Construction Leadership Council

SUBSEQUENT STAGES STATEMENT

SUBSEQUENT STAGES STATEMENT	Guidance Note: 08 Annex: 8C Version: 1.0 Date: 18/12/25

SUMMARY

This annex provides an example of a Subsequent Stages Statement as required under Regulation 4(3) of the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023.

It shows a way of evidencing how the design will be managed for a staged application to ensure sufficient level of design information is available to inform the stage application.

This document has been drafted for guidance only and using an example project comprising of a single Higher-Risk Building with a basement.
It is intended to show the typical level of content/detail to be provided.

The content of a Subsequent Stages Statement must be made project-specific to the applicant's building design.

References are included for additional stages to show how this statement might be used for a project with further stages.

NOTE: This guidance note should be read in conjunction with:

- **CLC Guidance Note 08 – Staged Applications**

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SUBSEQUENT STAGES STATEMENT

1.0 INTRODUCTION

This document is the **Subsequent Stages Statement** as required under Regulation 4(3) of the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023. It explains the proposed staged application strategy for the Building Control Approval submissions (Gateway 2).

This includes how this stage application provides the information for approval of this subsequent stage of work, how the design has been developed and evidenced to fit within the summary previously provided for this stage, and the relationship between the previous stage information, and the information in this stage.

2.0 PROJECT DETAILS

1	Project Name	Example Towers, London
2	Phase (if applicable)	Phase 3A
3	Stage No.	Stage 2
4	Client	XXXX
5	Principal Designer	YYYY
6	Principal Contractor	ZZZZ

3.0 PROJECT DESCRIPTION

Note: The Subsequent Stages Statement will vary depending on the type and arrangement of project and how staged applications are being used e.g.

- *Single block with basement. The Subsequent Stages Statement simply needs to refer to that stage and how it interacts with the first stage.*
- *Multiple blocks of Higher-Risk Building on a shared basement. The Subsequent Stages Statement will need to show interaction with previous stage(s), as well as future stages.*

Project X involves the construction of a X-storey residential building with a single storey basement. The basement is used for car parking, cycle storage and plant.

INSERT IMAGE

Diagram 1: *A cross section of the project separately identifying the stages for Building Control applications.*

SUBSEQUENT STAGES STATEMENT

4.0 EXTENT OF WORKS WITHIN THIS STAGE

This stage of works is Stage 2, the final stage application for this project.

The building is being submitted as a staged application for Building Control Approval (Gateway 2) in two stages (applications) as follows:

- **Previous Stage - Application No.1** – Foundations and basement up to and including ground floor slab (substructure) including required MEP and Architectural works which impact on the structure.
- **This Stage - Application No.2** – Above ground (superstructure and remaining architectural and MEP works) in full.

The extent of structural works included in the Stage 1 application was as follows:

- Basement enabling works (embedded perimeter basement piled wall)
- All piled foundations
- All structural fire requirements
- All below ground waterproofing
- Basement RC structure up to and including podium ground slab (basement roof)
- Ground floor slab at grade beyond basement footprint.

The extent of works included in this Stage 2 application is as follows:

- Remaining above-ground structure
- Surrounding realm
- External finishes
- External walls and roof
- Internal walls
- Building services
- Internal finishes.

SUBSEQUENT STAGES STATEMENT

An assessment has been carried out to demonstrate a clear understanding of the implications and risks of advancing part of the building works using a staged approach in section 7.0 of this statement.

5.0 CONSISTENCY AND LINKAGE OF THIS STAGE AGAINST PREVIOUS STAGE(S)

Note: As part of the Subsequent Stages Application, clear and concise justification should be provided to demonstrate alignment between each application stage. This should:

- *Cross-check the current stage application design against the 'summary of plans' and 'summary of standards' submitted in the previous stage application(s);*
- *Explain how elements previously presented at summary level have been developed into detailed proposals in this stage, consistent with the previously submitted 'summary of plans' and 'summary of standards' parameters; and*
- *Confirm and evidence compatibility between the first stage design and the subsequent stage design.*

This stage of works is Stage 2, the final stage application for this project. This application includes detail design for elements that were designed to a summary of plans and summary of standards in the previous application. This application demonstrates how the detailed design aligns with that summary by detailing:

- Within the Building Regulations Compliance Statement (BRCS) for this application, each section of the statement includes the relevant part of the summary of standards included in the BRCS from the first application, followed by the detailed compliance statement information that shows how the detailed design complies with each relevant requirement. The detail of each relevant requirement section falls within the scope of the summary originally submitted with Stage 1.
- Where any detailed proposals diverge from the summary information provided in the previous stage, those divergences have been clearly identified in the detailed section of the BRCS. Any changes to those Agreed Documents approved as part of the Stage 1 application will be made to align with the Stage 2 design using the change control process.
- Within the first stage of work a summary of plans was included, constituting summary information showing the general arrangement and strategic compliance arrangements. These plans have now been replaced with detailed proposals that develop the principles of the summary plans to a fully detailed design. The summary plans and their corresponding replacements are listed below.

6.0 ESTIMATED PROGRAMME FOR SUBSEQUENT STAGE

This Stage 2 application planned submission date is XXXX, approximately X months after Stage 1 application. It is anticipated that Stage 2 will begin construction on XXXX.

Note: The references to the start date for further stages beyond this stage below would only be used if this application was part of an application with two or more stages, otherwise this section should be omitted.

The Stage 3 application planned submission date is XXXX, approximately X months after Stage 2 application. It is anticipated that Stage 3 will begin construction on XXXX.

7.0 ASSESSMENT OF LEVEL OF DESIGN (LOD)

Note: This assessment would be used only if this was a stage in the middle of a staged application (e.g. Stage 2 of 3). For the last stage of an application, it would be sufficient to refer back to the LOD assessment within the Staged Work Statement in the first stage application.

It is important that sufficient design development is reached for each staged application to ensure that unidentified problems are not baked into the design that may compromise the compliance of the building once complete.

An assessment has been carried out to demonstrate a clear understanding of the implications and risks of advancing part of the building works. The assessment has been undertaken collectively by the design team and identifies what design information is required and to what level of maturity/detail to ensure compliance of the advanced works and to enable this to be evidenced in the Stage 2 application. The key output of this assessment is to:

- Identify what design information needs to be provided in full (Stage 2 scope) including a schedule of Requirements where Approval with Requirements is proposed;
- Identify what level of detail the design of elements in the subsequent design stage application is needed;
- Identify any specialist design input required so they can be procured in time to provide the necessary input;
- Identify the risks associated with parts of the design (subsequent stage application) not being fully developed and how the risk is managed; and

- Demonstrate that the first stage application can achieve compliance with the level of detail proposed for the subsequent stage development.

APPENDIX 1 provides the assessment.

8.0 CONSISTENCY AND LINKAGE WITH FUTURE STAGE WORKS

Note: This section would be used only if this was a stage in the middle of a staged application (e.g. Stage 2 of 3).

As part of the Subsequent Stages Statement for remaining stages, a statement will be provided to demonstrate compatibility between the design intent in the previous stage applications and the final Stage 3 design.

This will cross check the final Stage 3 application design against the design assumptions made in the previous stage applications to evidence that the Stage 1 and Stage 2 approved design is still appropriate and compliant. This document will clearly identify assumptions made at previous stages compared to the final proposals in Stage 3.

APPENDIX 1: ASSESSMENT OF LEVEL OF DESIGN (LOD)

*Note: This assessment would be used only if this was a stage in the middle of a staged application (e.g. Stage 2 of 3). For the last stage of an application, it would be sufficient to refer back to the LOD assessment within the Staged Work Statement in the first stage application. The table shown below includes only titles and an example row and should be developed by the applicant to the project-specific requirements. A larger example table used for first stage is included within **Annex 8B – Staged Work Statement**.*

Element/Item	Level of Design maturity/detail			Details/Comments	Risk due to later stage design of element/item not being fully complete	LOD for the subsequent stage to be provided at Stage 1
	Outline	Developed	Full			
Building massing			X	Massing of superstructure and substructure is fixed to enable structural framing and loads to be determined. No. of storeys is fixed. The use category on each floor is known to assign correct imposed loads.	The massing must remain unchanged beyond Stage 2.	Architects scheme design (RIBA 3 LOD) GA plans and elevation drawings.
This table includes only titles and an example row and should be developed by the applicant to the project-specific requirements.						