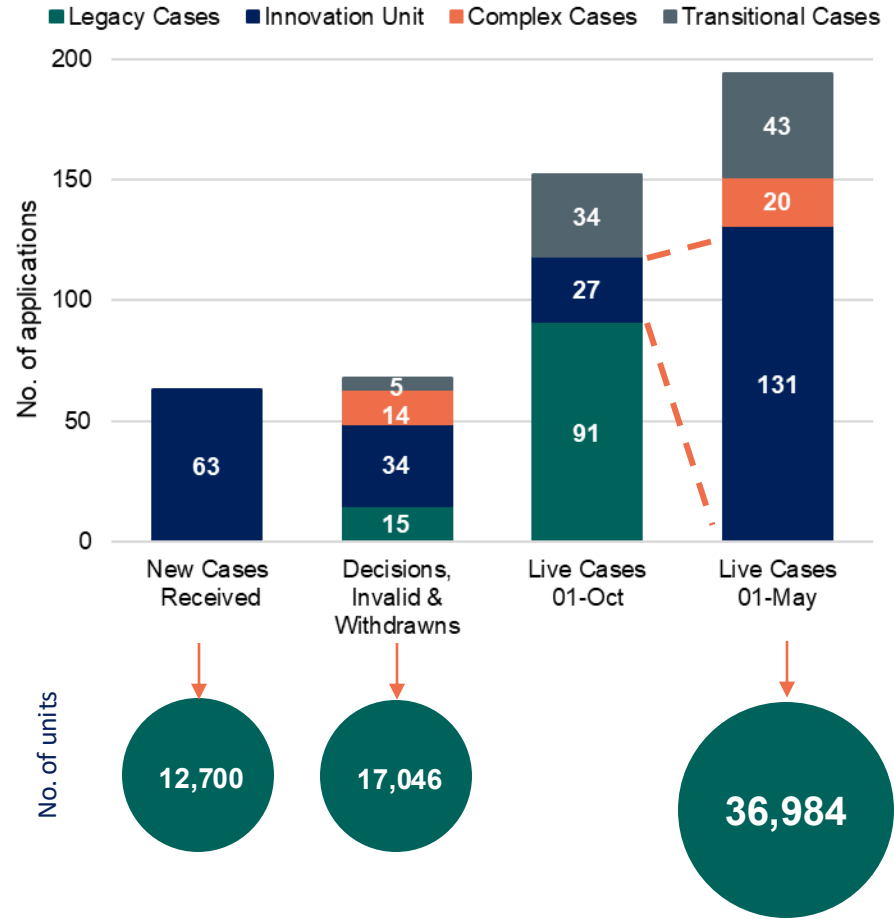


Building control approval application data February to April 2026

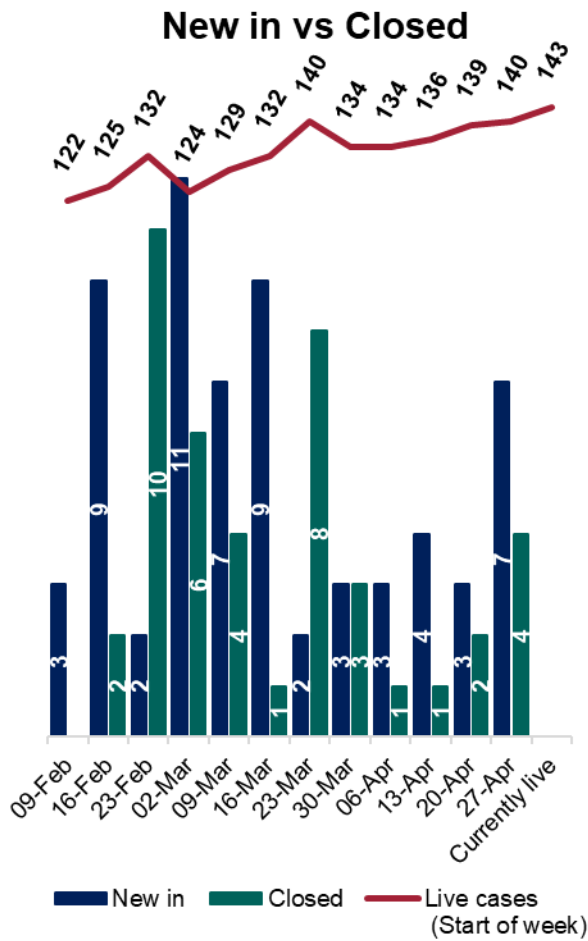
(all data as of 1 May 2026)

Gateway 2: Priority headline numbers for new build



Commentary

- In the 12-week rolling period to 1 May, 33 new build Innovation Unit (IU) applications have been determined with 63 new applications received. The number of approvals since the data series began has reached 33.
- Of the 33 decisions made in rolling 12 weeks, 24 were approvals and 9 were rejections. This means that the 12-week rolling approval rate now stands at 73%, with a median approval time of 22 weeks.
- We have reduced the number of legacy, long-term cases to 8. 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 .
- 12 live 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 have risen to 43, as we are required to accept projects that were previously managed by Assent Building Control which ceased trading in late 2025.
- Over the past 12 weeks new applications for 12,700 residential units have been received. This has been outstripped by decisions, with applications for 17,046 units being determined, of which 12,299 (72%) were approvals. There are currently 36,984 units in live cases.

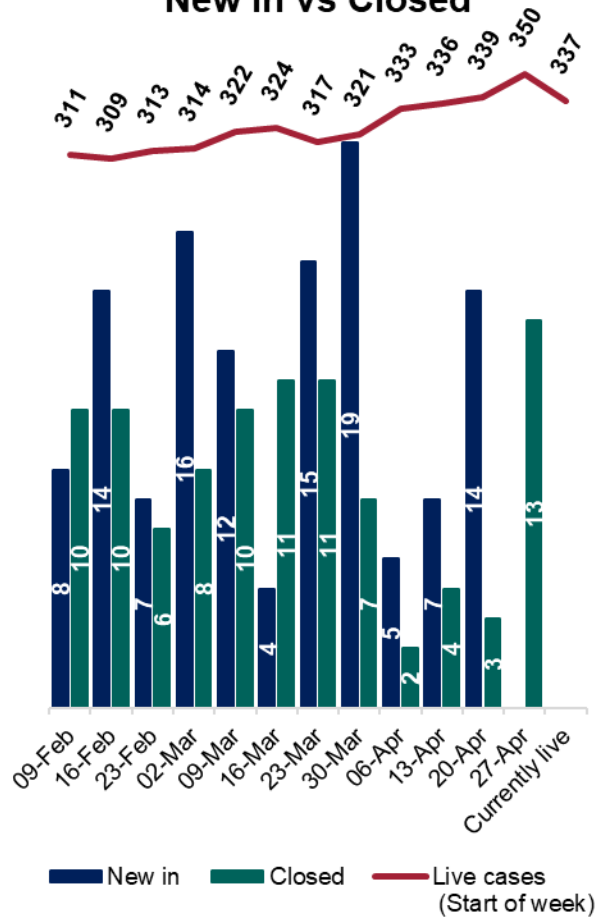


New in 63	Live 143
Decisions made 33	Invalid and withdrawn applications 9
% Rejections 27%	Rejection weeks 17
% Approval 73%	Approval weeks 22
Live complex cases 12	Complex cases approval weeks 35
Units approved 4,831	Units in progress 27,900

Commentary

- Out of 63 applications received over the past 12 weeks, 5 applications were invalidated and 4 withdrawn.
- Of the 33 decisions made, 24 were approvals and 9 were rejections.
- This means that the 12-week rolling approval rate (not including invalidations and withdrawals) has risen to 73% with the median approval time remaining at 22 weeks.
- IU approvals now stand at 33 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 35 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.
- Total IU cases now stand at 143 which is a small rise over the period.
- As legacy cases have been replaced by to 8 long-term complex cases. These are no longer reflected in the IU data as they are being reported on separately.

New in vs Closed

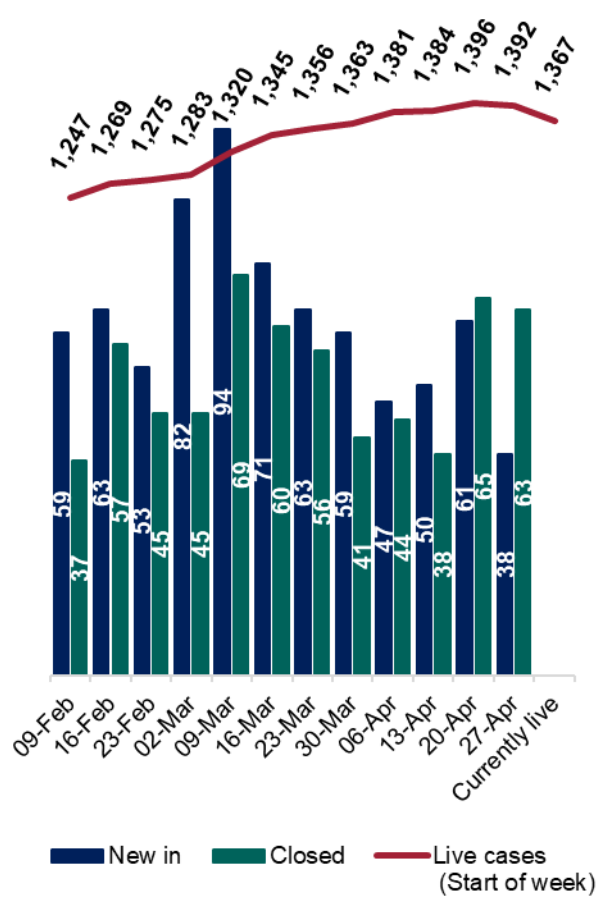


New in 121	Live 337
Decisions made 81	Invalid and withdrawn applications 14
% Rejections 28%	Rejection weeks 25
% Approval 72%	Approval weeks 46
Units approved 5,429	Units in progress 30,515

Commentary

- The 12-week approval rate has risen to 72% with median approval time rising to 46 weeks as we successfully make decisions on older applications which have been in the system for some time.
- We have made operational improvements to achieve our BSR remediation improvement plan aim to reduce average decision times. Fewer than 20 legacy applications made in 2024 now remain, and approval rates in 2026 have reached the 65% target. A further 12 applications are on track to be determined by mid-May.
- 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 faster than earlier applications. However, the average approval time in weeks based on the rolling total includes older 2024 to 2025 applications, hence the high figure.

New in vs Closed



New in 740	Live 1,367
Decisions made 323	Invalid and withdrawn applications 298
% Rejections 29%	Rejection weeks 23
% Approval 71%	Approval weeks 35
Live complex cases 23	Complex cases approval weeks 35

Commentary

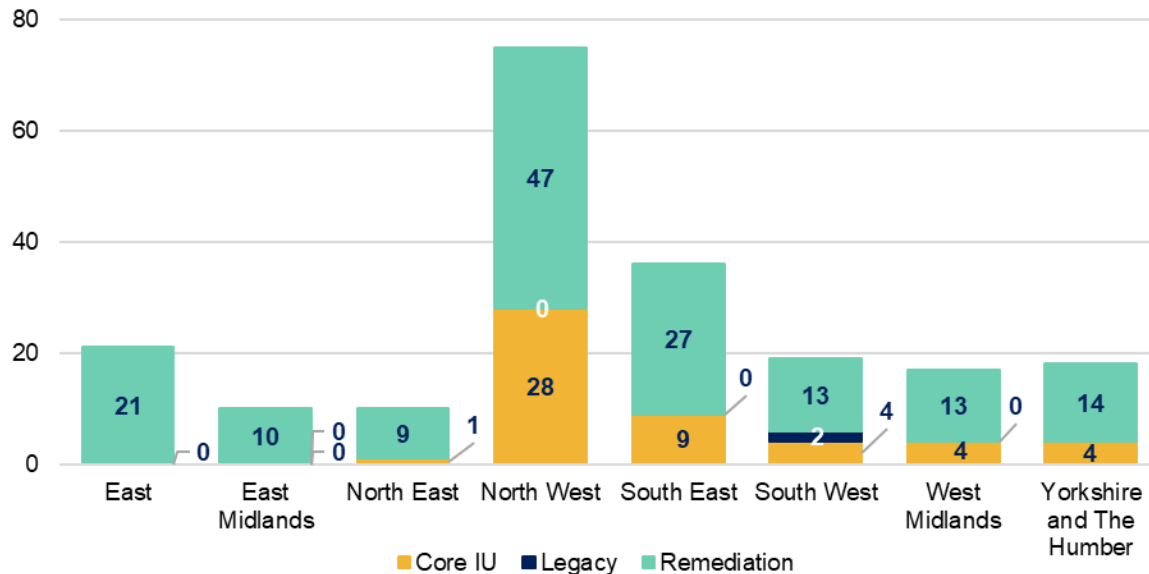
- The overall approval rate for applications of all categories has risen to 71%.
- The number of live applications of all categories at gateway 2 has risen by 8 over the last month.
- New applications of all types exceeded the number of decisions we made over the past 12 weeks. With a total of 621 closed applications against 740 new applications.
- Category A and B determinations over the past 3 months account for circa 58% 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)



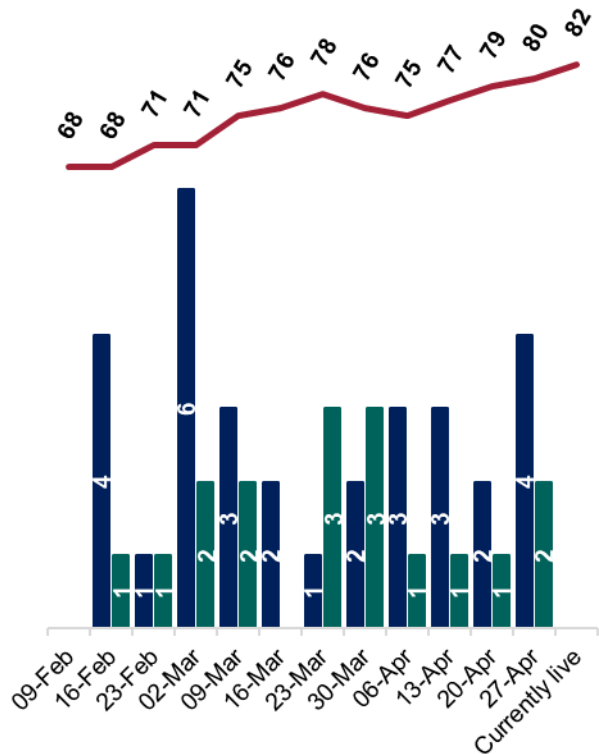
Regional gateway 2 applications (rest of country)



Commentary

- Data as of the 1 May 2026.

New in vs Closed



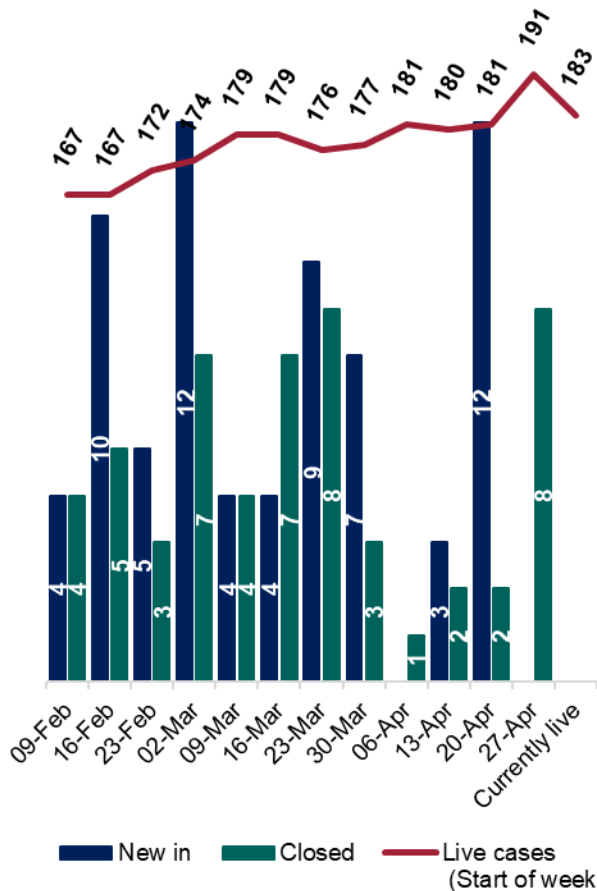
■ New in
 ■ Closed
 — Live cases (Start of week)

New in 31	Live 82
Decisions made 14	Invalid and withdrawn applications 3
% Rejections 0%	Rejection weeks - - -
% Approval 100%	Approval weeks 22
Live complex cases 6	Complex cases approval weeks 35
Units approved 3,012	Units in progress 15,260

Commentary

- Around 64% of live IU applications are in London.
- This also represents around 57% of the overall residential units handled by the IU.
- 14 of the 33 decisions that the IU has made in the last 12 weeks are in London.
- London approval rates are 100%, significantly higher than nationally. This high figure reflects significant work to resolve outstanding complex cases.
- Approval time for non-complex cases matches the national average of 22 weeks.

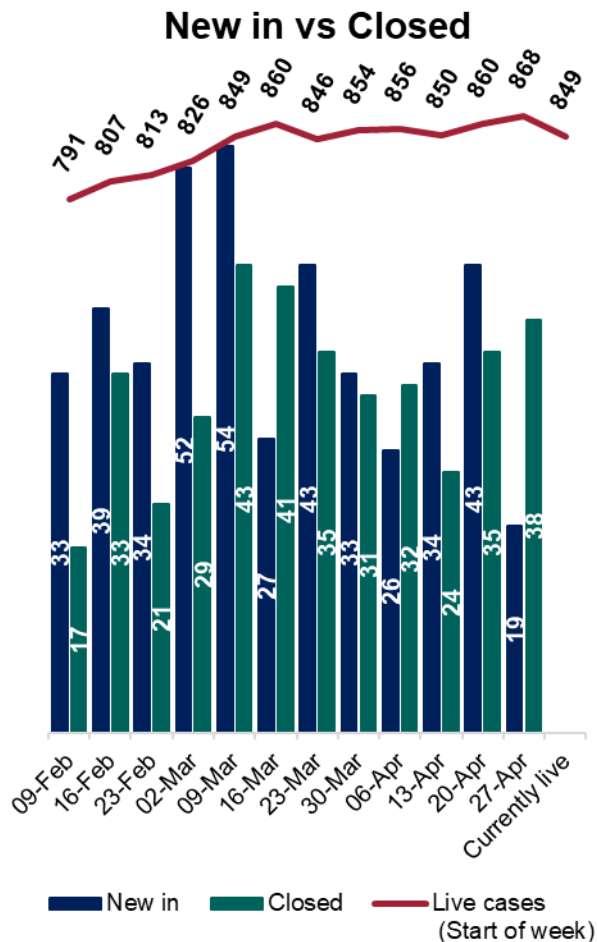
New in vs Closed



New in 70	Live 183
Decisions made 46	Invalid and withdrawn applications 8
% Rejections 37%	Rejection weeks 25
% Approval 63%	Approval weeks 51
Units approved 1,409	Units in progress 16,131

Commentary

- Open remediation cases in London have increased over the period from 167 to 183.
- We announced the BSR remediation improvement plan in the past month. We have already made progress with 20 legacy 2024 applications now remaining, down from 42 at the start of 2026.
- 2026 approval rates already approaching the >65% target for 2026 (63%).
- London approval rates of 63% are slightly lower than they are nationally.



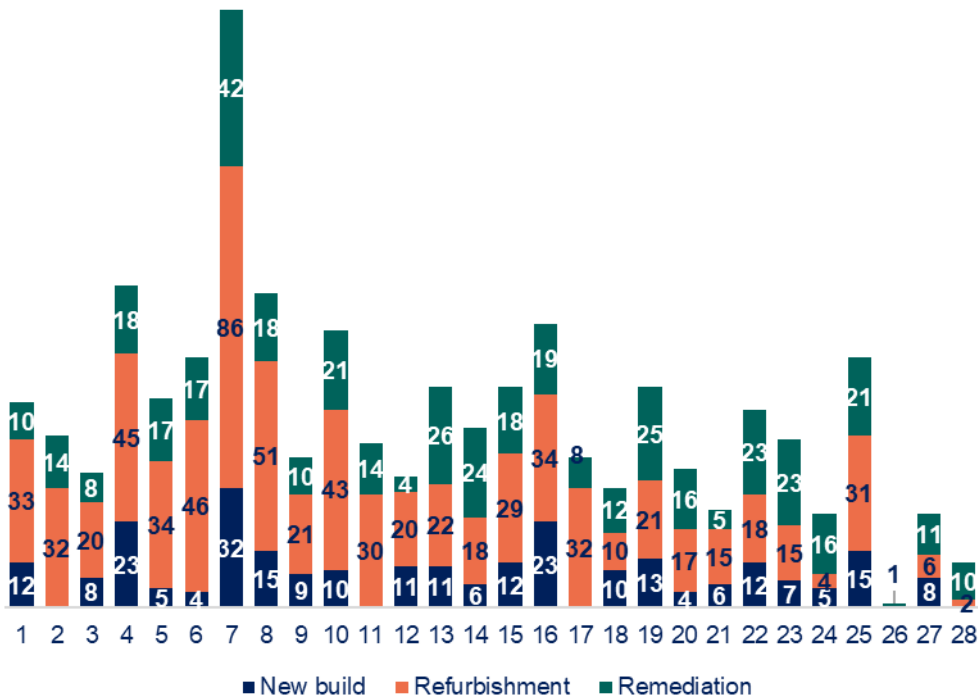
New in 437	Live 849
Decisions made 201	Invalid and withdrawn applications 182
% Rejections 26%	Rejection weeks 26
% Approval 74%	Approval weeks 35
Live complex cases 12	Complex cases approval weeks 35

Commentary

- The number of live London applications of all categories at gateway 2 has slightly increased over the past month, from 850 to 849.
- A total of 383 applications have been closed, set against 437 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 69% of gateway 2 volume of decisions in London. These applications include all internal refurbishment works as well as NHS applications.

Batching

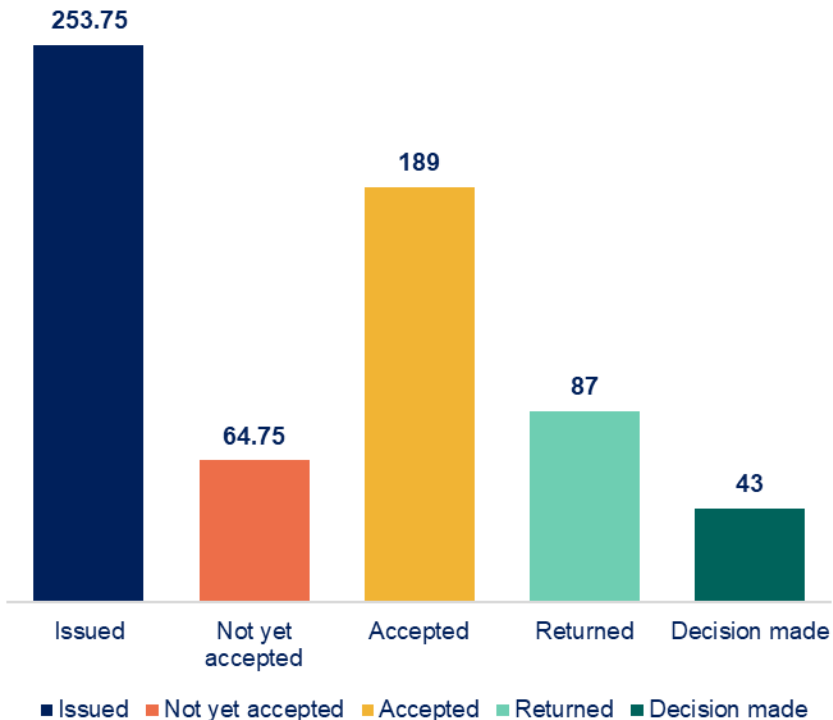
Batch volumes (cases allocated)



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.**
- A pilot batching process was launched in 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 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.

Batching - New builds



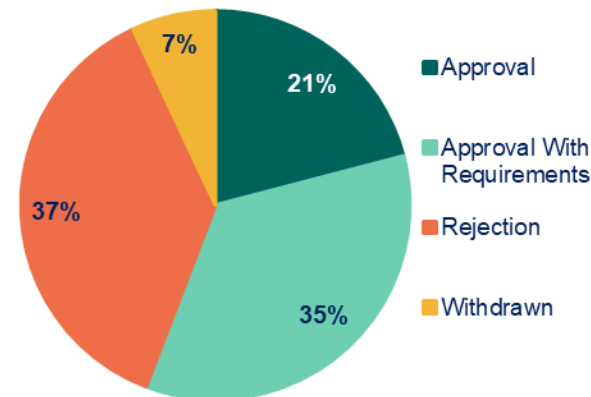
Issued to return:
Median weeks

4

Issued to decision:
Median weeks

9

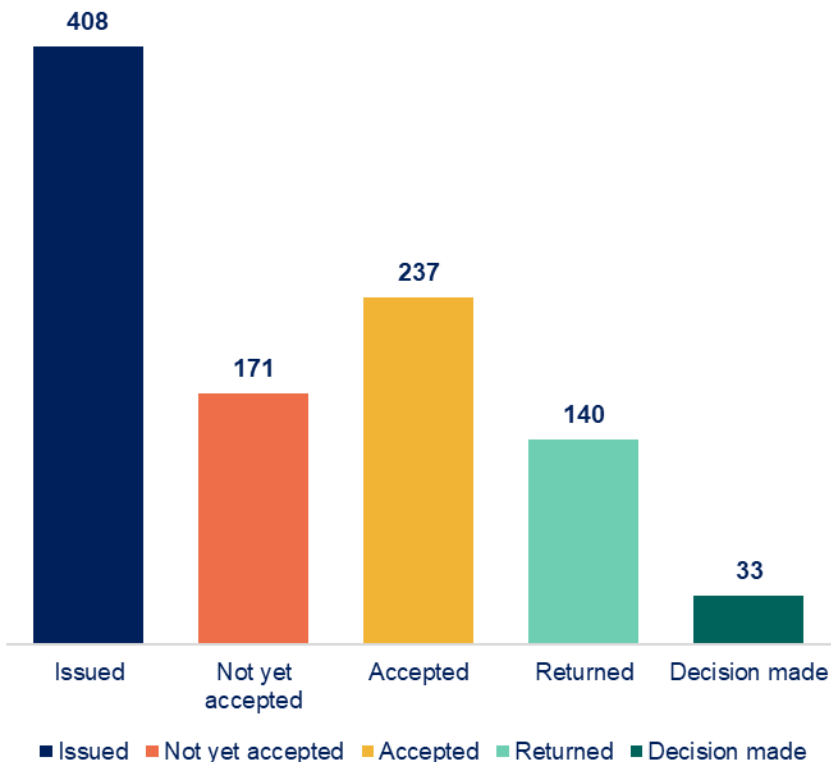
New Build decisions



Commentary

- Batching in new builds is being used to support only 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



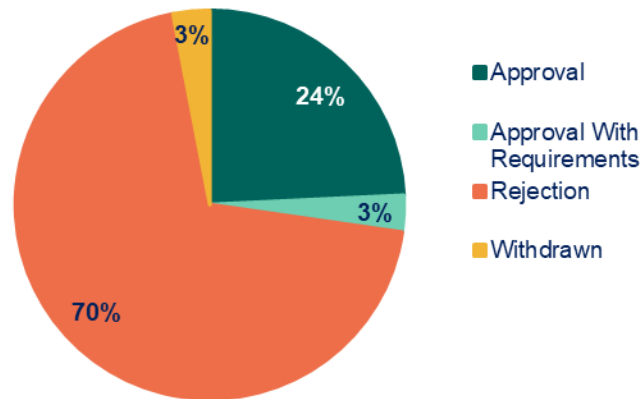
Issued to return:
Median weeks

4

Issued to decision:
Median weeks

10

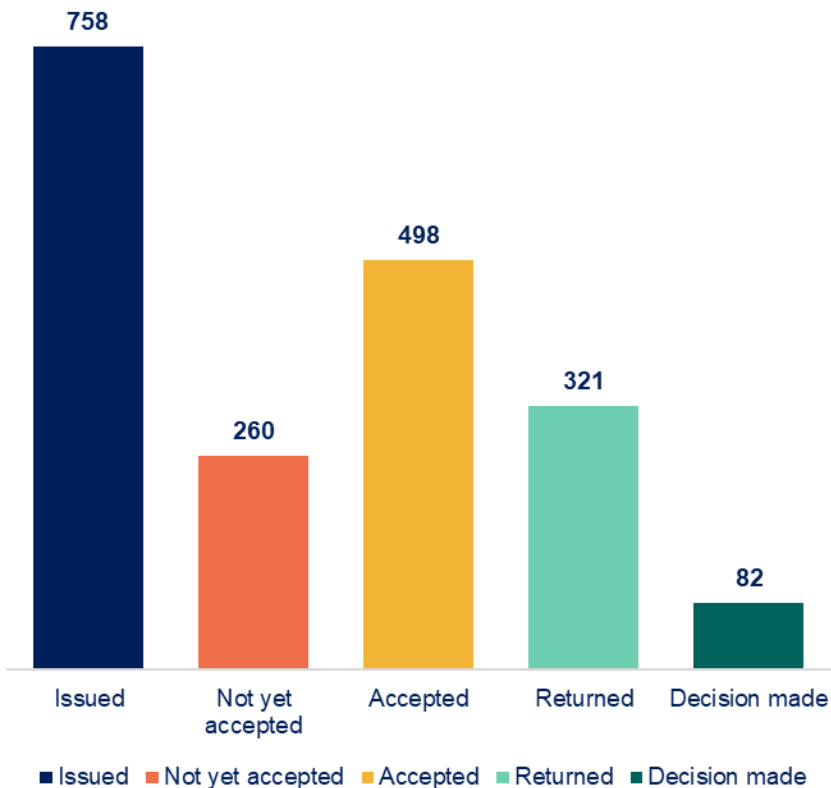
Remediation decisions



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.
- 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 & 9 are therefore more representative.

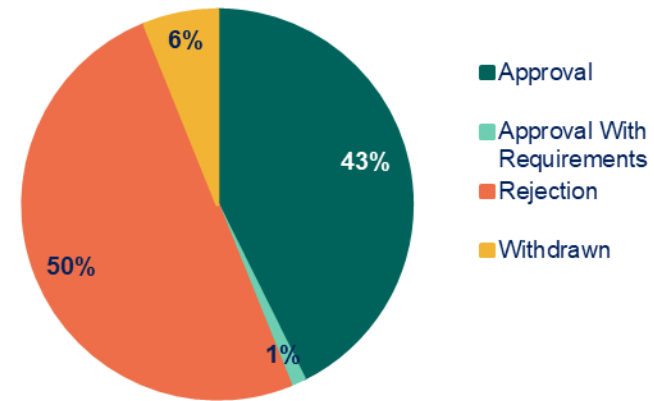
Batching - Refurbishments



Issued to return:
Median week
4

Issued to decision:
Median weeks
11

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 & 10 are therefore more representative.

Innovation Unit resourcing

	Actual as of 27 Apr	Forecast May (mid-month)	Forecast June (mid-month)	Forecast July (mid-month)
Registered building inspectors	20.2	23.0	26.3	31.5
Structural engineers	18.0	19.0	21.0	24.0
Fire engineers	7.4	8.0	9.4	14.4

*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 registered building inspectors (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 support 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
Live	143	337	1,367	82	183	849
New in	63	121	740	31	70	437
Decisions made	33	81	323	14	46	201
Invalid and withdrawn	9	14	298	3	8	182
Rejections	8	23	93	0	17	52
Complex Rejections	1	0	1	0	0	0
Rejection %	27%	28%	29%	0%	37%	26%
Rejection Weeks	17	25	23	N/A	0	26
Approvals	17	58	216	11	29	145
Complex Approvals	7	0	13	3	0	4
Approval %	73%	72%	71%	100%	63%	74%
Approval Weeks	22	46	35	22	51	35
Complex Approval Weeks	35		35	35		35
Live Units	27,900	30,515	-	15,260	16,131	-
Approved Units	4,831	5,429	-	3,012	1,409	-