

18.12.2025

**PRACTICAL GUIDANCE PUBLISHED ON STAGED APPLICATIONS AND KEY STEPS BETWEEN GATEWAY 2 TO GATEWAY 3 FOR BUILDING CONTROL FOR NEW HIGHER-RISK BUILDINGS (HRBs)**

The Construction Leadership Council (CLC) has today published two new industry guidance notes on Staged Applications and key steps between Gateway 2 to Gateway 3 for Building Control for new Higher-Risk Buildings (HRBs). This guidance builds on the initial CLC guidance suite published on 21 July to support those submitting and assessing Building Control Approval applications and managing the process during the construction phase to handover and the submission of a Completion Certificate application.

The Building Safety Regulator (BSR) is now accepting staged applications for all new HRBs at Gateway 2 for single tower new HRBs, based on separating groundwork and foundations from the subsequent construction of the building. This change has been developed in conjunction with the CLC. Together, BSR and the CLC are reviewing how the application process can adapt to the conditions the construction industry is facing, while following the law and ensuring the delivery of high quality, safe buildings for those who live and work in them.

Progressive assurance of the works and assembling the information to support the golden thread are key to a successful handover and application for a Completion Certificate. This in turn facilitates the most expeditious Building Control Approval and the earliest occupation of buildings.

The complete guidance suite and further information can be found on the [CLC website](#). Specific updates include:

- **Updated - Guidance Note 01 – The Building Safety Regime for a new Higher-Risk Building**: Update and addition to the process map;
- **New - Guidance Note 08 – Staged Applications**: Approach and baseline information for a Building Control Approval application for a stage of HRB work; and
- **New – Guidance Note 09 – Gateway 2 to Gateway 3**: Key steps for dutyholders and the BSR between Building Control Approval (Gateway 2) and Completion Certificate (Gateway 3).

Today's guidance from the CLC is another notable achievement of the joint BSR and industry task and finish group and proactive work will continue to address priority areas and maximise communication to the industry going forward, providing confidence to investors and developers that the system is working.

Karl Whiteman, Berkeley Group Executive Director and Industry Sponsor for the CLC's Building Safety strategic priority, said:

*"The CLC has continued to collaborate with the BSR and a broad range of leading technical experts from across the sector to develop robust and practical guidance for staged applications and the steps between gateway 2 and gateway 3. This guidance is a further demonstration of what we can achieve when we work together to address issues and we need to continue to do this going forward if we are to achieve the outcomes we all want to see."*

*"On behalf of the CLC I want to thank the many expert contributors to all these guidance notes, including members of the Architectural Technical Leads Group, Build UK, Construction Industry Council, Construction Products Association, Federation of Piling Specialists, Forum for the Built Environment, G15 (a membership group of London's leading housing associations), Ground Forum, Home Builders Federation, Local Authority Building Control, National House Building Council, Royal Institute of British Architects and Royal Institution of Chartered Surveyors."*

Charlie Pugsley, interim Chief Executive Officer of the Building Safety Regulator (BSR) said:

*"We thank the CLC for continuing to work collaboratively with us, and we welcome this further suite of guidance produced in conjunction with industry experts. The guidance on staged applications could prove to be key in terms of speeding up the way building control approval applications are processed and approved, while the new guidance on the key steps between Gateway 2 to Gateway 3 for Building Control Approval is both important and timely, as we see more buildings progress through Gateway 2 approval to the build phase."*

#### **Notes to Editor**

##### **About the Construction Leadership Council**

The CLC is a collaboration between government and industry. Its mission is to provide sector leadership to the construction industry. The expanded CLC has twelve workstreams that operate collaboratively to address the biggest issues facing the sector. Workstreams include skills and inclusion, building safety, Net Zero and business models.

The CLC is co-chaired by Minister of State at the Department for Business and Trade and the Department for Energy Security and Net Zero, Chris McDonald MP and Mark Reynolds, Executive Chairman, Mace Group. The Deputy Co-Chair is Richard Robinson, Regional President – Asia, Middle East & Australia (AMEA), AtkinsRéalis.

**END**