

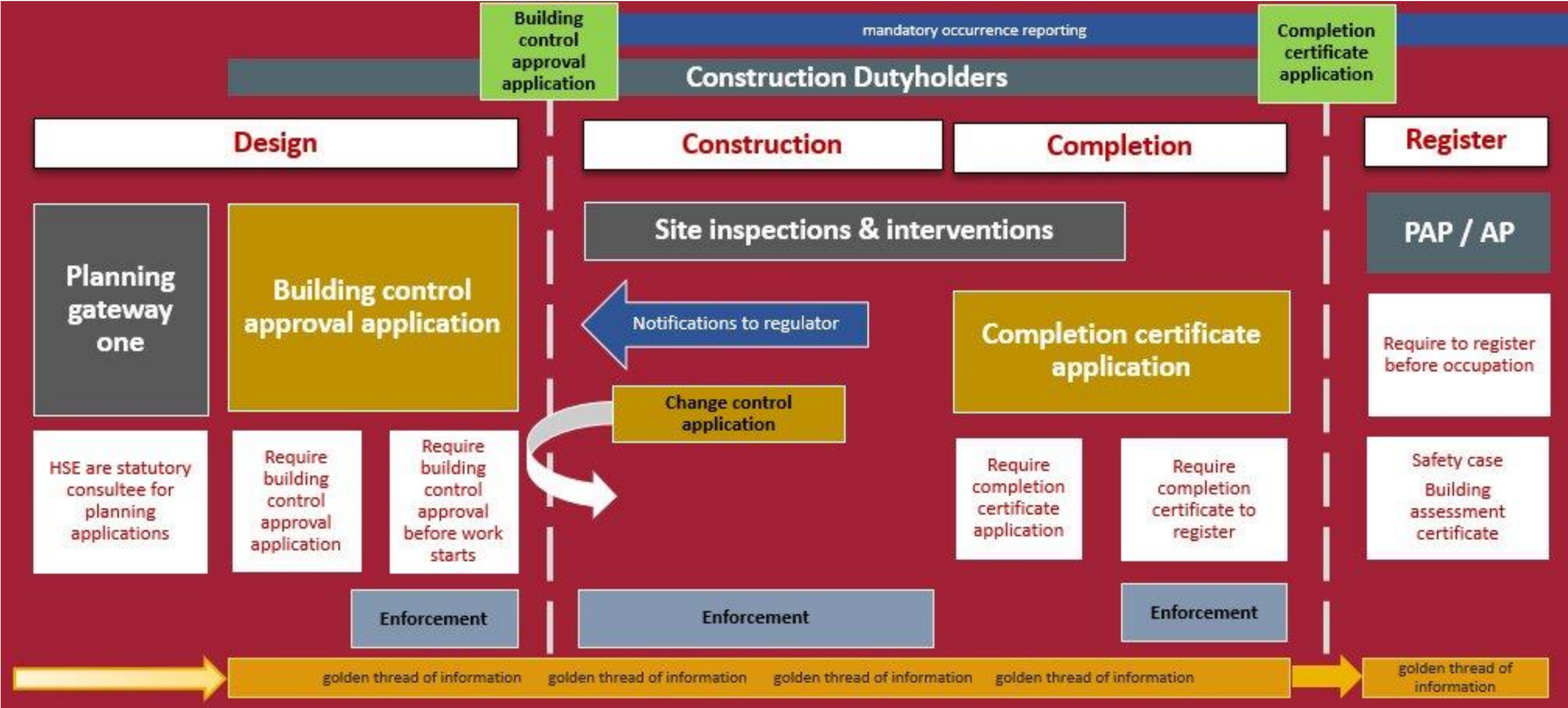
# **BSR as the building control authority for higher-risk buildings**

**Lessons learnt so far and next steps forward**

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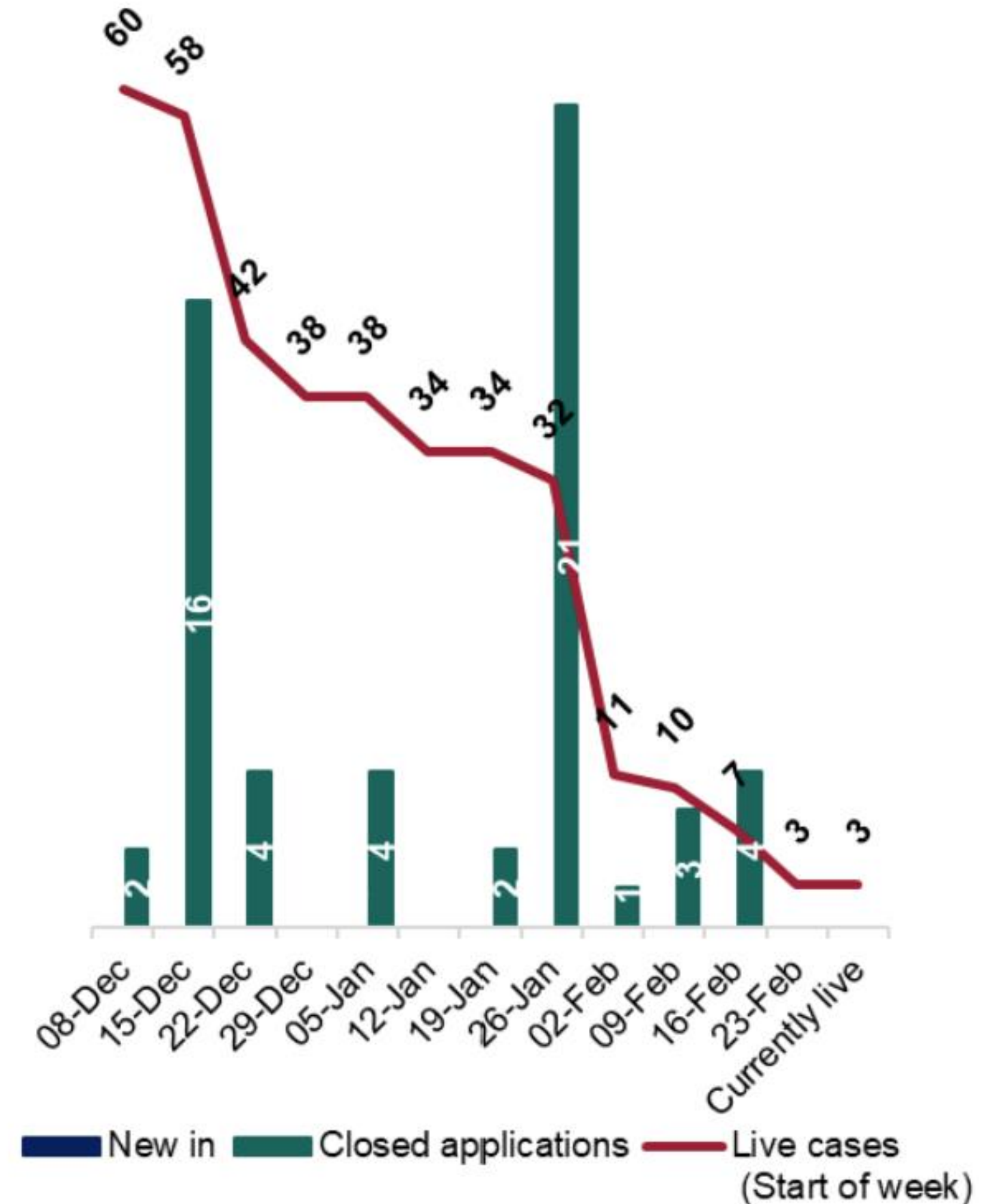
Operational Policy Advisor -

# Overview of the HRB regime



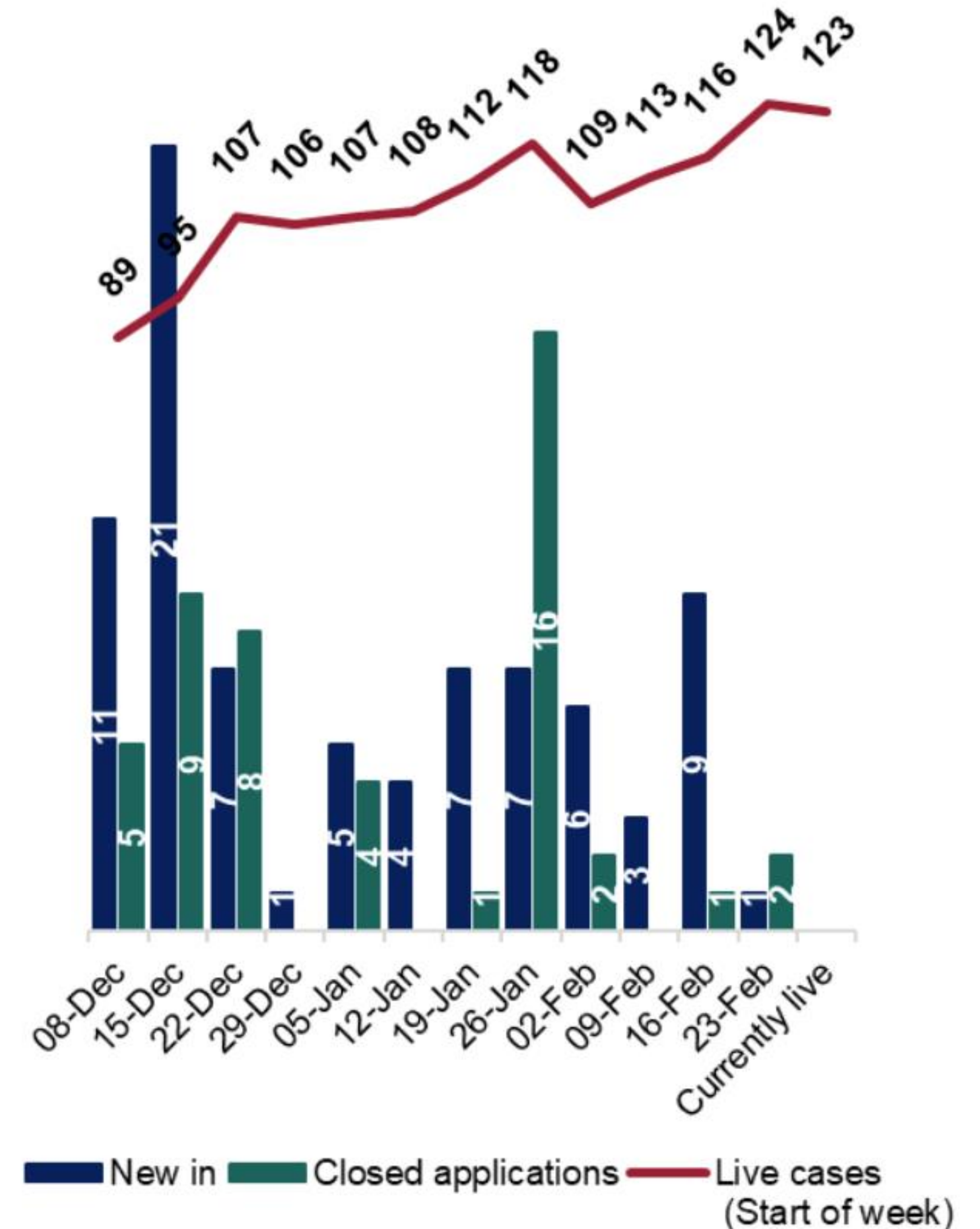
# BSR determination trends

- Early applications to BSR faced long determination times
- The latest data looks far more positive (data as of 25/2/26):
- **For new build HRBs** - the backlog of legacy cases has almost been cleared. From 60 at the start of December to just 3 'regular' cases and 18 technically complex applications

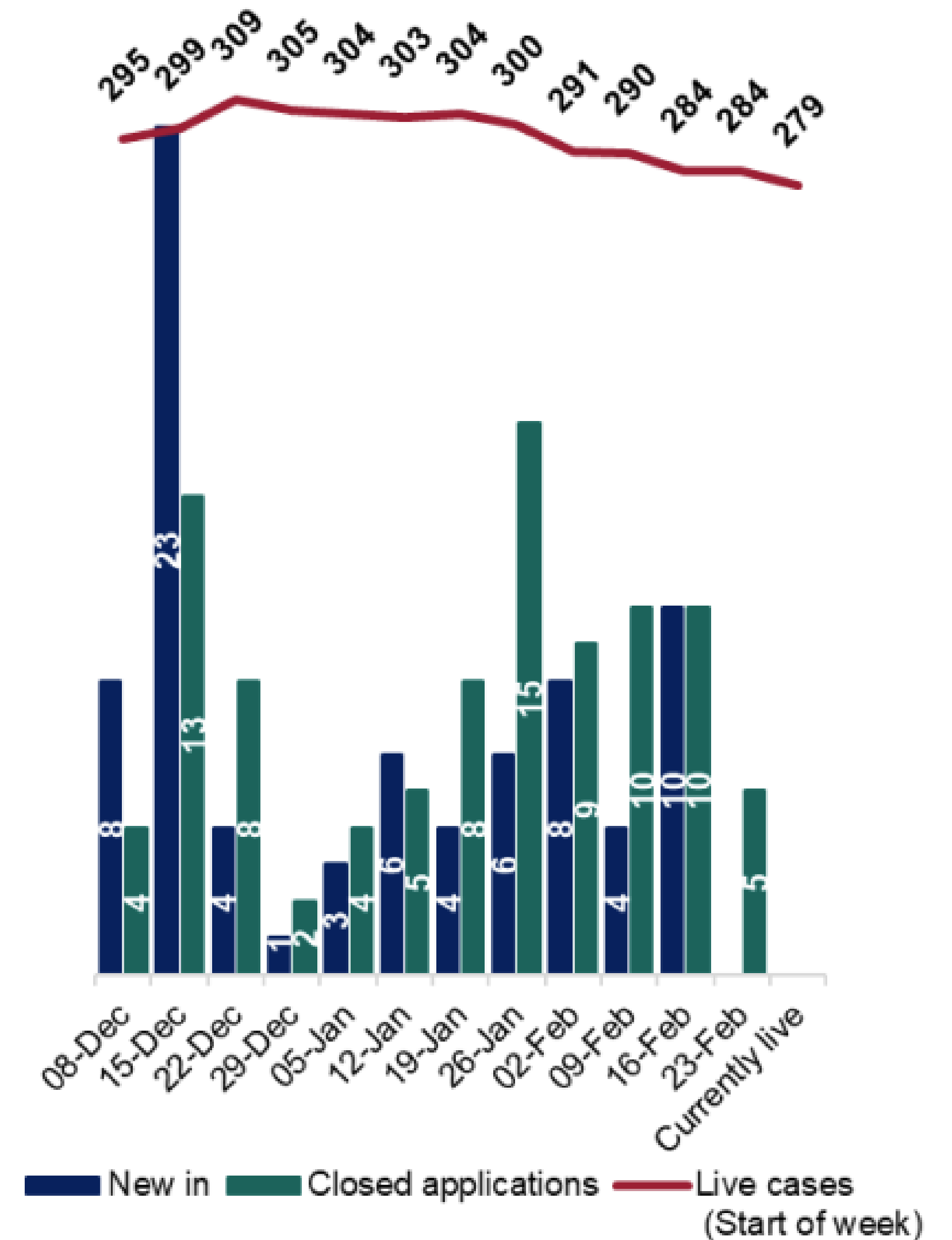


# BSR determination trends

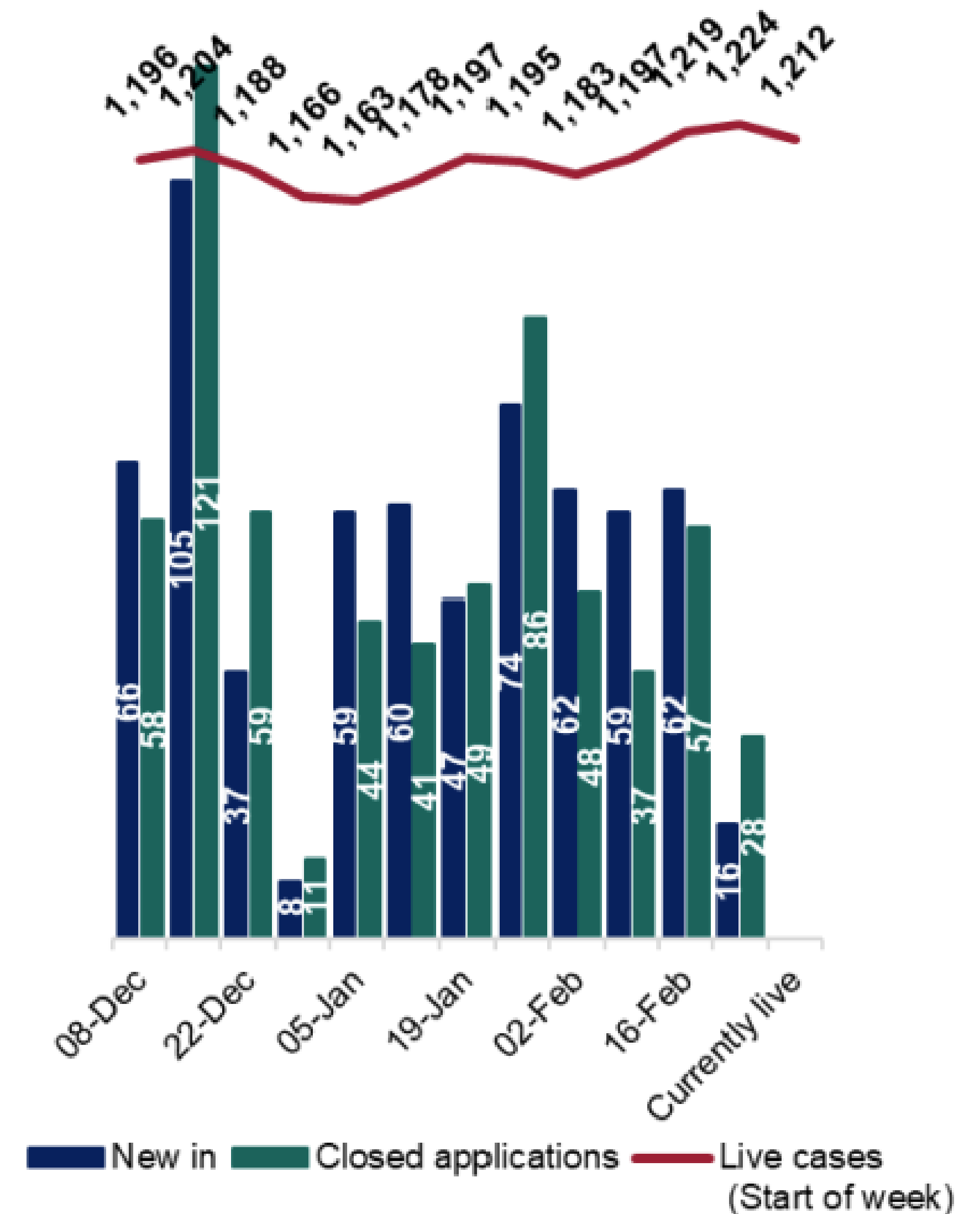
- **New build HRB applications –**
- Applications that successfully pass validation, the approval rate is currently 33%
- 11 applications have been approved with the median approval time now at 18 weeks
- 33% of applications are rejected – with median rejection time at 11 weeks



- **Remediation applications –**
- The level of approvals has increased slightly to 48% while the average approval time has decreased from 34 to 31 weeks.
- Open remediation cases have declined over the last 12 weeks.



- **All applications –**
- The number of live applications of all categories at gateway 2 remains relatively flat.
- New applications marginally exceeded the number of decisions made over the past 12 weeks with a total of 639 closed applications against 655 new applications.
- Category A and B applications account for circa 75%+ of gateway 2 volume of decisions



# Operational improvements at BSR



- BSR continues to expand the Innovation Unit (IU)
- These resources were brought in-house within BSR for the first time as part of the IU, allowing BSR to have better control over resource allocation and tasking.
- 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.
- Account management team well established
- Significant additional operational resource being recruited

	Actual as of 20 Feb	Forecast March (mid-month)	Forecast April (mid-month)	Forecast May (mid-month)
Registered building inspectors	21	25	26	26
Structural engineers	18	18	18	18
Fire engineers	6.6	8	8	8

\*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

# Common reasons for rejection

- Incorrect info e.g. wrong buildings and irrelevant info, wrong plans
- Inaccurate information; one document does not link the next
- Applicant refers to different fire strategies defend/evacuate
- Applicant can not answer basic queries when asked e.g. what exactly is the scope of the project
- Applicant requests to change design mid assessment
- Applicant request to totally change scope mid assessment
- Inclusion of Independent sections which are 'hidden' in the details
- No index to signpost documents
- Requests for extended time to obtain info for RFIs

# What steps can industry take to ensure best practice?



- Make it easy for us to understand what the project actually is - **We do not know the building or plan**
- Clearly set out; what building regulations it will need to comply with, how it will comply and how this can be evidenced
- Use portal folder structure to break application into clearly labelled parts
- Use clear index(s) to signpost where information is; cuts out time looking for information
- If applicant has had feedback or a rejection, address issues on current as well as future applications; the same things will get flagged
- For work to existing HRBs – consider splitting into separate applications e.g. fire doors separate from the cladding remediation
- If the application is a part of a set or linked – tell us up front. We can then plan and line up the same MDT team to assess them as a set.

- [Building Safety Regulator - Making Buildings Safer](#) – BSR campaign site has links to webinars and guidance documents. It is regularly updated
- [Building Safety Regulator - GOV.UK](#) – Gov.UK website also has links to guidance documents and the latest BSR data
- [Building Control – Higher-Risk Buildings – Construction Leadership Council](#) – Industry lead guidance developed with the BSR.