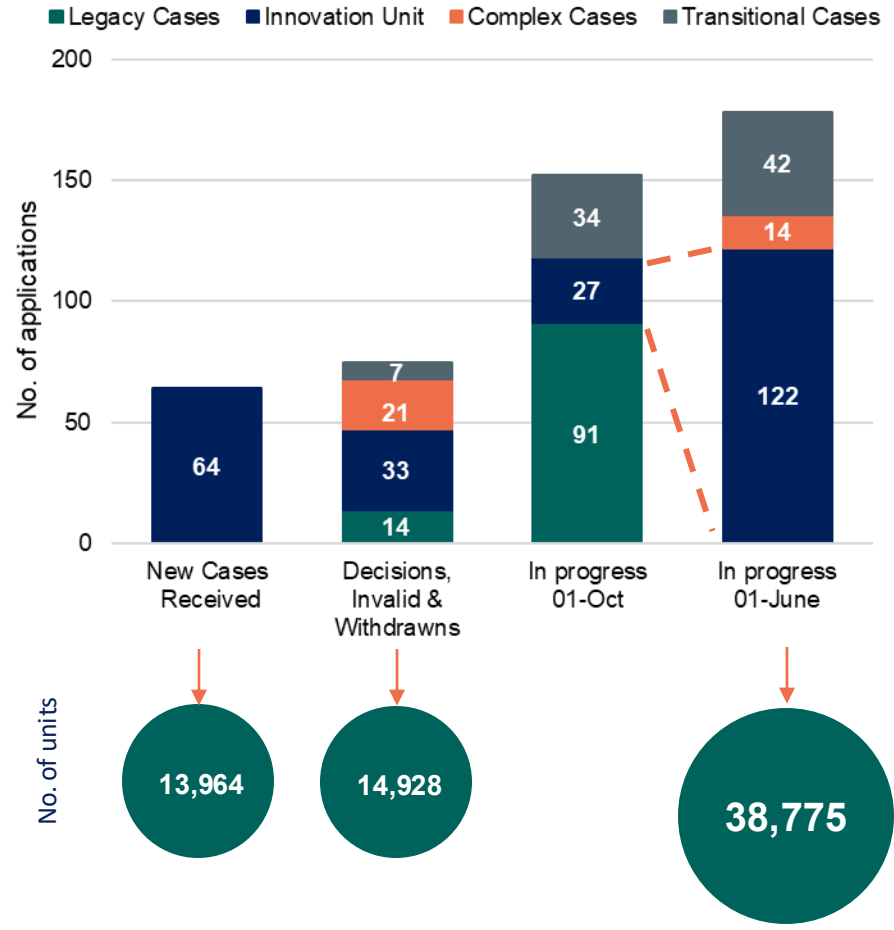


Building control approval application data March to May 2026

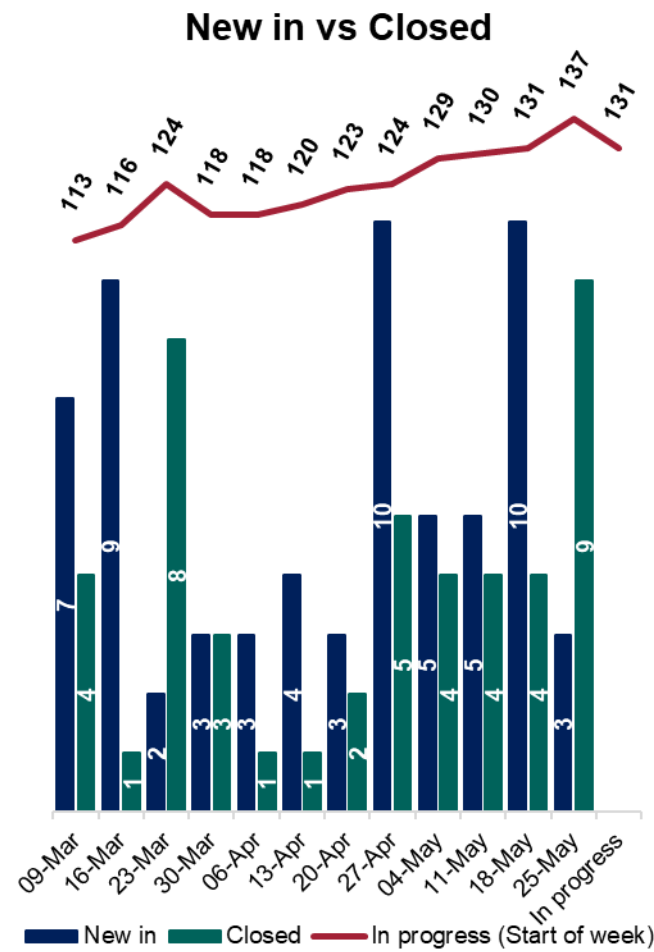
(all data as of 30 May 2026)

Gateway 2: Priority headline numbers for new build



Commentary

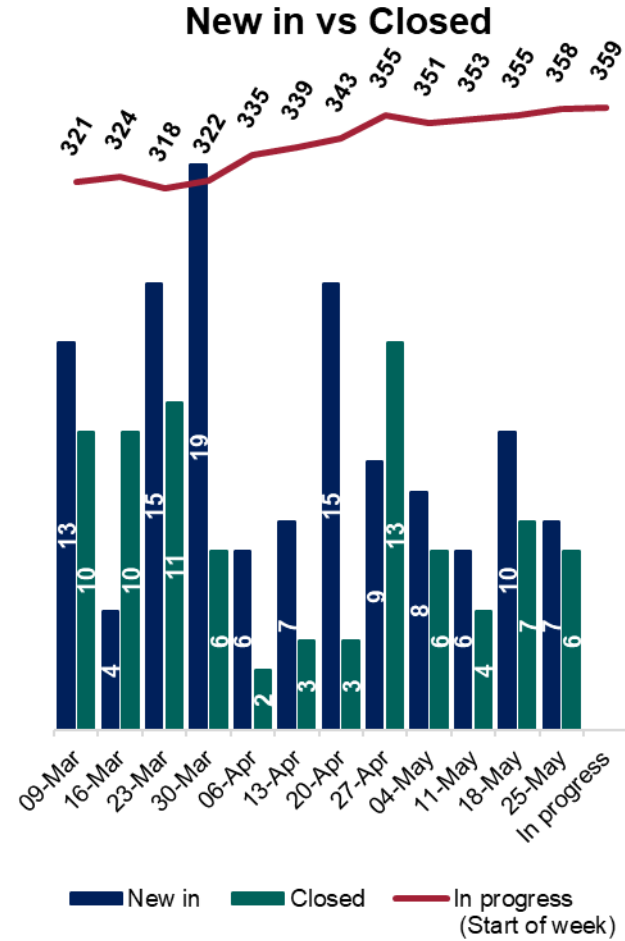
- In the 12-week rolling period to 29 May, 31 new build Innovation Unit (IU) applications have been determined with 64 new applications received. The number of approvals since the data series began has reached 43.
- Of the 31 decisions made in the 12-week rolling period, 28 were approvals and 3 were rejections. This means that the 12-week rolling approval rate now stands at 90%, with a median approval time of 22 weeks, reflecting the significant effort to work through issues and to enable safe homes.
- We have reduced the number of legacy, long-term cases to 5. These have significant technical challenges and have been managed as 'complex cases' since February. This is where account managers work closely with applicants to try to achieve a successful outcome.
- 9 in progress IU cases are deemed complex cases, as we continue to work closely with applicants to reduce rejections and reach an approval despite technical challenges.
- Transitional cases now stand at 42, reflecting our acceptance of projects that were previously managed by Assent Building Control which ceased trading in late 2025.
- Over the past 12 weeks new applications for 13,964 residential units have been received. This has been outstripped by decisions, with applications for 14,928 units being determined, of which 9,499 (64%) were approvals. There are currently 38,775 units in in progress cases.



New in 64	In progress 131
Decisions made 31	Invalid and withdrawn applications 15
% Rejections 10%	Rejection weeks 28
% Approval 90%	Approval weeks 22
In progress complex cases 9	Complex cases approval weeks 33
Units approved 3,002	Units in progress 30,369

Commentary

- Out of 64 applications received over the past 12 weeks, 8 applications were invalidated and 7 withdrawn.
- Of the 31 decisions made, 28 were approvals and 3 were rejections.
- This means that the 12-week rolling approval rate (not including invalidations and withdrawals) has risen to 90% with the median approval time remaining at 22 weeks.
- IU approvals now stand at 43 in total.
- Complex cases are now tracked separately and, whilst the final decision is included in the rejection or approval totals, their median approval time is now at 33 weeks.
- We continue to work closely with industry on a shared understanding of compliance as we seek to reduce the number of complex cases in the system.
- New applications have been received at an average rate of around 6 per week over the past 12 weeks, which, using the current median determination period of 22 weeks suggests that our head of work should be 130 to 140, plus a small number of complex cases.
- The overall combined head of work reflects that expectation - currently sitting at 131, having risen slowly over the past 3 months.

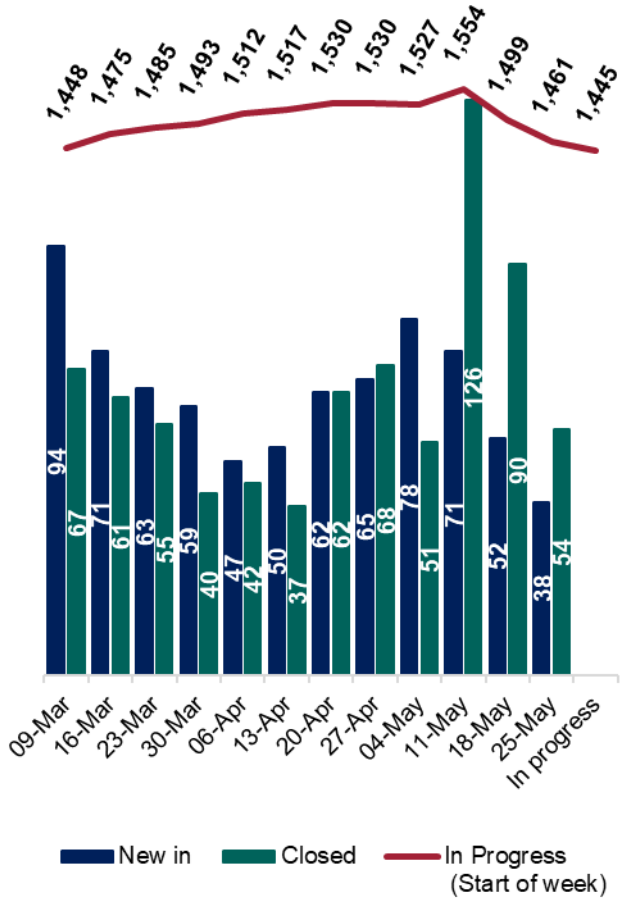


New in 119	In progress 359
Decisions made 67	Invalid and withdrawn applications 14
% Rejections 21%	Rejection weeks 32
% Approval 79%	Approval weeks 39
Units approved 5,030	Units in progress 32,340

Commentary

- The 12-week approval rate has risen to 79% with the median approval time falling to 39 weeks as we successfully make decisions on older applications which have been in the system for some time.
- 16 legacy applications made in 2024 now remain, and approval rates in 2026 have exceeded the 65% target. A further 10 of the legacy 2024 applications are on track to be determined in June.
- We also continue to work closely with the sector to help applicants improve the quality of applications and data shows that applications submitted in October to December 2025 are progressing through the system faster than earlier applications. However, the average approval time in weeks based on the rolling total includes older 2024 to 2025 applications being cleared, hence the high figure.
- We have already published updated guidance for applications and more detailed resources focusing on common issues that result in rejection will be published in the coming weeks.

New in vs Closed



New in 750	In progress 1,445
Decisions made 358	Invalid and withdrawn applications 396
% Rejections 25%	Rejection weeks 25
% Approval 75%	Approval weeks 32
In progress complex cases 14	Complex cases approval weeks 33

Commentary

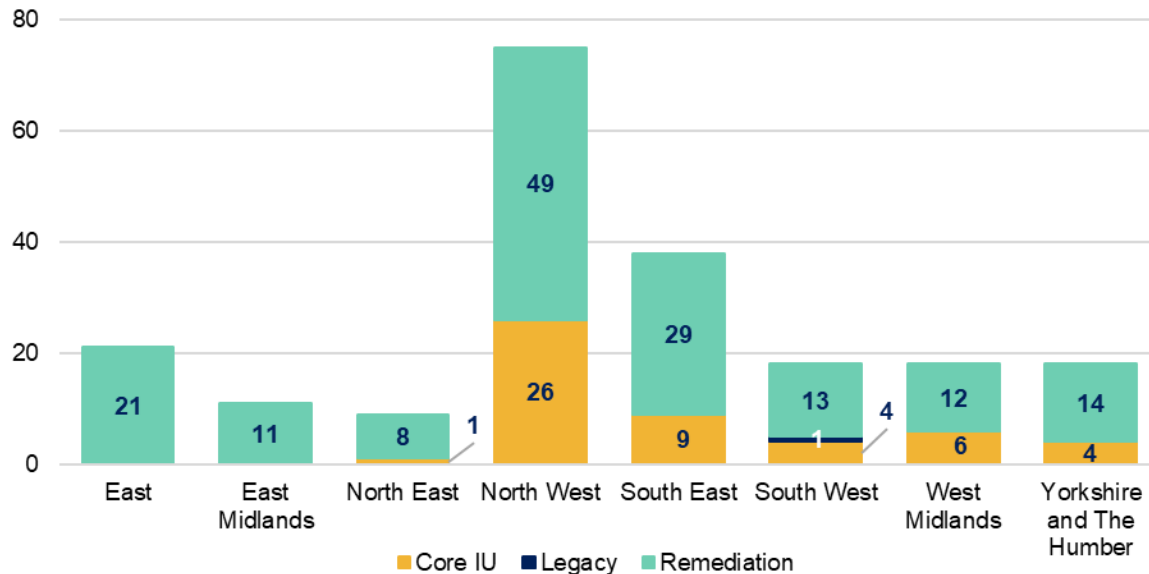
- The overall approval rate for applications of all categories has risen to 75%.
- The number of 'in progress' applications of all categories at gateway 2 has fallen by more than 100 over the last month.
- Decisions exceeded the number of new applications over the past 12 weeks. With a total of 754 closed applications against 750 new applications.
- Category A and B determinations over the past 3 months account for circa 67% 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)



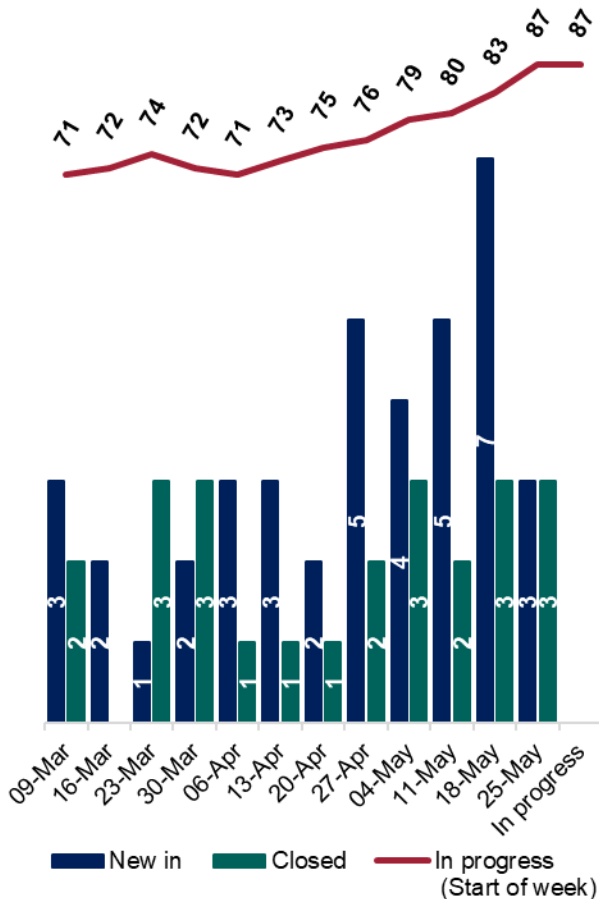
Regional gateway 2 applications (rest of country)



Commentary

- Data as of the 30 May 2026.

New in vs Closed

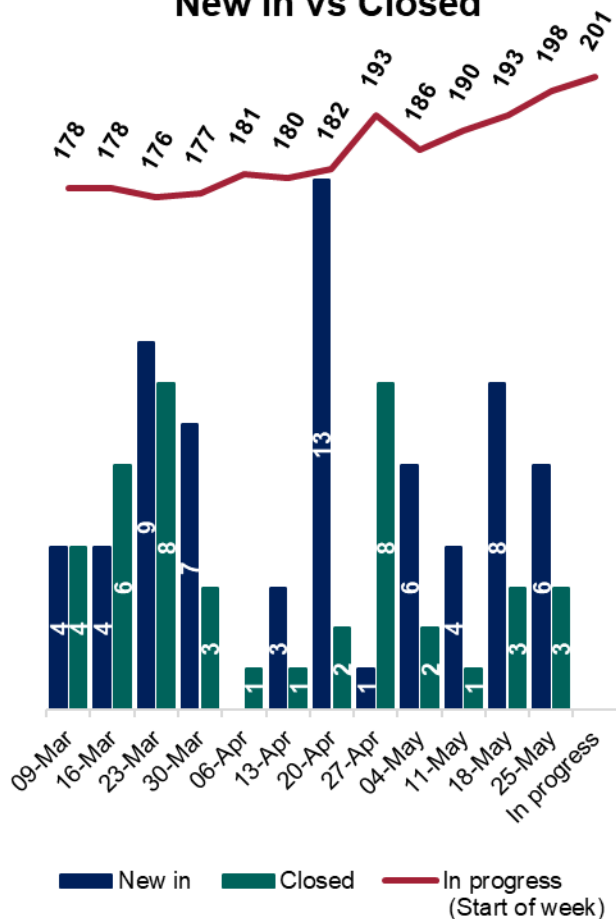


New in 40	In progress 87
Decisions made 19	Invalid and withdrawn applications 5
% Rejections 0%	Rejection weeks - - -
% Approval 100%	Approval weeks 22
In progress complex cases 3	Complex cases approval weeks 35
Units approved 2,109	Units in progress 17,486

Commentary

- Around 66% of in progress IU applications are in London.
- This also represents around 58% of the overall residential units handled by the IU.
- 19 of the 31 decisions that the IU has made in the last 12 weeks are in London.
- London approval rates are 100%, significantly higher than nationally. This figure reflects significant work to resolve outstanding complex cases.
- Approval time for non-complex cases matches the national average of 22 weeks.

New in vs Closed

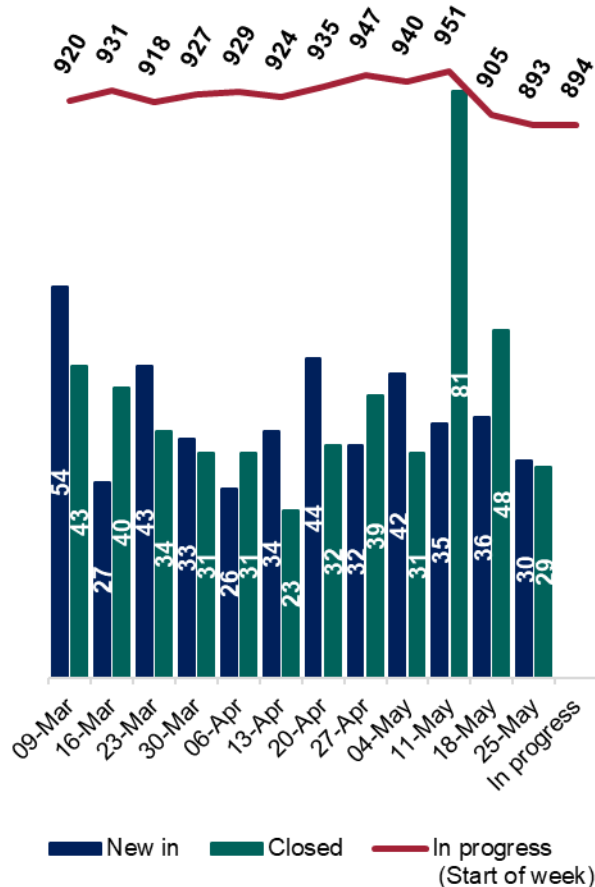


New in 65	In progress 201
Decisions made 36	Invalid and withdrawn applications 6
% Rejections 33%	Rejection weeks 32
% Approval 67%	Approval weeks 51
Units approved 1,294	Units in progress 17,597

Commentary

- Open remediation cases in London have increased over the period from 178 to 201.
- We announced the BSR remediation improvement plan in April 2026. We have already made progress with 16 legacy 2024 applications now remaining, down from 42 at the start of 2026.
- 2026 approval rates already exceed the greater than 65% target for 2026 at 67%.
- London approval rates of 67% are slightly lower than they are nationally.

New in vs Closed



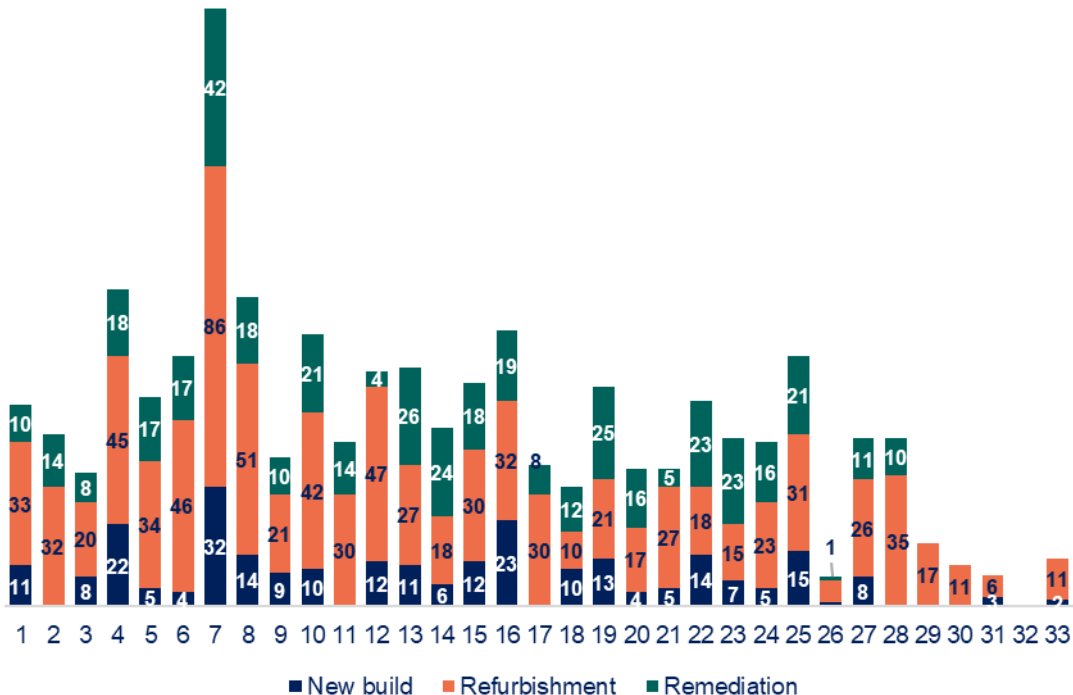
New in 436	In progress 894
Decisions made 234	Invalid and withdrawn applications 238
% Rejections 21%	Rejection weeks 28
% Approval 79%	Approval weeks 33
In progress complex cases 7	Complex cases approval weeks 35

Commentary

- The number of in progress London applications of all categories at gateway 2 has decreased slightly over the past month, from 951 to 894.
- A total of 472 applications have been closed, set against 436 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 determinations in London over the past 3 months account for circa 73% of gateway 2 volume of decisions in London. These applications include all internal refurbishment works as well as NHS applications.

Batching

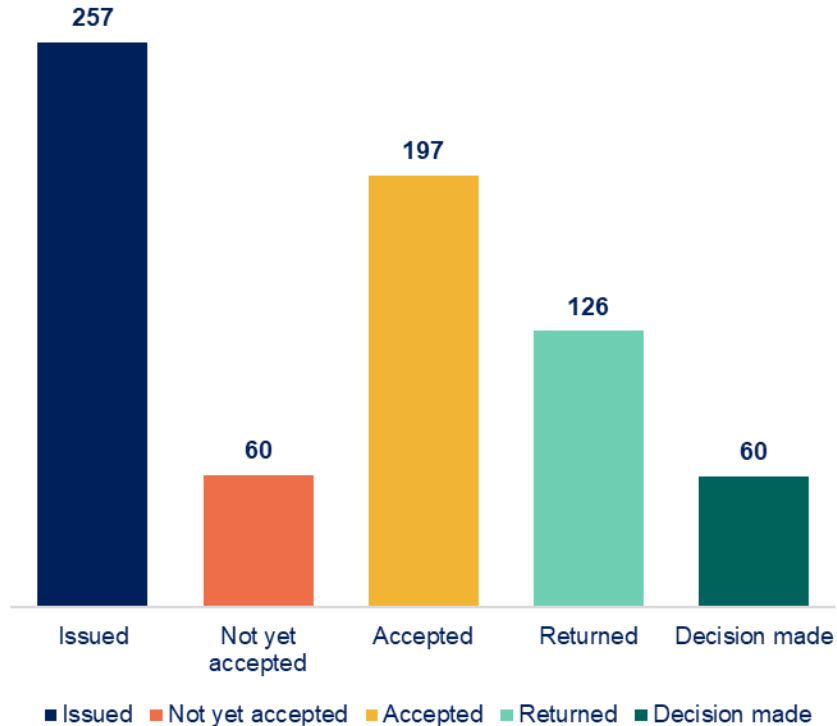
Batch volumes (cases allocated)



Commentary

- **Batching is part of the overall process, not additional. So, the data shown in this and following slides is a subset of the data shown on earlier sides.**
- This 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 is based on supplier capacity.
- 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.
- New submissions have dropped off in recent weeks as suppliers are at capacity with earlier batching work and we have grown our in-house multidisciplinary team (MDT) capacity.

Batching - New builds



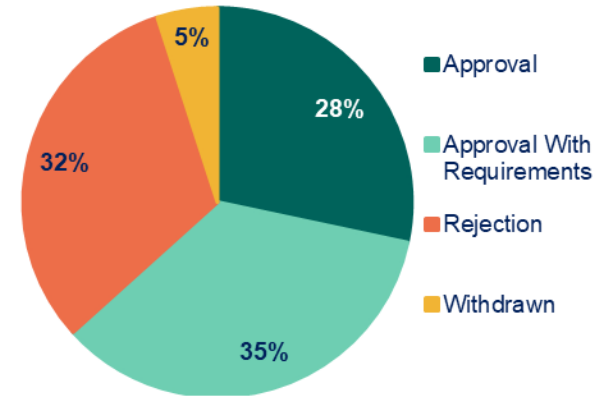
Issued to return:
Median weeks

5

Issued to decision:
Median weeks

12

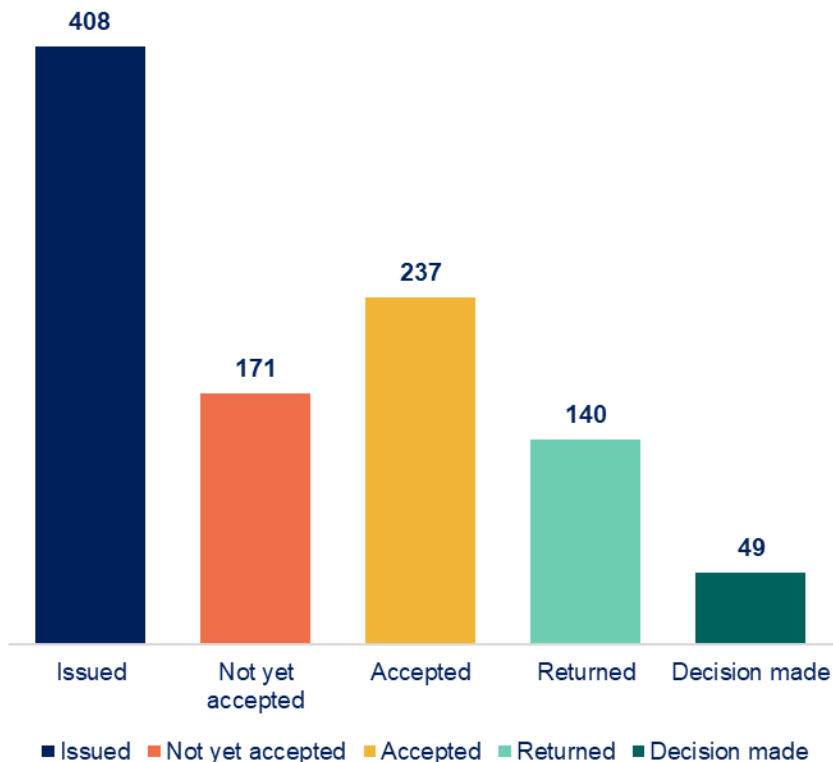
New Build decisions



Commentary

- Batching in new builds is being used to support only some building control applications. Most are 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 56%.

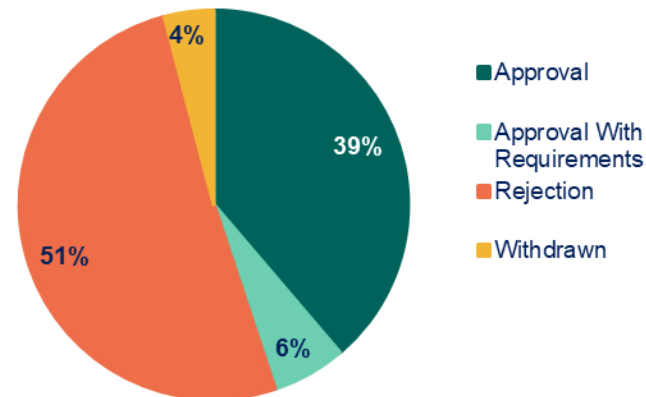
Batching - Remediation



Issued to return:
Median weeks
4

Issued to decision:
Median weeks
14

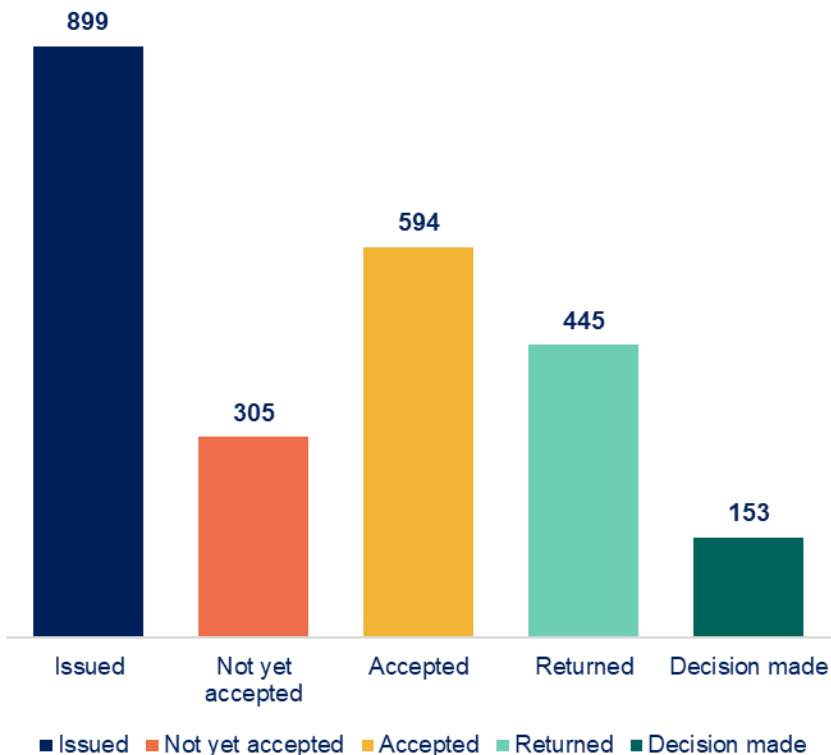
Remediation decisions



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.
- Batching is proving effective in speeding up early assessment and decision, which means rejections are coming through more strongly as approvals typically take longer. The steady-state approval rates on slides 4 and 9 are therefore more representative.

Batching - Refurbishments



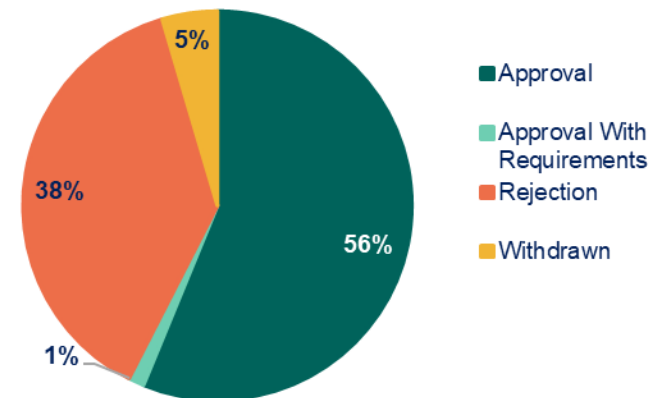
Issued to return:
Median week

4

Issued to decision:
Median weeks

13

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.
- Batching is proving effective in speeding up early assessment and decision, which means rejections are coming through more strongly as approvals typically take longer. The overall Gateway 2 steady-state approval rates on slides 5 and 10 are therefore more representative.

Innovation Unit resourcing

	Actual as of 31 May	Forecast June	Forecast July	Forecast Aug
Registered building inspectors	20.7	24.3	31.0	32.0
Structural engineers	18.2	18.2	22.2	22.0
Fire engineers	8.0	8.5	9.0	9.4

*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 RBIs are the scarcest professional resource.
- 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 enable this. Increasing capacity remains both a priority and a challenge for BSR.

Data tables

	National			London		
	Innovation Unit	Remediation	All categories	Innovation Unit	Remediation	All categories
In progress	131	359	1,445	87	201	894
New in	64	119	750	40	65	436
Decisions made	31	67	358	19	36	234
Invalid and withdrawn	15	14	396	5	6	238
Rejections	2	14	88	0	12	50
Complex rejections	1	0	1	0	0	0
Rejection %	10%	21%	25%	0%	33%	21%
Rejection weeks	28	32	25	N/A	0	28
Approvals	16	53	249	12	24	174
Complex approvals	12	0	20	7	0	10
Approval %	90%	79%	75%	100%	67%	79%
Approval weeks	22	39	32	22	51	33
Complex approval weeks	33	-	33	35	-	33
In progress units	30,369	32,340	-	17,486	17,597	-
Approved units	3,002	5,030	-	2,109	1,294	-