

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 27 — An additional **question and answer sheet** supporting the **guidance** on changes to the building control process for HRBs is published

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

AUG 14 — The Building Safety Regulator publishes a series of **FAQs** on applying for Building Control Approval for Higher-Risk Buildings

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

DEC 2 — The Government publishes the **Remediation Acceleration Plan** to speed up the remediation of unsafe cladding

2025

FEB 24 — The **Common Assessment Standard**, which can be used to demonstrate organisational capability, is updated

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

SUMMER — The **Remediation Enforcement Unit** within the BSR is expected to be up and running

TBC — New **regulatory framework for construction products** is expected to be introduced

2026

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

AUTUMN — The **Building Safety Levy** comes into force

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

