

Dear Committee Member(s)

In coming weeks, the Building Safety Regulator (BSR) will be accepting staged applications for all new higher risk buildings (HRBs) at gateway two. This includes applications for single tower new HRBs, based on separating groundwork and foundations from the subsequent construction of the building.

Existing applications are not eligible to switch to a staged process, but clients may withdraw their application and reapply at their own discretion and risk. We recommend those considering this option to discuss it first with the Regulatory Lead for their existing application.

This change has been developed in conjunction with the Construction Leadership Council (CLC). Together, BSR and the CLC are reviewing how BSR can be more efficient and adapt to the conditions the construction industry is facing, while following the law and ensuring the delivery of high quality, safe buildings for those who live and work in them.

From this work, the viability of staged applications has been explored and agreed upon. We are confident this approach will speed up the construction of new HRBs as applicants can focus on each stage of their application, beginning groundwork while still finalising the rest of their plans.

Building control regulations are not impacted by this change. Full plans and standards remain required for applications for each stage, as well as summary plans and standards for subsequent stage(s). Building control approval must always be obtained before starting construction on each stage of work.

BSR and the CLC will publish more information and guidance about staged applications in due course.

Yours sincerely.



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Building Safety Regulator



Karl Whiteman
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