

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 : <ul style="list-style-type: none">• 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 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
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
-------	---

