

Building control approval application data April to June 2026

(all data as of 28 June 2026)

This is an updated and expanded dataset for our June data publication.

As in previous months, this Building Safety Regulator (BSR) dataset includes information relating to gateway 2 performance, with the London area performance separate.

New information this month includes:

1. A new opening slide showing a summary of gateway 2 applications across all categories, with internal refurbishment as a separate category for the first time.
2. New detailed gateway 2 slides for internal refurbishment and transitional applications.
3. A change to the London versus regional breakdown to show all categories of application.
4. A revised resourcing slide showing the overall numbers and breakdown of people working on building control applications, both within and outside BSR.
5. Early performance indicators for gateway 3, mostly covering internal refurbishment works with no new builds via gateway 2 currently in scope.



New HRBs and conversions

In progress

138 ↘

Units

30,393

Invalid or withdrawn

17

Decisions made

37

New in

57

Approval rate

89%

Median approval time

22 weeks

Units approved

6,544

External remediation

In progress

342 ↘

Units

30,962

Invalid or withdrawn

12

Decisions made

85

New in

103

Approval rate

85%

Median approval time

35 weeks

Units approved

4,998

HRB internal works (category A and B)

In progress

952 ↗

Units

- - -

Invalid or withdrawn

299

Decisions made

237

New in

517

Approval rate

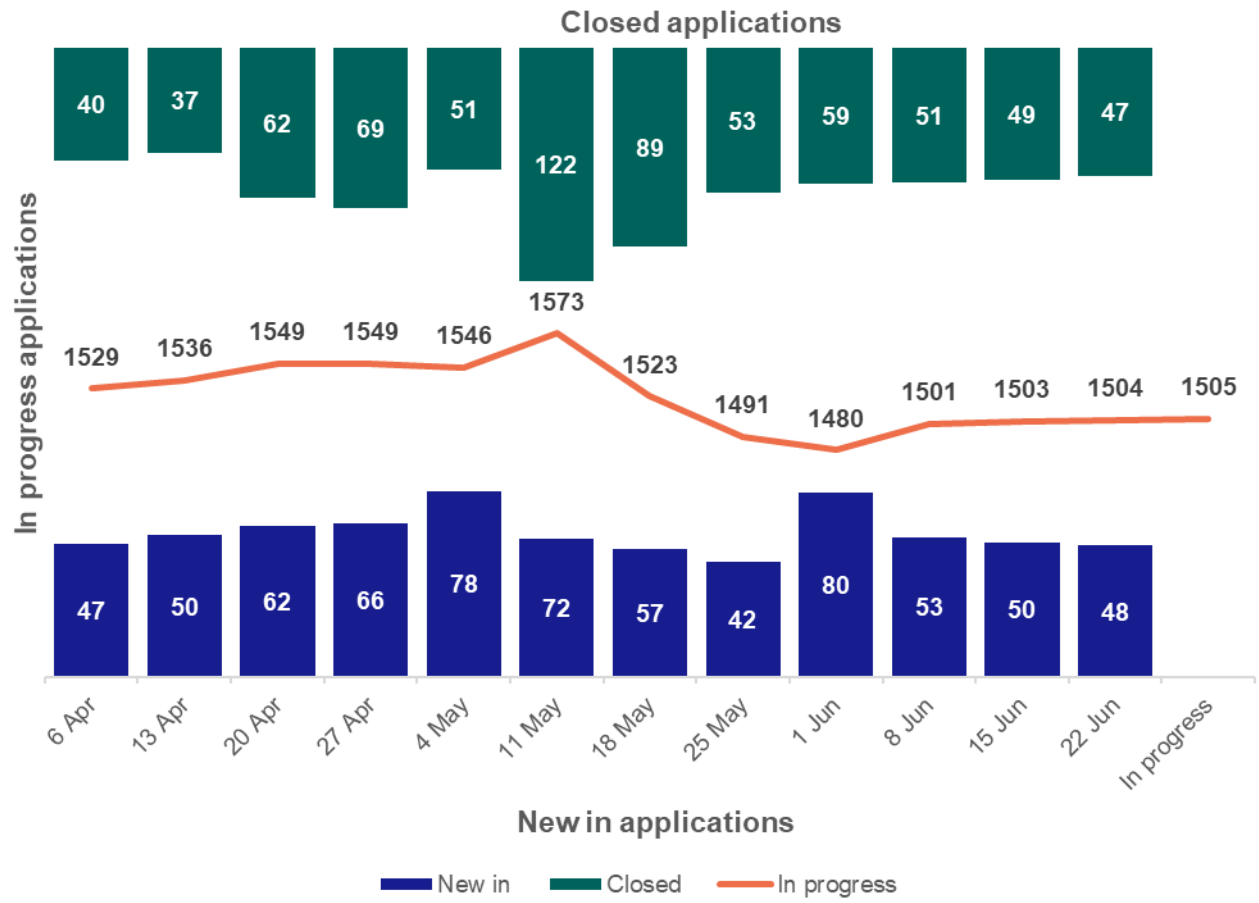
73%

Median approval time

28 weeks

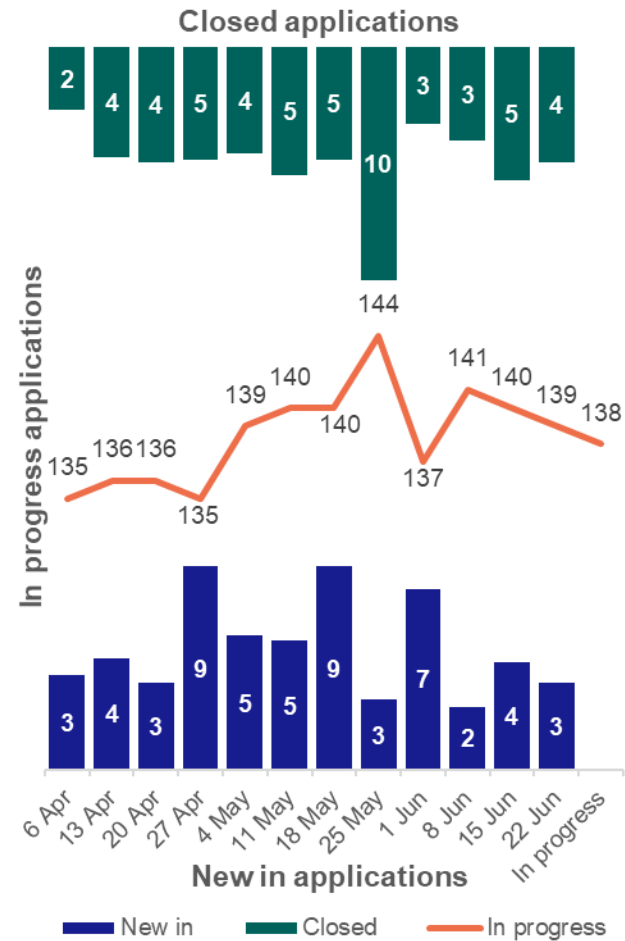
Units approved

N/A



Commentary

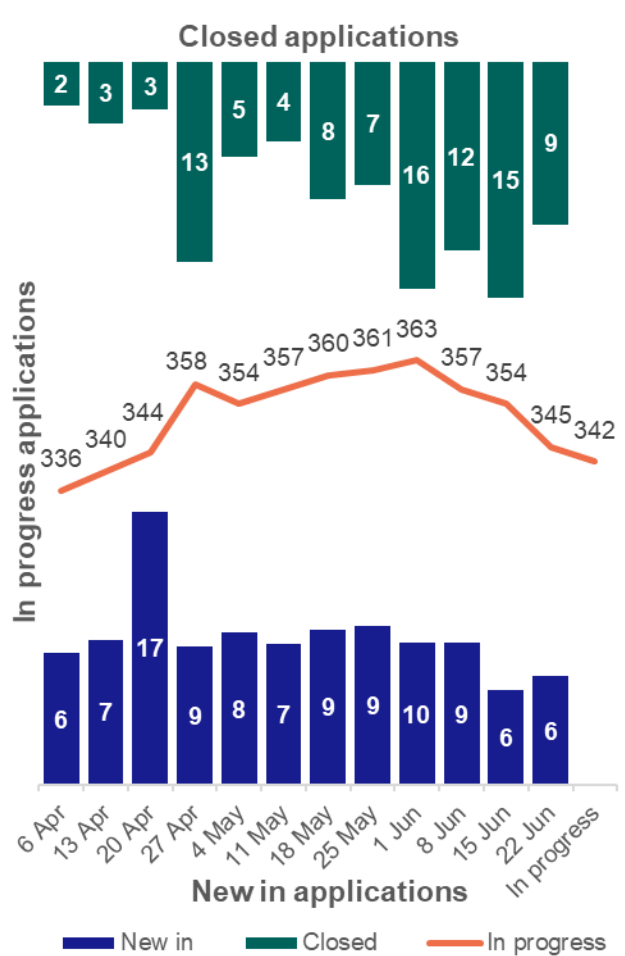
- There are currently 1,505 gateway 2 applications in progress. The numbers have dropped slightly over the past 12 weeks.
- These include the new build, external remediation and internal refurbishment applications which are explained in more detail on subsequent slides.
- Also included are transitional cases. These are projects that revert to BSR when the building control body that was originally overseeing the project ceases trading.
- Commenced under the previous building control regime, they are generally not straightforward to progress, as much of the evidence that we now expect at gateway 2 is not available.
- There are currently 73 transitional cases in progress at gateway 2.



New in 57	In progress 138
Decisions made 37	Invalid / withdrawn 17
Rejection % (#) 11% (4)	Rejection weeks 6
Approval % (#) 89% (33)	Approval weeks 22
In progress complex cases 13	Complex cases approval weeks 32
Units approved 6,544	Units in progress 30,393

Commentary

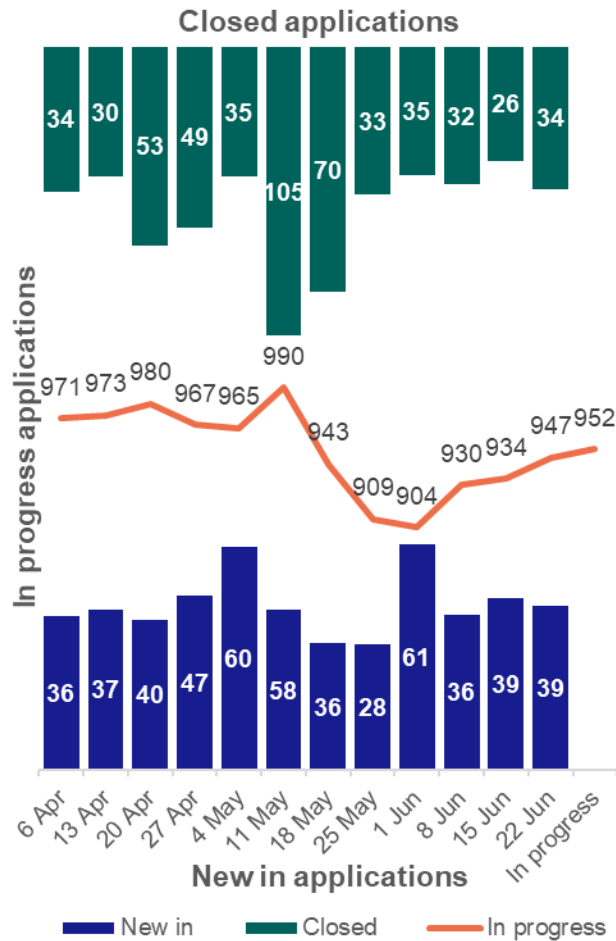
- Out of 57 applications received over the past 12 weeks, 11 applications were invalidated and 6 withdrawn. Of the 37 decisions made, 33 were approvals and 4 were rejections.
- This means that the 12-week rolling approval rate (not including invalidations and withdrawals) has risen to 89% with the median approval time at 22 weeks.
- This shows a mix of older and newer cases with 3 applications being approved at 15 weeks in the last month.
- 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 32 weeks.
- We continue to work closely with industry on a shared understanding of compliance as we try to reduce the number of complex cases in the system.
- The overall combined total is sitting at 138 and has declined slightly over the past month.



New in 103	In progress 342
Decisions made 85	Invalid / withdrawn 12
Rejection % (#) 15% (13)	Rejection weeks 26
Approval % (#) 85% (72)	Approval weeks 35
Units approved 4,998	Units in progress 30,962

Commentary

- The rolling 12-week approval rate has risen to 85% with the median approval time remaining at 35 weeks. This is due to the inclusion of older cases, as we successfully make decisions on older applications which have been in the system for some time.
- 14 legacy applications made in 2024 now remain, down from 42 at the start of 2026.
- We also continue to work closely with the sector to help applicants improve the quality of applications. 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.
- New guidance setting out what level of detail is expected in applications, and common shortfalls, was published on 22 June 2026.



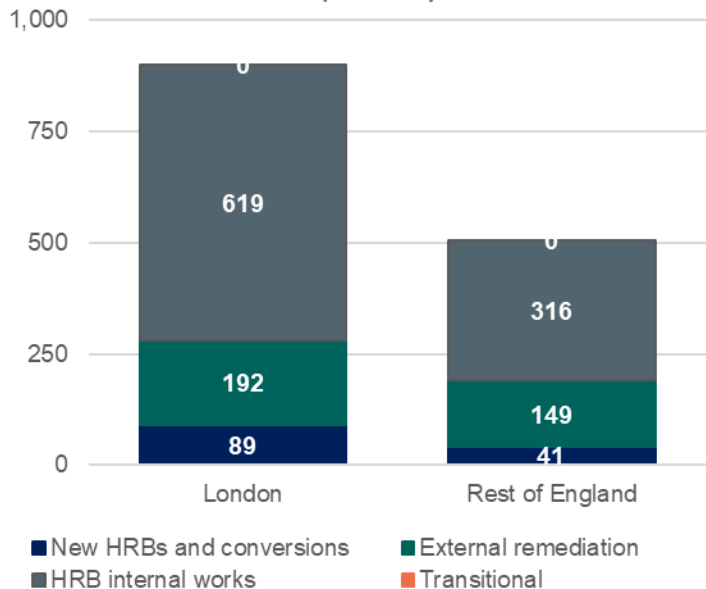
New in 517	In progress 952
Decisions made 237	Invalid / withdrawn 299
Rejection % (#) 27% (65)	Rejection weeks 25
Approval % (#) 73% (172)	Approval weeks 28

Commentary

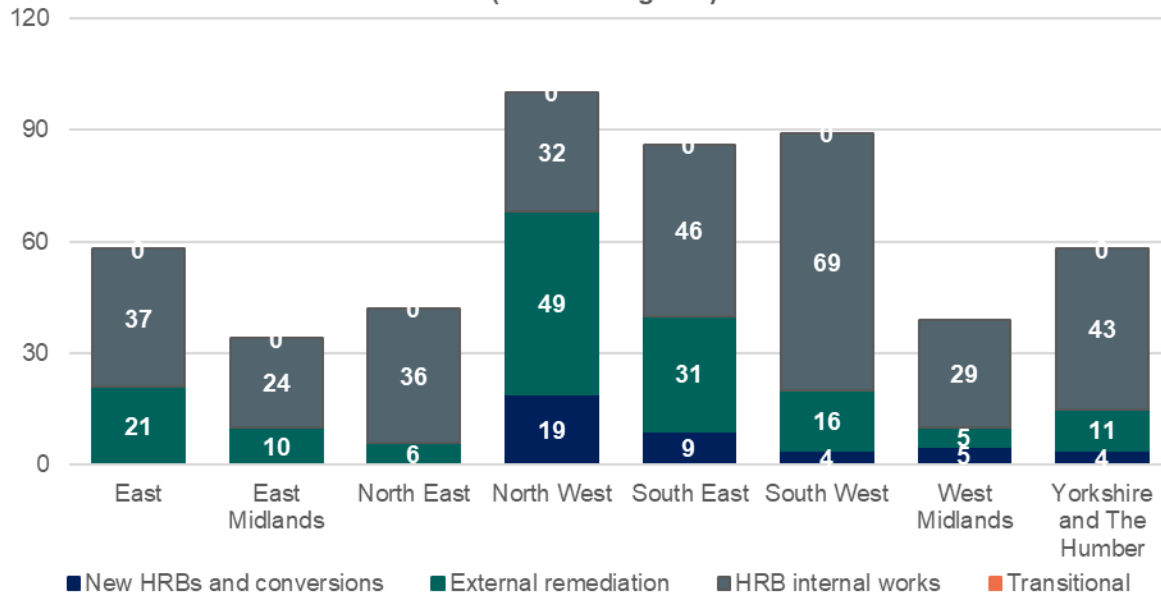
- The approval rate for internal refurbishment works in category A and B is currently 73% with a median determination time for approvals of 28 weeks.
- New applications have been received at an average rate of around 43 per week over the past 12 weeks. Using the current median determination period of 28 weeks this suggests that our total should be 1,200 to 1,250.
- As we reduce determination times, we would expect this to reduce accordingly.
- The overall combined total is currently less than we expected, currently sitting at 952, having decreased slightly over the past 12 weeks.
- HRB internal work determinations over the past 12 weeks account for around 64% of all gateway 2 decisions. These applications include all internal refurbishment works, as well as NHS applications.

Regional distribution and London

Regional gateway 2 applications (London)

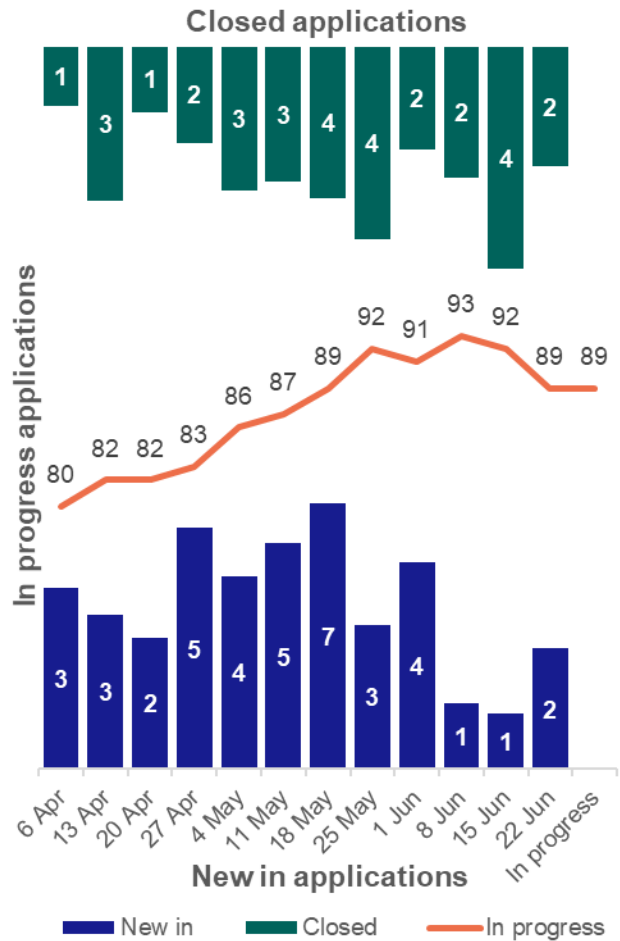


Regional gateway 2 applications (Rest of England)



Commentary

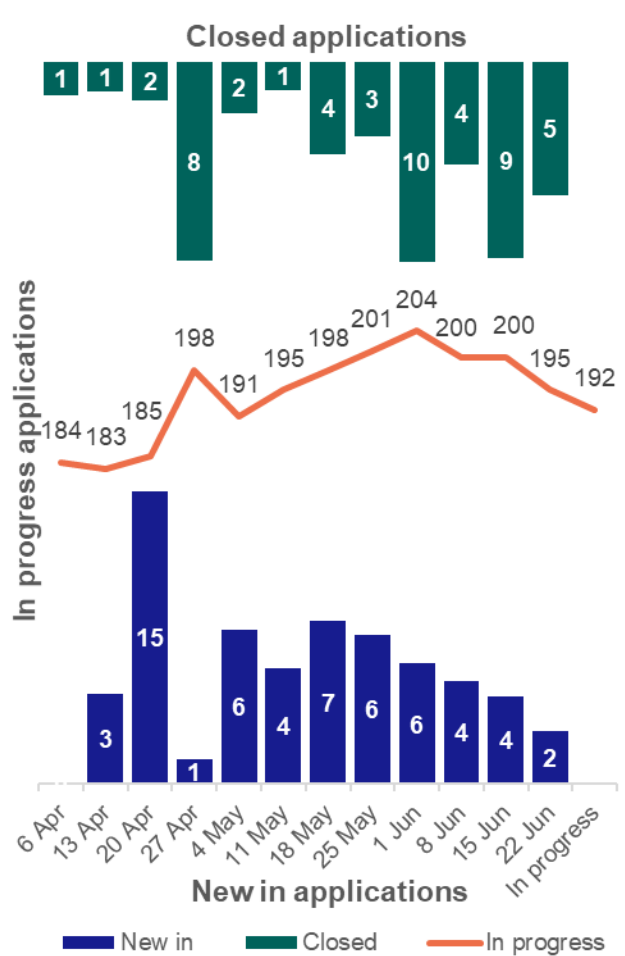
- Data as of the 28 June 2026.



New in 40	In progress 89
Decisions made 22	Invalid / withdrawn 6
Rejection % (#) 9% (2)	Rejection weeks 6
Approval % (#) 91% (20)	Approval weeks 22
In progress complex cases 7	Complex cases approval weeks 29
Units approved 3,559	Units in progress 17,010

Commentary

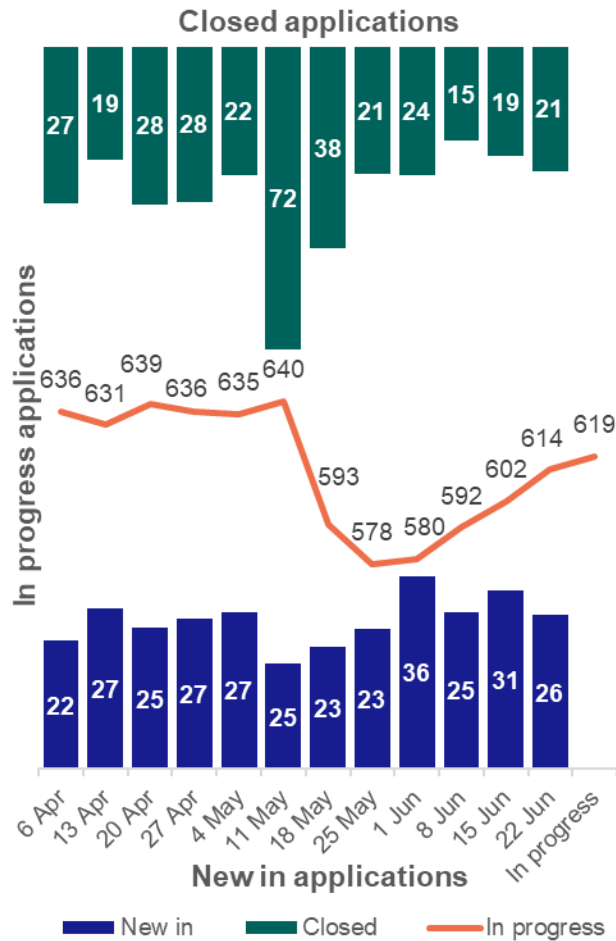
- Around 59% of in-progress new build applications are in London.
- This also represents around 55% of the overall new build residential units handled by BSR.
- 20 of the 28 new build decisions made in the last 12 weeks are in London.
- London approval rates are 91%. This figure shows significant work to resolve outstanding complex cases.
- Approval time for non-complex cases is 22 weeks – the same as the national average.



New in 58	In progress 192
Decisions made 44	Invalid / withdrawn 6
Rejection % (#) 14% (6)	Rejection weeks 26
Approval % (#) 86% (38)	Approval weeks 36
Units approved 2,094	Units in progress 17,259

Commentary

- Open remediation cases in London have increased over the period from 184 to 192.
- We announced the BSR remediation improvement plan in April 2026.
- We have already made progress, with 14 legacy 2024 applications now remaining, down from 42 at the start of 2026.
- The median approval time in weeks based on the rolling total shows our focus on closing out older 2024 to 2025 applications which is skewing the overall median approval times.
- Applications submitted in 2026 are being determined much more quickly.
- 2026 approval rates already exceed the greater than 65% target for 2026 at 86%.
- London approval rates of 86% are slightly higher than they are nationally.



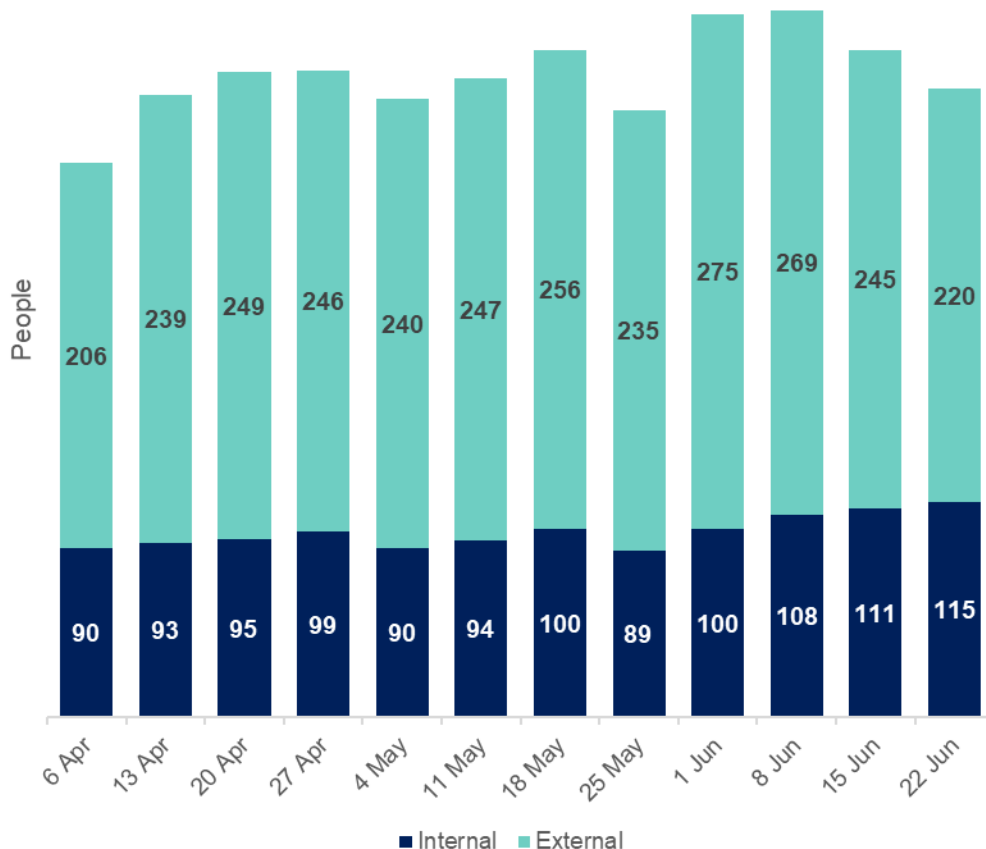
New in 317	In progress 619
Decisions made 141	Invalid / withdrawn 193
Rejection % (#) 26% (37)	Rejection weeks 26
Approval % (#) 74% (104)	Approval weeks 28

Commentary

- The approval rate for internal refurbishment works in category A and B is currently 73% with a median determination time for approvals of 28 weeks. This is very similar to the national average.
- The overall combined total is less than we expected, currently sitting at 619, having decreased slightly over the past 12 weeks.
- HRB internal work determinations over the past 12 weeks account for around 64% of gateway 2 decisions. These applications include all internal refurbishment works, as well as NHS applications.

Resourcing

People working on Building Control applications



Sufficient internal, external and integrated resources are essential for BSR to meet demand. We have grown our internal regulatory team by 25 over the past 3 months and are continuing to actively recruit over the next 6 to 12 months. We are also growing our integrated resource teams to meet demand, see the 'Building control integrated resources' section.

Internal resources

152 internal staff members have been or are currently involved:

- 91 regulatory leads
- 15 principal regulatory leads
- 43 case officers
- 3 case officer managers

External resources

493 people from external organisations have been or are currently involved:

- 222 registered building inspectors (RBIs)
- 108 fire service professionals
- 125 structural engineers
- 38 specialist

Integrated resources

Of the 493 people sourced or seconded from external organisations, 64 are integrated into BSR's Innovation Unit or external remediation teams:

- 36 RBIs
- 8 fire service professionals
- 20 structural engineers

BSR has several specialist resources working as part of an integrated workforce within the new build and external remediation teams. We are growing this capacity to meet demand and reduce processing times.

	Full-time equivalent (FTE) as of 29 Jun	Headcount as of 29 Jun	Forecast Jul (FTE)	Forecast Aug (FTE)	Forecast Sep (FTE)
Registered building inspectors	23.9	36	27.2	31.0	36.0
Structural engineers	18.2	20	18.2	20.2	23.2
Fire service professionals and engineers	8.0	8	8.0	8.0	13.0

*Full-time equivalent (FTE) is an aggregated total of staff availability, as some people are available fewer than 5 days per week.

Gateway 3

New HRBs and conversions

In progress

0 ➔

Units

0

Approvals

0

New in

0

External remediation

In progress

6 ➔

Units

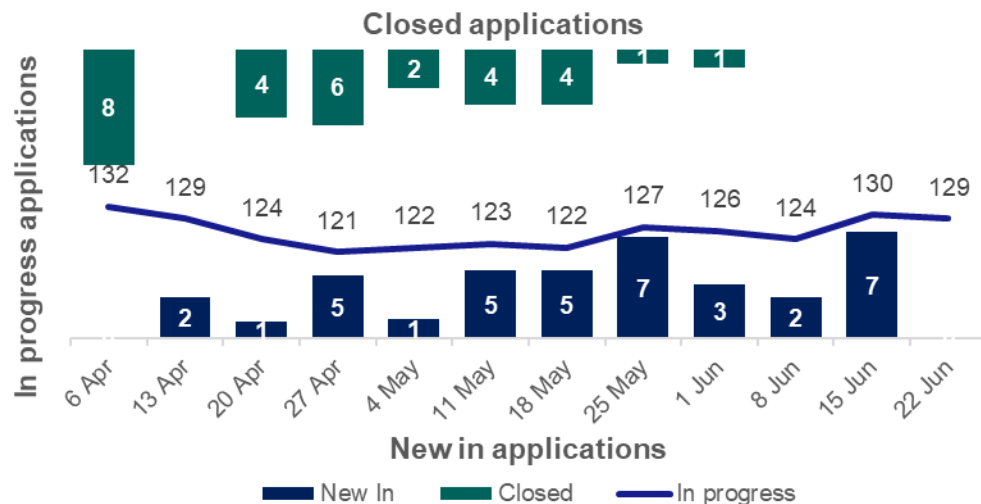
325

Approvals

3

New in

4



Commentary

- Whilst no new build projects that have passed through gateway 2 have reached gateway 3, a significant number of internal refurbishment projects have already passed through gateway 2.
- Of the 277 gateway 3 applications received, 221 are category A or B refurbishment with most of the remainder being transitional cases.
- Of that refurbishment cohort, 124 applications have been determined with an approval rate of 86% and a median determination time of 16 weeks. The quickest determination was 8 weeks. This is an important area of focus for BSR, particularly for new build, and we expect determination times to reduce as new processes are introduced and more resource is found.

HRB internal works

In progress

98 ➔

Approvals

17

New in

31

Transitional

In progress

25 ➔

Approvals

6

New in

3