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 — The **2022 Amendments to Approved Document B (Fire Safety)** come into force, including extending the ban on combustible materials in and on the external walls of buildings to hotels, hostels and boarding houses, and banning metal composite material panels with unmodified polyethylene core on all new buildings of any height

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

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

A **Mandatory Occurrence Reporting** system is required for each Higher-Risk Building

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 — The **2024 Amendments to Approved Document B (Fire Safety)** are published

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 — The **2025, 2026 and 2029 Amendments to Approved Document B (Fire Safety)** are published

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

2025

FEB 26 — The Government publishes its **response** to the Grenfell Tower Inquiry final report

MAR 2 — The **2025 Amendments to Approved Document B (Fire Safety)** come into force, including the requirement for sprinklers in new care homes and the withdrawal of the National Classes for fire testing standards

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

The Government publishes the **Building Control Independent Panel report** and its **response**

AUG 12 — The call for evidence on the **regulation of built environment professions** closes

SEP 1 — Dispensations of the procedural requirements to gain Building Control Approval for the installation of fibre optic cabling in **Higher-Risk Buildings** and **other buildings**, and for work to **mobile communication masts on rooftops of Higher-Risk Buildings**, come into effect

SEP 14 — An updated version of **PAS 9980**, providing guidance on undertaking Fire Risk Appraisals of External Walls (FRAEWs) in existing blocks of flats, is published by the BSI

SEP 30 — The **2024 and 2026 Amendments to Approved Document B (Fire Safety)** come into force, including second staircases and supporting the use of evacuation lifts in new residential buildings above 18m



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

OCT 14 — The **Remediation of Unsafe Cladding Bill** is introduced to Parliament to speed up the remediation of unsafe cladding

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

TBC — 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

TBC — 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 (Fire Safety) guidance must have sufficiently progressed

2029

SEP 2 — The **2029 Amendments to Approved Document B (Fire Safety)** come into force, including the removal of the national classification system (BS 476) for fire resistance, with products now required to meet the European Standard



Courtesy of Berkeley Group

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