

BUILDING SAFETY TIMELINE

2021

AUG 1 — **Planning Gateway One** comes into effect

2022

APR 28 — **Building Safety Act** becomes law

JUN 28 — New liability periods for claims under the **Defective Premises Act** come into effect

New **leaseholder protections** including **remediation orders** come into force

JUL 1 — All cards carrying the CSCS logo can be verified using **CSCS Smart Check**

DEC 1 — **Changes** to Approved Document B (Fire Safety) come into force

2023

JAN 23 — **Fire Safety (England) Regulations** come into force

JUL 21 — **Responsible Actors Scheme** is launched for eligible developers to join

SEP 4 — First construction products achieve verification with the **Code for Construction Product Information (CCPI)**

SEP 30 — Deadline for **registering** existing High-Rise Residential Buildings

OCT 1 — **Dutyholder responsibilities** come into force

The new **building control system** comes into force through new **regulations**:

- The Building Safety Regulator becomes the **Building Control Body** for new Higher-Risk Buildings
- Gateways **Two** and **Three** come into effect
- Registration opens for **Building Control Approvers** and **Building Inspectors**

Transitional arrangements for **existing** and **new** Higher-Risk Buildings begin

A **Golden Thread** of information is required for each Higher-Risk Building in scope of the new regime

A **Safety Case** is required for each Higher-Risk Building

A **Mandatory Occurrence Reporting** system is required for each Higher-Risk Building in scope of the new regime

New High-Rise Residential Buildings must be **registered**, including **Key Building Information (KBI)**, before they are occupied

Amendments to the Regulatory Reform (Fire Safety) Order come into force

OCT 19 — New **guidance** on the regulations defining Higher-Risk Buildings is published

DEC 6 — The Building Safety Regulator publishes its **enforcement policy**

2024

JAN 10 — Applications for certain **cladding remediation schemes** must now be supported by a Fire Risk Appraisal of External Walls (FRAEW) from an approved fire risk assessor

FEB 8 — **Online portal** enabling residents of High-Rise Residential Buildings to find out if their building is registered goes live

MAR 29 — **Amendments to Approved Document B** are published, including guidance for second staircases in new residential buildings above 18m, with transitional arrangements until 30 September 2026

APR 6 — **Transitional arrangements** for Higher-Risk Buildings and other buildings end

Operational Standards Rules for Building Control Bodies come into force

Professional Conduct Rules for Registered Building Control Approvers (RBCAs) and **Code of Conduct** for Registered Building Inspectors (RBIs) come into force

The Building Safety Regulator starts issuing **Building Assessment Certificates**

APR 8 — Registers for **Building Control Approvers** and **Building Inspectors** go live

SEP 2 — **Amendments to Approved Document B** are published, including the requirement for sprinklers in new care homes and the withdrawal of the National Classes fire testing standards

OCT 1 — **Transitional arrangements** for Building Control Approvers end

2025

FEB 26 — The Government publishes its **response** to the Grenfell Tower Inquiry final report, confirming its commitment to address the recommendations

MAR 2 — Building Regulations applications for new care homes must now meet the guidance in **Approved Document B** including sprinklers

National classification system (BS 476) for reaction to fire and roofs is removed from **Approved Document B**, with products now required to meet the European Standard

JUL 1 — The **Common Assessment Standard**, which can be used to demonstrate organisational capability, is updated

JUL 9 — **CROSS-UK** is appointed as the official Voluntary Occurrence Reporting system for fire and structural safety issues relating to buildings and other structures in the UK

JUL 17 — The Government publishes an update to its **Remediation Acceleration Plan** to speed up the remediation of unsafe cladding

2026

JAN 27 — The Building Safety Regulator becomes a standalone **arm's length body under MHCLG**

FEB 25 — The Government publishes its first **annual report** on implementing the recommendations of the Grenfell Tower Inquiry

MAR 20 — The consultation on the **Single Construction Regulator Prospectus** closes

APR 6 — **Residential Personal Emergency Evacuation Plans (PEEPs)** are required on all High-Rise Residential Buildings and in medium-rise buildings with a simultaneous evacuation strategy

MAY 20 — The consultations on the **Construction Products Reform White Paper** and **General Safety Requirement for Construction Products** close

Q2 — Call for evidence on the regulation of built environment professionals is expected to be published

Building Control Independent Panel final report and Government response are expected to be published

JUL 1 — The consultation on further changes to **Approved Document B** closes

SEP 30 — Building Regulations applications for new residential buildings above 18m must meet the **guidance** in Approved Document B including second staircases

OCT 1 — The **Building Safety Levy** comes into operation

Q3 — Review of dutyholder regime is expected

2027

APR — Independent review of the Building Safety Regulator is expected to take place

Q2 — Overarching strategy for built environment professionals is expected to be published

Legislation to establish the Single Construction Regulator is expected to be laid in Parliament

2028

MAR 30 — Building Regulations applications for new residential buildings above 18m following the previous Approved Document B guidance must have sufficiently progressed

2029

SEP 2 — National classification system (BS 476) for fire resistance is removed from Approved Document B, with products now required to meet the European Standard

