

Building control approval application data May to July 2026

(all data as of 1 August 2026)

This is an updated and expanded dataset for our July 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.

We also include data on our internal and external resource usage, as well as early data on Gateway 3 performance.

New information this month includes:

1. NHS applications as a separate category, with summary information on page 4 and more detail on page 9.
2. Detailed information on the number of change requests and their processing times are on page 20, as timely resolution of major change requests during construction is essential for construction to continue.



New HRBs and conversions

In progress

131 ↘

Units

30,421 ↗

Invalid or withdrawn

15 ↘

Decisions made

45 ↗

New in

53 ↘

Approval rate

91% ↗

Median approval time

22 weeks ➡

Units approved

7,587 ↗

External remediation

In progress

330 ↘

Units

28,778 ↘

Invalid or withdrawn

19 ↗

Decisions made

110 ↗

New in

103 ↘

Approval rate

85% ➡

Median approval time

34 weeks ↘

Units approved

7,433 ↗

Headlines

- August 2026 marks 12 months since the Innovation Unit was set up to deal exclusively with new build higher-risk building (HRB) applications.
- At that point, median approval time for new builds was at 43 weeks with an approval rate of 39%.
- Now, median approval time is 22 weeks with an approval rate of 91%.
- Over the same period, performance of external remediation applications also improved significantly. Approval times fell from 43 weeks to 34 weeks, and approval rates increased from 47% to 85%

HRB internal works
(category A and B)

In progress
981 ↗
Units
- - -

Invalid or withdrawn
257 ↘

Decisions made
166 ↘

New in
448 ↘

Approval rate
77% ↗

Median approval time
32 weeks ↗

Units approved
N/A

NHS applications

In progress
36 ↗
Units
- - -

Invalid or withdrawn
9 ➡

Decisions made
19 ➡

New in
29 ➡

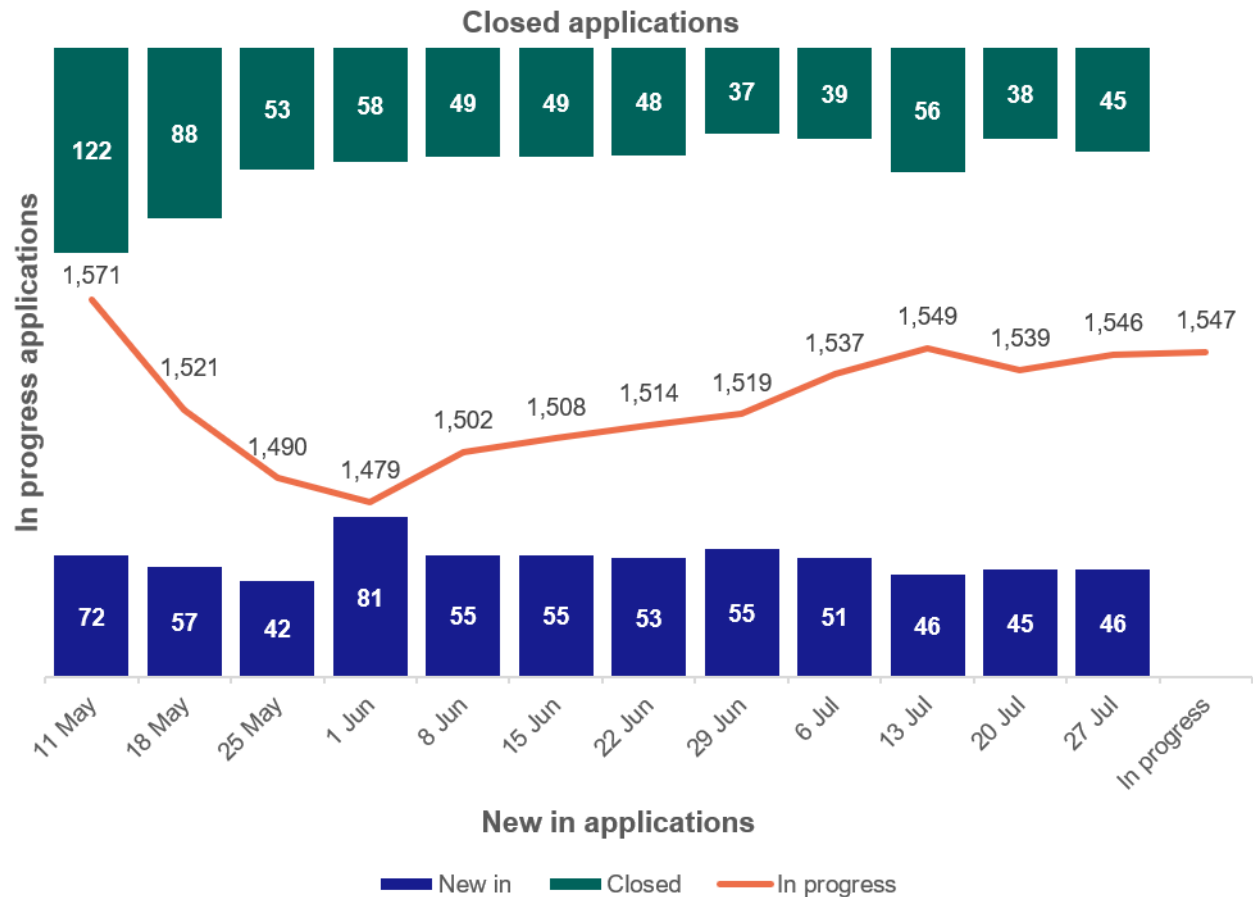
Approval rate
84% ➡

Median approval time
24 weeks ➡

Units approved
N/A

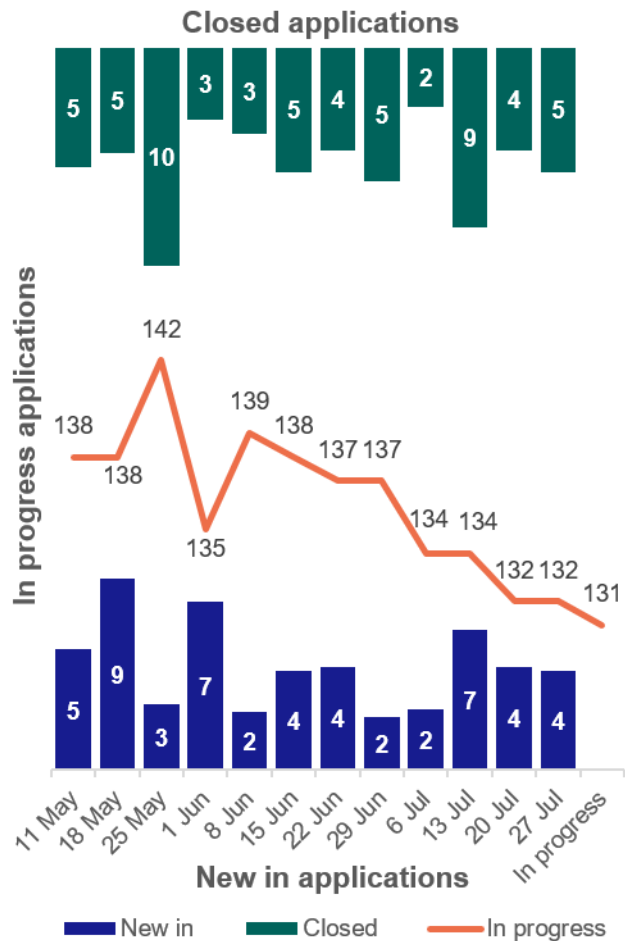
Headlines

- For the first time, we’re reporting NHS applications as a separate category. They have previously been reported on within the HRB internal works dataset.
- These can include a range of building work in hospitals, from maintenance to new hospital facilities.
- We have been working closely with the NHS to facilitate the specialist nature of their applications.
- This has started to show positive results, with some recent approvals coming in at the statutory 8-week timescale.
- The median approval time for NHS applications submitted in 2026 has reduced to 13 weeks.
- Showing a similar pattern, the median approval time for HRB internal works applications submitted in 2026 has reduced to 16 weeks.
- Overall median approval times are higher as we continue to close applications from 2025.



Commentary

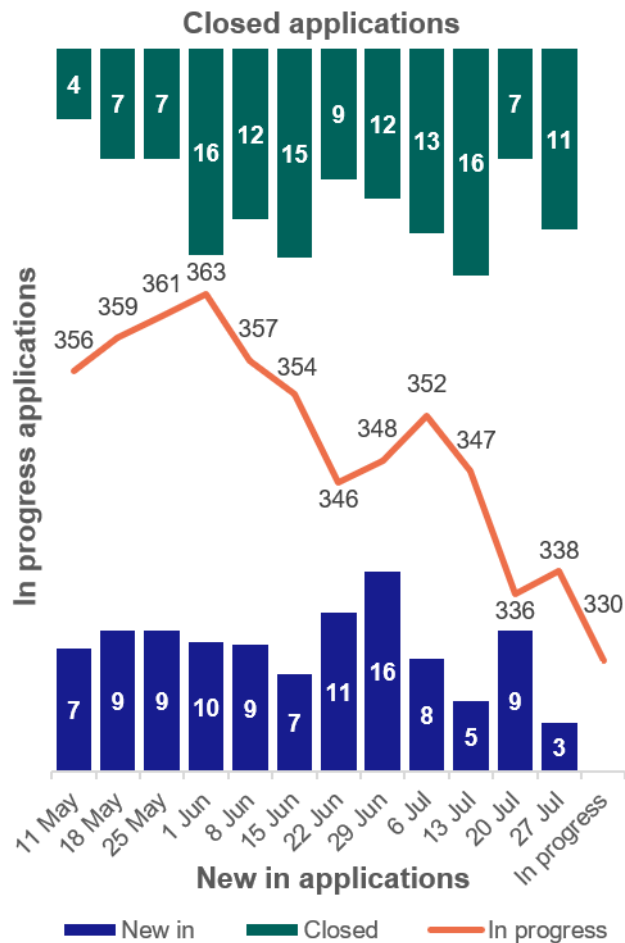
- There are currently 1,547 gateway 2 applications in progress, a slight drop over the past 12 weeks.
- These include the new build, external remediation, internal refurbishment and NHS applications which are explained in more detail on later pages.
- Also included are transitional cases. These are projects 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 more complicated to progress. This is because much of the evidence that we now expect at gateway 2 is not available.
- There are currently 69 transitional cases in progress at gateway 2.



New in 53	In progress 131
Decisions made 45	Invalid / withdrawn 15
Rejection % (#) 9% (4)	Rejection weeks 6
Approval % (#) 91% (41)	Approval weeks 22
In progress complex cases 29	Complex cases approval weeks 32
Units approved 7,587	Units in progress 30,421

Commentary

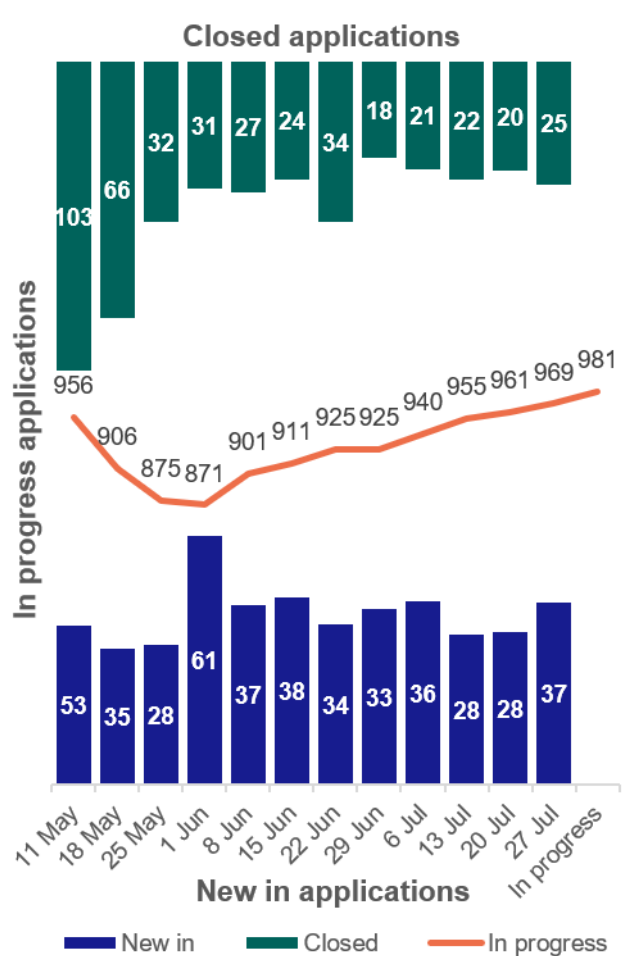
- Out of 53 applications received over the past 12 weeks, 9 applications were invalidated and 6 withdrawn. Of the 45 decisions made, 41 were approvals and 4 were rejections.
- This means that the 12-week rolling approval rate (not including invalidations and withdrawals) has risen to 91%, with the median approval time steady at 22 weeks.
- For comparison, in the 12 weeks to August 2025, median approval time was at 43 weeks with an approval rate of 39%.
- Complex cases are 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 131 and has declined slightly over the past month.



New in 103	In progress 330
Decisions made 110	Invalid / withdrawn 19
Rejection % (#) 15% (17)	Rejection weeks 34
Approval % (#) 85% (93)	Approval weeks 34
Units approved 7,433	Units in progress 28,778

Commentary

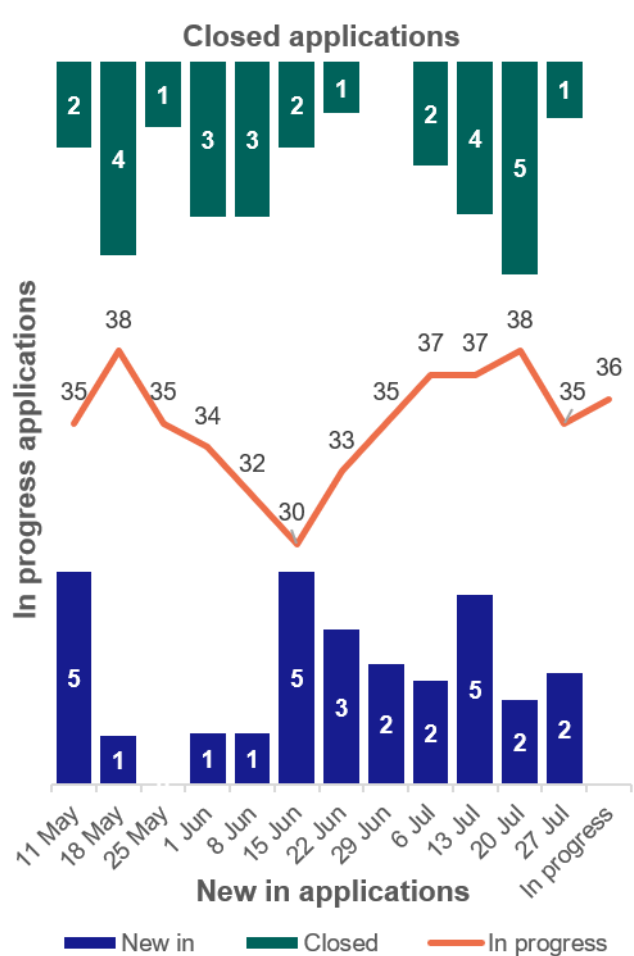
- The rolling 12-week approval rate has stayed at 85%, with the median approval time dropping from 35 to 34 weeks. This remains above target due to the inclusion of decisions on older cases, which have been in the system for some time.
- 13 legacy applications made in 2024 now remain, down from 42 at the start of 2026.
- We also continue to work closely with the sector to help applicants improve the quality of applications.
- This, along with increased resources and more efficient processes, is showing positive results. The median approval time for external remediation applications submitted in 2026 is now at 21 weeks.
- New guidance setting out what level of detail is expected in applications and common shortfalls was published on 22 June 2026.



New in 448	In progress 981
Decisions made 166	Invalid / withdrawn 257
Rejection % (#) 23% (38)	Rejection weeks 33
Approval % (#) 77% (128)	Approval weeks 32

Commentary

- The approval rate for internal refurbishment works in category A and B is currently 77%, with a median determination time for approvals of 32 weeks.
- Determination times have risen since the last publication as we have closed out a significant number of older applications in recent months.
- This masks the fact that more recent applications are moving through the system more rapidly. The median determination time for internal works applications submitted in 2026 is currently 16 weeks.
- HRB internal work determinations over the past 12 weeks account for around 49% of all gateway 2 decisions. These applications include all internal refurbishment works except NHS.



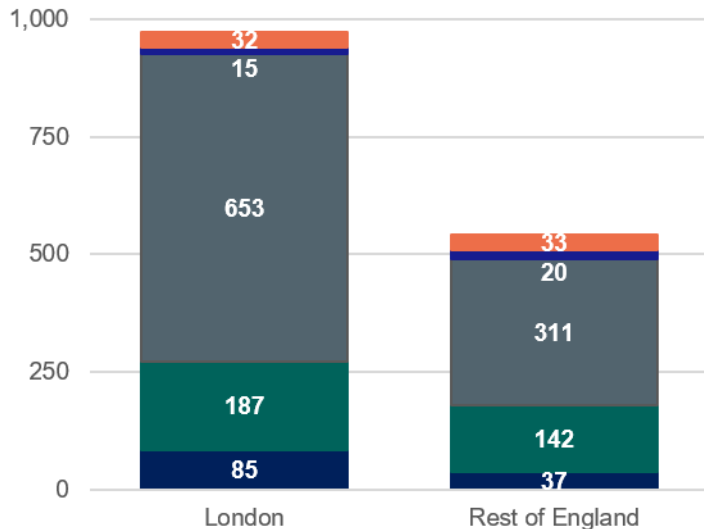
New in 29	In progress 36
Decisions made 19	Invalid / withdrawn 9
Rejection % (#) 16% (3)	Rejection weeks 11
Approval % (#) 84% (16)	Approval weeks 24

Commentary

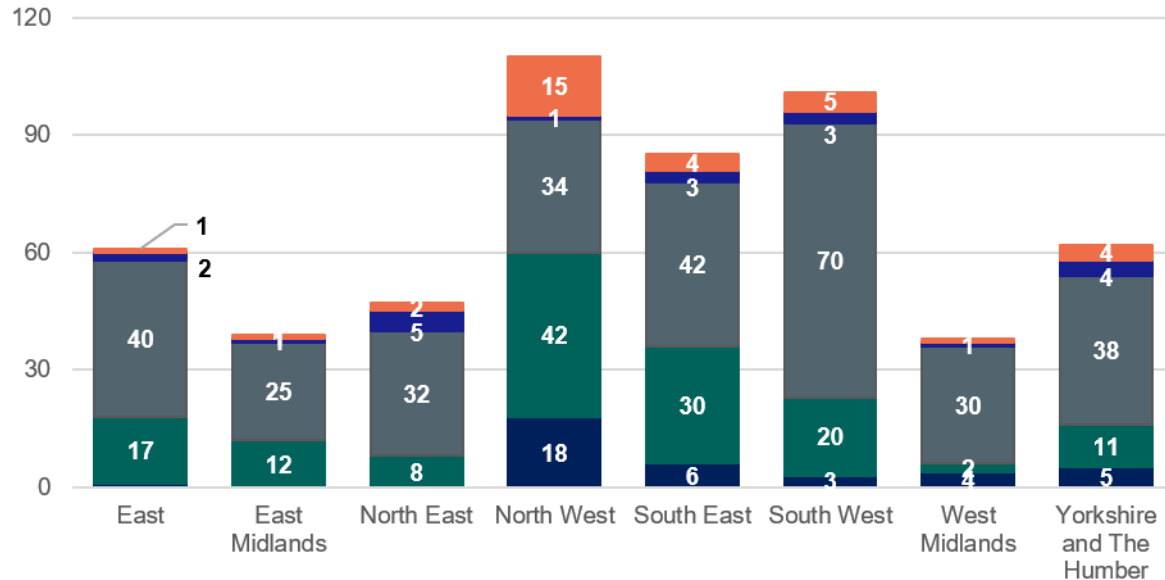
- NHS applications are now shown separately from HRB internal works.
- The approval rate for NHS internal refurbishment is currently 84%.
- Some more recent applications have been determined at, or close to, the statutory 8-week target. The median approval time for NHS applications submitted in 2026 has reduced to 13 weeks.
- However, the overall median determination time for approvals is at 24 weeks as we close out older applications.

Regional distribution and London

Regional gateway 2 applications (London)



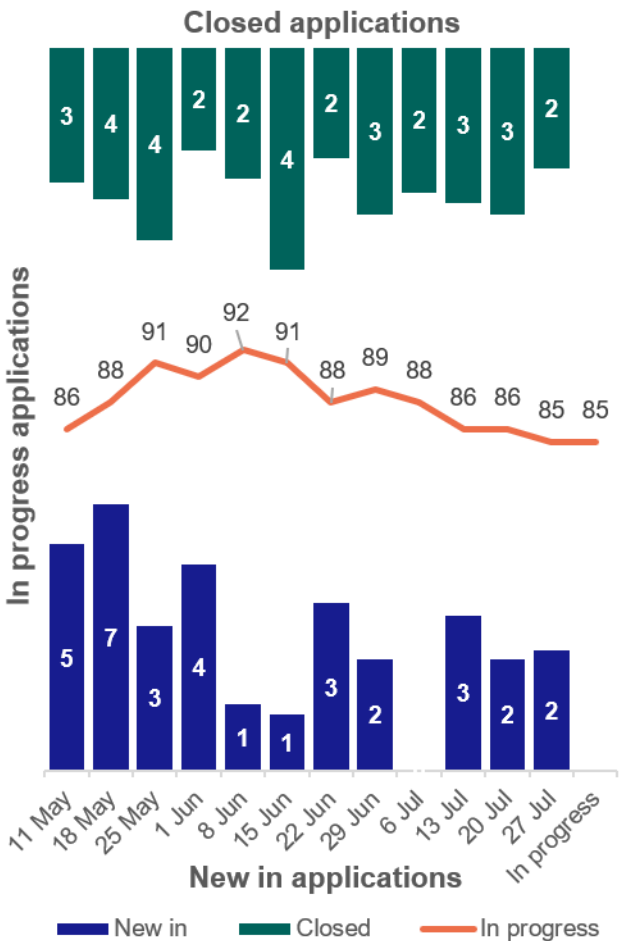
Regional gateway 2 applications (Rest of England)



■ New HRBs and conversions ■ External remediation ■ HRB internal works ■ NHS ■ Transitional

Commentary

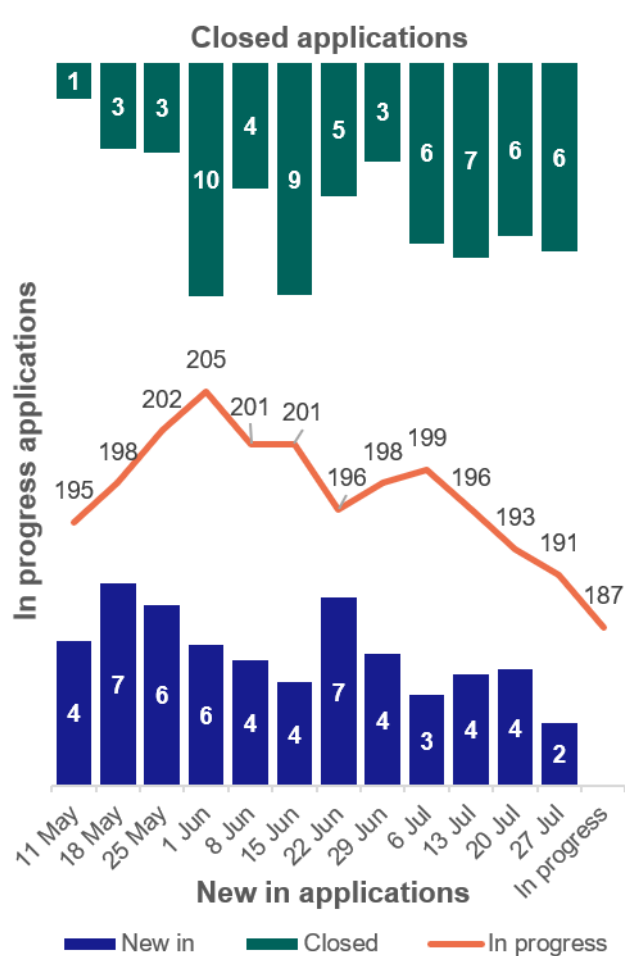
- Data as of 1 August 2026.



New in 33	In progress 85
Decisions made 27	Invalid / withdrawn 7
Rejection % (#) 7% (2)	Rejection weeks 6
Approval % (#) 93% (25)	Approval weeks 23
In progress complex cases 21	Complex cases approval weeks 31
Units approved 3,841	Units in progress 17,552

Commentary

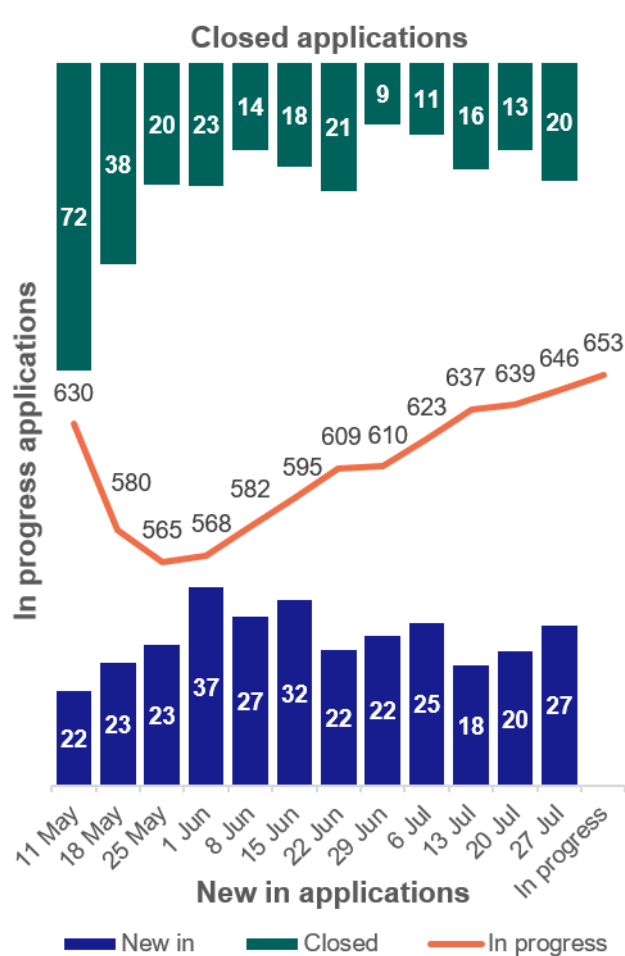
- Around 65% of in-progress new build applications are in London.
- This also represents around 58% of the overall new build residential units handled by BSR.
- 25 of the 45 new build decisions made in the last 12 weeks are in London.
- London approval rates are 93%. This figure reflects the significant effort that has gone in to resolve outstanding complex cases.
- Approval time for non-complex cases is 23 weeks, slightly above the national average.



New in 55	In progress 187
Decisions made 52	Invalid / withdrawn 11
Rejection % (#) 8% (4)	Rejection weeks 27
Approval % (#) 92% (48)	Approval weeks 31
Units approved 3,422	Units in progress 15,814

Commentary

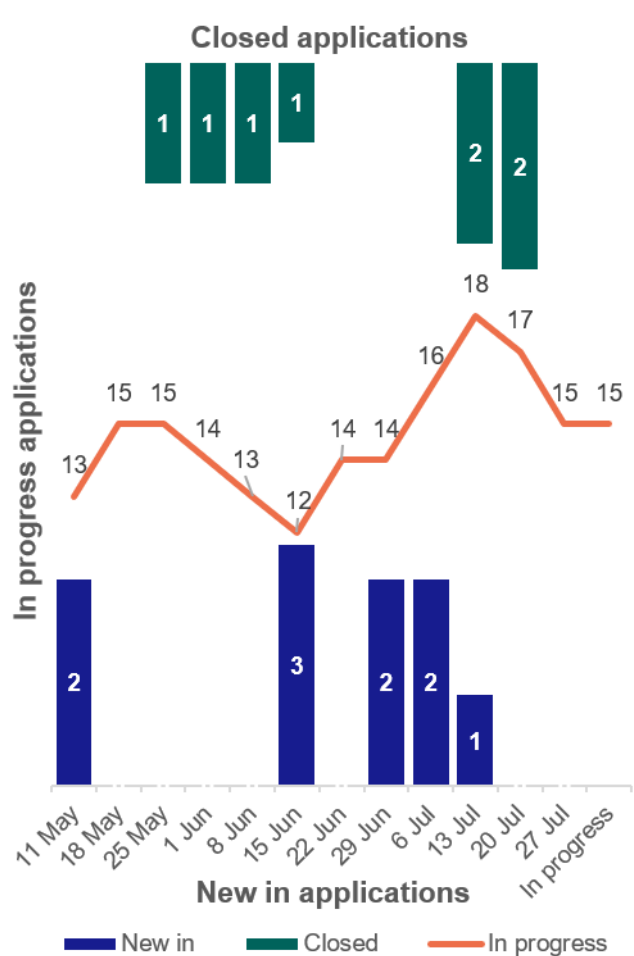
- Open remediation cases in London have dropped over the period from 195 to 187.
- We announced the BSR remediation improvement plan in April 2026.
- We have already made progress, with 13 legacy 2024 applications now remaining, down from 42 at the start of 2026.
- The median approval time in weeks based on the rolling total shows our effort on closing older 2024 to 2025 applications. This is affecting 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 85%.
- London approval rates of 95% are slightly higher than they are nationally.



New in 298	In progress 653
Decisions made 108	Invalid / withdrawn 167
Rejection % (#) 24% (26)	Rejection weeks 37
Approval % (#) 76% (82)	Approval weeks 30

Commentary

- The approval rate for internal refurbishment works in categories A and B is currently 76%, with a median determination time of 27 weeks for approvals. This is very similar to the national average.
- The overall combined total is less than would be expected in steady state, currently sitting at 653, having increased slightly over the past 12 weeks.
- HRB internal work determinations over the past 12 weeks account for around 66% of gateway 2 decisions in London. These applications include all internal refurbishment works except NHS applications.



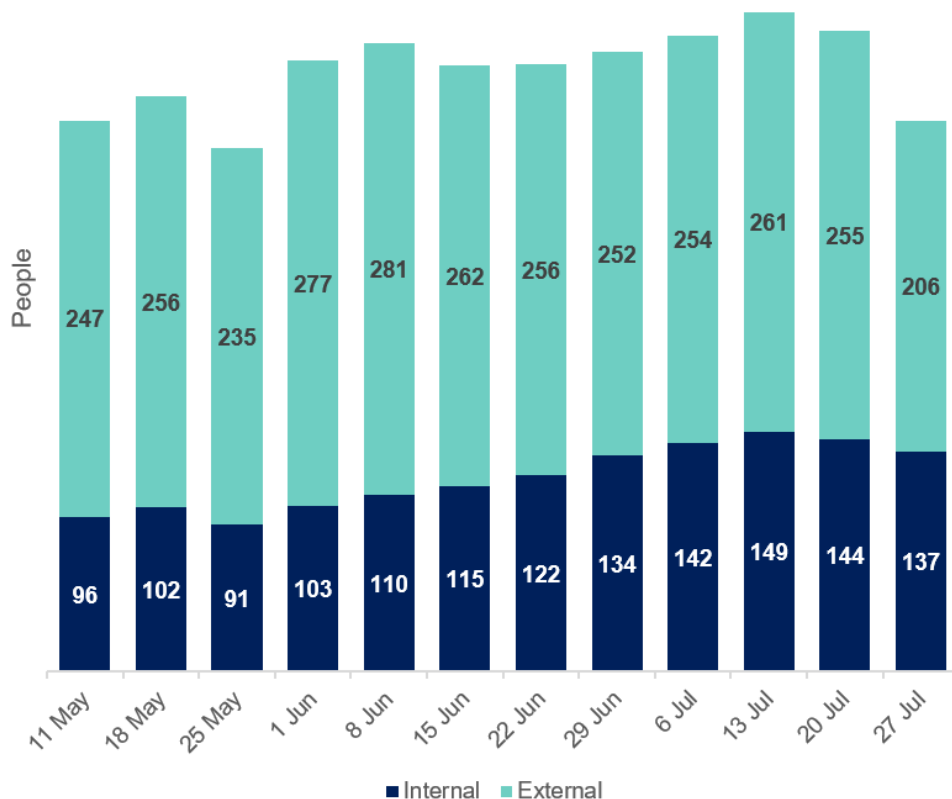
New in 10	In progress 15
Decisions made 7	Invalid / withdrawn 1
Rejection % (#) 14% (1)	Rejection weeks 10
Approval % (#) 86% (6)	Approval weeks 27

Commentary

- NHS applications have now been split from HRB internal works
- The approval rate for NHS internal refurbishment works is currently 86%, with a median determination time for approvals of 27 weeks. This is slightly higher than the national average.

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 we 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

176 internal staff members have been or are currently involved:

- 100 regulatory leads
- 15 principal regulatory leads
- 56 case officers
- 5 case officer managers

External resources

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

- 221 registered building inspectors (RBIs)
- 111 fire service professionals
- 135 structural engineers
- 39 specialist

Integrated resources

Of the 506 people sourced or seconded from external organisations, 65 are integrated into BSR's Innovation Unit or external remediation teams:

- 36 RBIs
- 7 fire service professionals
- 22 structural engineers

*Note: the drop in w/c 27 Jul is due to fewer staff overall being present due to summer leave

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

	Full-time equivalent as of 31 Jul (FTE)	Headcount as of 31 Jul	Forecast Aug (FTE)	Forecast Sep (FTE)	Forecast Oct (FTE)
Registered building inspectors	23.3	36	25.3	29.3	34.3
Structural engineers	20	22	20	21	25
Fire service professionals and engineers	6.6	7	6.6	6.6	11.6

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

In build: Change requests

New HRBs and conversions

Live major change requests

76 ↗

New In

83

Closed

68

Median weeks to close

7

External remediations

Live major change requests

21 ↘

New In

19

Closed

28

Median weeks to close

14

HRB internal works

Live major change requests

60 ↗

New In

27

Closed

15

Median weeks to close

8

NHS applications

Live major change requests

21 ↗

New In

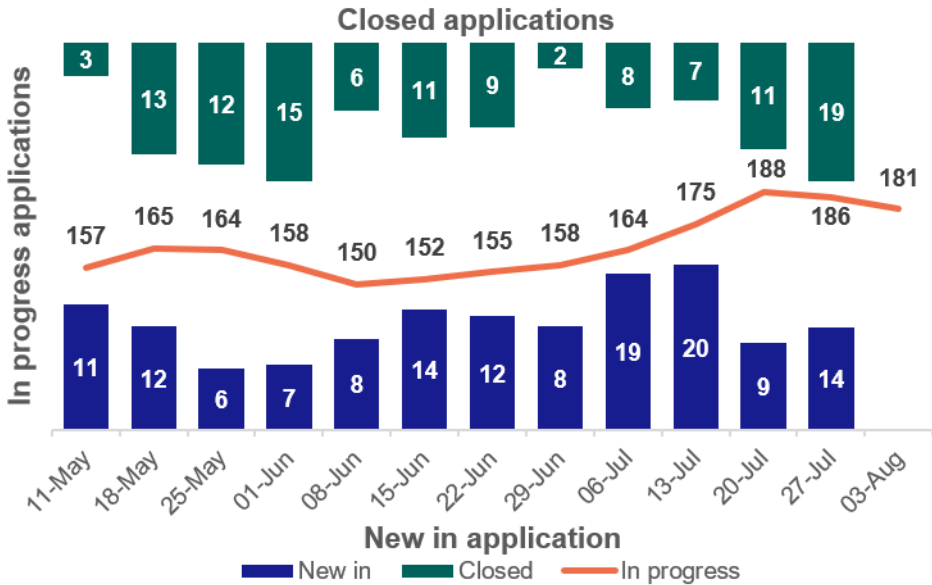
9

Closed

1

Median weeks to close

20



Commentary

- BSR recognises that the timely processing of major change requests during build is vital to ensure construction can continue.
- There are currently 181 live major change requests, with 112 having been closed.
- The median closure time for new build projects is currently at 7 weeks, just one week more than the statutory target.
- Transitional major change requests make up the remaining 3 of the 181 not shown on the data tables, with 2 new in and 4 closed.

Gateway 3

New HRBs and conversions

In progress

0 ➔

Units

0

Approvals

0

New in

0

External remediation

In progress

5 ➔

Units

655

Approvals

1

New in

3

HRB internal works

In progress

81 ➔

Approvals

13

New in

30

NHS internal works

In progress

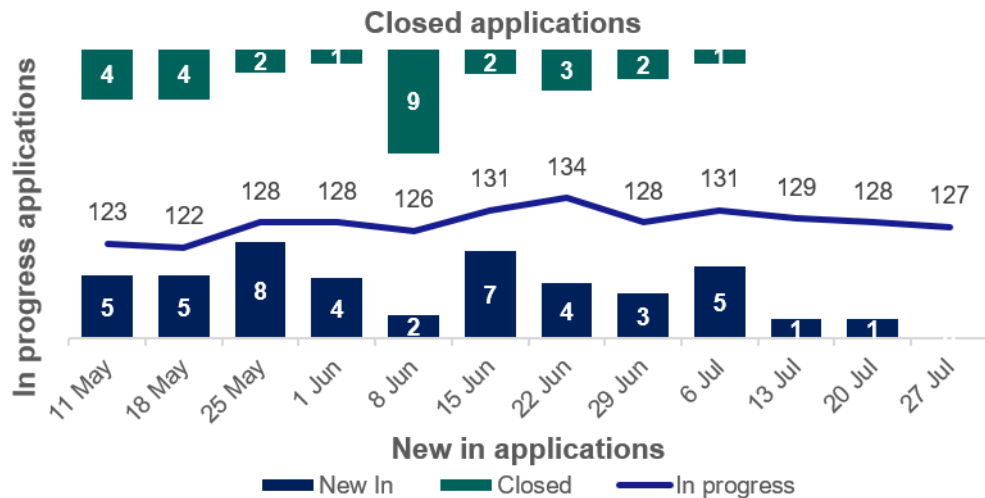
15 ➔

Approvals

4

New in

7



Commentary

- While 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 319 gateway 3 applications received, 235 are internal refurbishments. Most the remaining applications are transitional cases (47) and NHS internal refurbishments (23).
- Over the past 12 weeks, 29 gateway 3 applications have been determined with an approval rate of 72% and a median determination time of 16 weeks. The quickest determination was 8 weeks. This is an important area for BSR, particularly for new build, and we expect determination times to reduce as new processes are introduced and more resource is found.