
% Approval 64%	Approval weeks 35
Live complex cases 16	Complex cases approval weeks - - -

Commentary

- The number of live London applications of all categories at gateway 2 shows an increase, from 747 to 845 over the past 12 weeks.
- A total of 372 applications have been closed, set against 470 new applications received.
- 62% of all decisions across all gateway 2 categories in the past 12 weeks related to London cases.
- Category A and B determinations in London over the past 3 months account for circa 75% of gateway 2 volume of decisions. These applications include all internal refurbishment works as well as NHS applications.

Batching

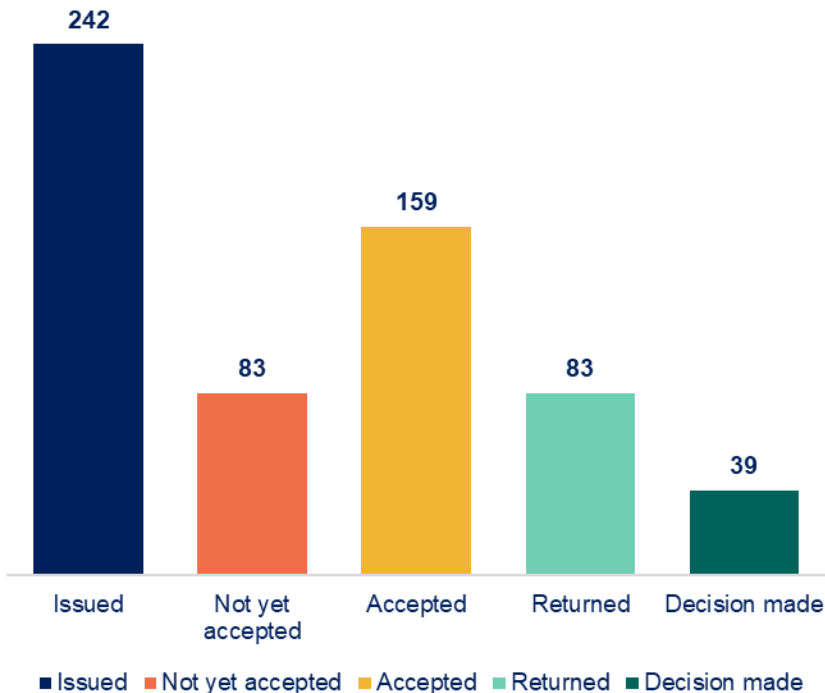
Batch volumes (cases allocated)



Commentary

- 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.
- A pilot batching process was launched during September 2025, acknowledging that the original multidisciplinary 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



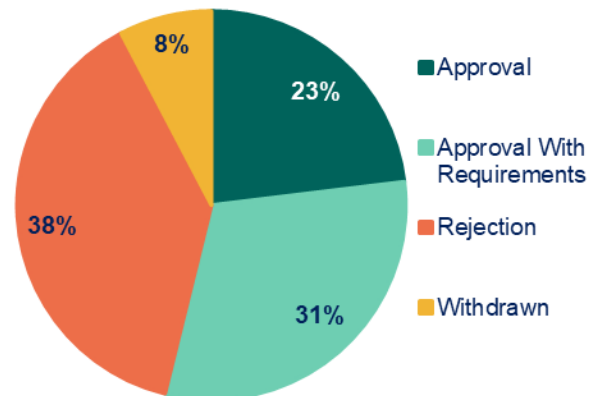
Issued to return:
Median weeks

4

Issued to decision:
Median weeks

9

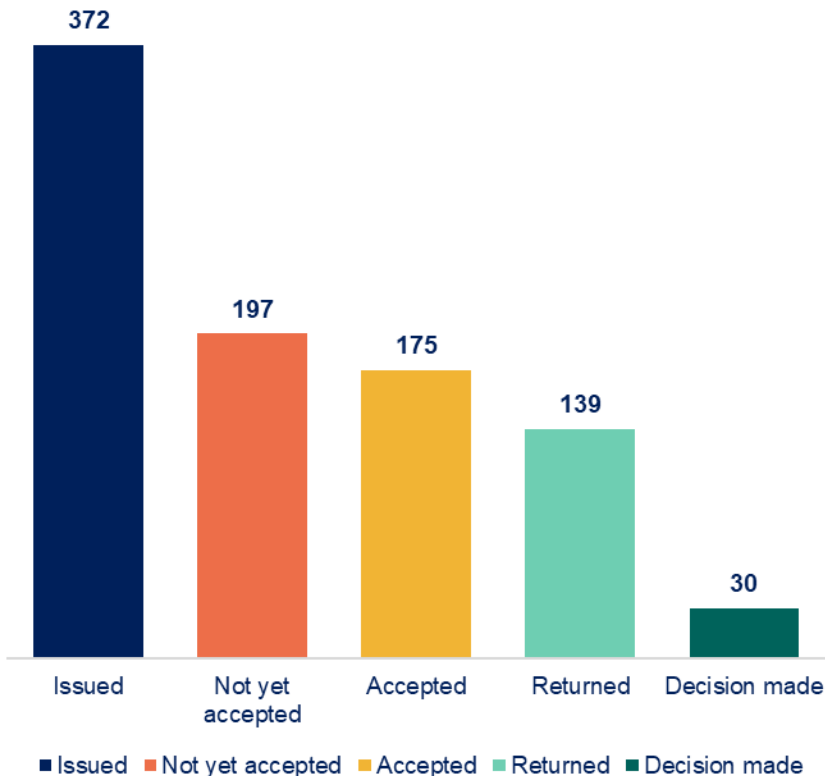
New Build decisions



Commentary

- Batching in new builds is being used to support only part of the overall building control application with most 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.
- Approvals (or approval with requirements) for batching assessments relating to new build decisions sit at 54%.

Batching - Remediation



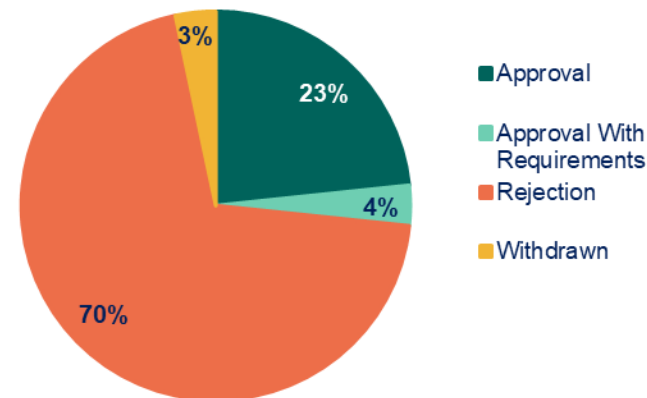
Issued to return:
Median weeks

4

Issued to decision:
Median weeks

10

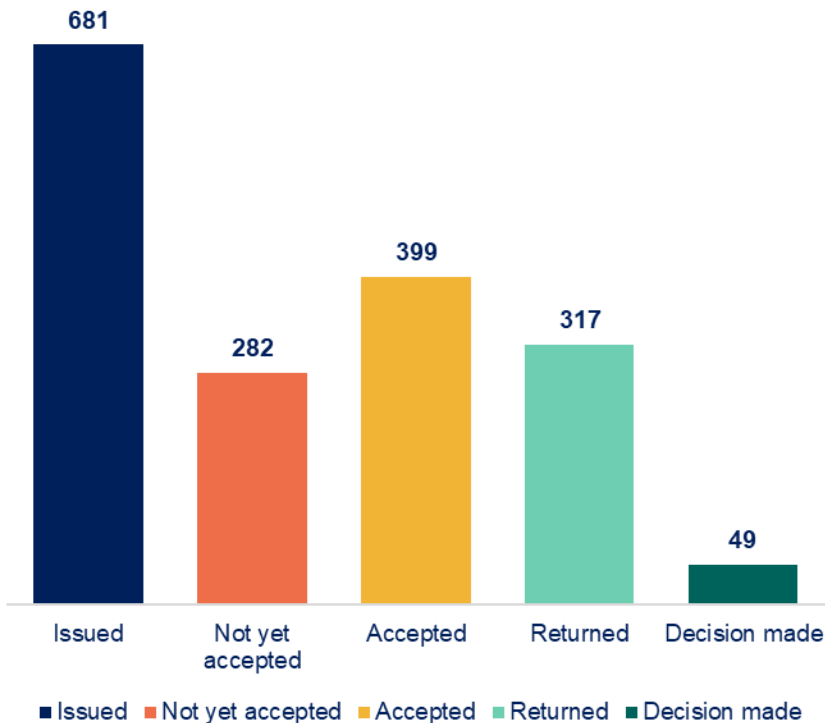
Remediation decisions



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.
- 27% approvals (including with requirements) reflects the complexities with remediation applications.

Batching - Refurbishments



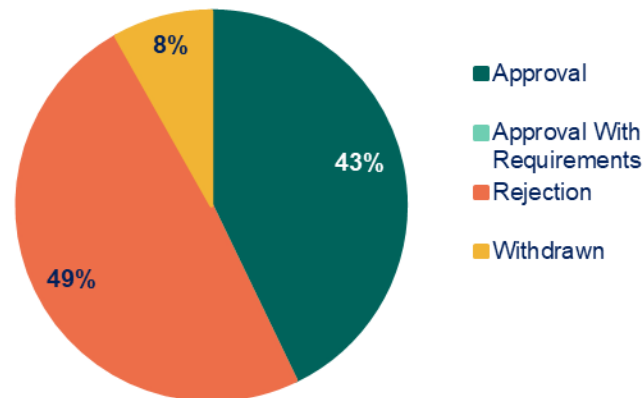
Issued to return:
Median week

4

Issued to decision:
Median weeks

10

Refurbishment decisions



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

	Actual as of 26 Mar	Forecast April (mid-month)	Forecast May (mid-month)	Forecast June (mid-month)
Registered building inspectors	21	24	30	35
Structural engineers	17	20	22	24
Fire engineers	7.2	8	10	14

*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, including supporting with additional HR resource to support this.