# Building Safety Regulator accelerates backlog clearance amid staffing and technical challenges



The Building Safety Regulator (BSR) has announced that it expects to conclude decisions on all but three of the 91 legacy Gateway 2 applications by the end of the year. These applications, which relate to 21,745 units caught under the previous regulatory regime before assessment processes were overhauled in the summer, represent a significant backlog the regulator is working to clear. According to the BSR, 88 of these schemes will be resolved within the year, with the remaining three expected to be decided by January, subject to ongoing progress and timely information provision by applicants.

The regulator’s latest data, as of 1 October, shows that 152 new Gateway 2 applications are currently in the system, covering 33,670 units alongside a further 253 remediation applications affecting 22,304 units. London leads with 200 Gateway 2 applications, with the rest of England accounting for 175. BSR chair Andy Roe, who has held the role since July, outlined efforts to accelerate the approval process, including batching applications, introducing account managers for major developers, and upgrading IT infrastructure. Notably, the average waiting time for Gateway 2 approval across the UK stands at 43 weeks, rising to 48 weeks in London, reflecting ongoing capacity and complexity challenges.

Despite progress, the regulator acknowledges several obstacles remain, including multiple ‘blockers’ in many cases, ranging from staff availability to the need for detailed technical information. A particular bottleneck is the scarcity of expertise in computational fluid dynamics — crucial for evaluating fire safety strategies in high-rise residential buildings. This shortage limits the speed at which complex safety decisions can be finalised.

In response to these challenges and the urgent need to support housing delivery, the UK government recently announced reforms to the BSR designed to accelerate housebuilding. These reforms include a new Fast Track Process aimed at speeding up the review of new build applications and reducing delays, ultimately boosting confidence in the sector. The changes align with recommendations from the Grenfell Tower Inquiry and intend to pave the way for a single construction regulator to oversee building safety and quality.

Further government data underscores the broader landscape of building safety remediation efforts. Monthly updates reveal ongoing activity in the remediation of unsafe cladding, with 64% of buildings applying for funding having started or completed remediation and 82% having formal remediation plans in place. By the end of the 2024-25 period, over 1,600 buildings had been remediated, representing about one-third of all identified buildings requiring attention. Yet, reports also highlight risks that the current system may struggle to cope with increasing demands, prompting additional measures to enhance operational capacity.

The BSR has made strides in streamlining processes for higher-risk buildings, reducing the average Gateway 2 decision time from up to 48 weeks to around 16 to 18 weeks in some cases. This improvement is supported by updated guidance and closer industry collaboration to improve application quality and reduce delays. However, the regulator’s timeline for clearing legacy applications—and advancing remediation work—remains contingent on overcoming persistent staffing, technical, and procedural hurdles.

In summary, while the BSR is demonstrating clear progress in addressing its legacy application backlog and implementing reforms to quicken approvals, significant challenges remain. The agency’s ability to maintain its projected timetable will rely heavily on enhanced resource availability, industry cooperation, and continued government support to meet housing safety and delivery goals.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/building-safety-regulator-spells-out-timetable-to-clear-gateway-2-backlog/5138859.article) (BD Online), [[4]](https://buildingsafety.campaign.gov.uk/building-safety-regulator-making-buildings-safer/building-safety-regulator-news/bsr-in-action-regulating-higher-risk-buildings-in-england/) (Building Safety Regulator)
* Paragraph 2 – [[1]](https://www.bdonline.co.uk/news/building-safety-regulator-spells-out-timetable-to-clear-gateway-2-backlog/5138859.article) (BD Online), [[4]](https://buildingsafety.campaign.gov.uk/building-safety-regulator-making-buildings-safer/building-safety-regulator-news/bsr-in-action-regulating-higher-risk-buildings-in-england/) (Building Safety Regulator)
* Paragraph 3 – [[1]](https://www.bdonline.co.uk/news/building-safety-regulator-spells-out-timetable-to-clear-gateway-2-backlog/5138859.article) (BD Online)
* Paragraph 4 – [[2]](https://www.gov.uk/government/news/reforms-to-building-safety-regulator-to-accelerate-housebuilding) (UK Government Announcement)
* Paragraph 5 – [[3]](https://www.gov.uk/government/publications/building-safety-remediation-monthly-data-release-february-2025) (UK Government Monthly Data), [[5]](https://www.gov.uk/government/publications/building-safety-remediation-monthly-data-release-march-2025/building-safety-remediation-monthly-data-release-march-2025) (UK Government Monthly Data), [[6]](https://www.gov.uk/government/publications/mhclg-annual-report-and-accounts-2024-to-2025/mhclg-annual-report-and-accounts-2024-to-2025-html-version) (MHCLG Report)
* Paragraph 6 – [[7]](https://www.gov.uk/government/publications/remediation-acceleration-plan-update-july-2025/remediation-acceleration-plan-update-july-2025) (Remediation Acceleration Plan Update), [[4]](https://buildingsafety.campaign.gov.uk/building-safety-regulator-making-buildings-safer/building-safety-regulator-news/bsr-in-action-regulating-higher-risk-buildings-in-england/) (Building Safety Regulator)
* Paragraph 7 – [[1]](https://www.bdonline.co.uk/news/building-safety-regulator-spells-out-timetable-to-clear-gateway-2-backlog/5138859.article) (BD Online), [[4]](https://buildingsafety.campaign.gov.uk/building-safety-regulator-making-buildings-safer/building-safety-regulator-news/bsr-in-action-regulating-higher-risk-buildings-in-england/) (Building Safety Regulator)

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## Bibliography

1. <https://www.bdonline.co.uk/news/building-safety-regulator-spells-out-timetable-to-clear-gateway-2-backlog/5138859.article> - Please view link - unable to able to access data
2. <https://www.gov.uk/government/news/reforms-to-building-safety-regulator-to-accelerate-housebuilding> - The UK government has announced reforms to the Building Safety Regulator (BSR) aimed at accelerating housebuilding. These reforms include a new Fast Track Process to enhance the review of new build applications, unblock delays, and boost sector confidence. The measures are designed to support the delivery of 1.5 million safe, high-quality homes and speed up remediation efforts. The reforms also pave the way for the creation of a single construction regulator, as recommended by the Grenfell Tower Inquiry.
3. <https://www.gov.uk/government/publications/building-safety-remediation-monthly-data-release-february-2025> - The UK government's monthly data release for February 2025 provides updates on building safety remediation efforts. The report includes data on the progress of buildings in the ACM programme, Building Safety Fund (BSF), Cladding Safety Scheme (CSS), developer remediation contracts, and social housing providers. It also covers local authority enforcement actions taken against buildings with cladding defects. The accompanying dashboard offers visual insights into the remediation progress and challenges faced.
4. <https://buildingsafety.campaign.gov.uk/building-safety-regulator-making-buildings-safer/building-safety-regulator-news/bsr-in-action-regulating-higher-risk-buildings-in-england/> - The Building Safety Regulator (BSR) is actively regulating higher-risk buildings in England to ensure safety and compliance with building regulations. The BSR is working on transitional projects and complex cases, carrying out Gateway 2 and Gateway 3 assessments simultaneously to minimise the impact of their transition into the new regime. The average Gateway 2 handling time is now around 16 to 18 weeks to decision, a significant improvement. The BSR is also producing new guidance on the process and working closely with the Construction Leadership Council to develop industry-led materials to help improve applications.
5. <https://www.gov.uk/government/publications/building-safety-remediation-monthly-data-release-march-2025/building-safety-remediation-monthly-data-release-march-2025> - The UK government's monthly data release for March 2025 provides updates on building safety remediation efforts. The report includes data on the progress of buildings in the Building Safety Fund (BSF), with 64% of buildings proceeding with an application for funding having started or completed remediation. The report also covers the status of remediation plans, with 82% of buildings having remediation plans in place. The accompanying management information tables offer detailed insights into the remediation progress and challenges faced.
6. <https://www.gov.uk/government/publications/mhclg-annual-report-and-accounts-2024-to-2025/mhclg-annual-report-and-accounts-2024-to-2025-html-version> - The Ministry of Housing, Communities and Local Government (MHCLG) annual report and accounts for 2024 to 2025 provide an overview of the department's activities and financial performance. The report includes data on the remediation of unsafe cladding, with 1,637 buildings remediated by the end of 2024-25, representing 33% of all identified buildings. The report also covers the number of buildings that have started or completed remediation, with 49% of identified buildings having started or completed remediation work.
7. <https://www.gov.uk/government/publications/remediation-acceleration-plan-update-july-2025/remediation-acceleration-plan-update-july-2025> - The UK government's Remediation Acceleration Plan update for July 2025 outlines efforts to accelerate the pace of remediation of unsafe cladding. The report highlights the risk that the system may not keep up with increasing demands and details actions being taken to address operational challenges. The BSR is implementing a new Fast Track Process to bring building inspector and engineer capacity directly into the BSR, aiming to accelerate the processing of existing new build cases and remediation decisions. The report also covers the bolstering of long-term investment in the capacity of the BSR and building capacity within the industry.