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The Building Safety Levy Overview guide

Understanding the New Government Charge from 1 October 2026 Building Safety Levy Regulations (England) 2025

SOCOTEC Building Control stands as one of the leading Registered Building Control Approvers in the UK Building Control sector, with national coverage through 22 offices and 160+ staff across the country. We are well equipped to assist our clients in navigating the intricacies of the Building Safety Levy requirements, providing expertise and support throughout the three-stage levy process. Our teams offer Building Control services from RIBA Stage 2 – Concept Design to RIBA Stage 7 - Handover.

CRITICAL DEADLINE: 25 SEPTEMBER 2026

Building Control applications submitted to SOCOTEC Building Control by Friday 25 September 2026 **should not** be subject to the Levy Regulations (where the Initial Notice is served before 1 October 2026 and remains in force).

Applications submitted after this date, or where information provided is incomplete or incorrect, cannot be guaranteed to be processed before the regulations take effect, which could result in the levy being implemented to your project

Levy Regulations come into force: **1 OCTOBER 2026.**

WHO DOES THIS IMPACT?

The Building Safety Levy Regulations applies to:

- New residential dwellings (houses, flats, maisonettes)
- Purpose-built student accommodation (PBSA)
- Conversions creating new residential units
- Extensions creating additional residential dwellings

Important Note:

Small developments (those **NOT** classified as Major Residential Developments) typically would not meet charging conditions, but must still follow the process required by legislation.

EXEMPT BUILDING TYPES:

- School accommodation
- Care homes
- Hospitals
- Hotel or hostel accommodation
- Children's homes and residential family centres
- Secure residential institutions
- Almshouses
- Temporary accommodation for homeless people
- Religious establishments (monasteries, seminaries, etc.)
- Accommodation for victims of domestic abuse

***Refer to schedule 1 of the Building Safety Levy Regulations 2025 for specific definitions.**

What is the Building Safety Levy?

DEFINITION:

The Building Safety Levy is a new government charge introduced to fund critical building safety remediation work across England. Collected by Local Authorities through the Building Control process, it applies to most new residential development projects submitted on or after **1 October 2026**.

THE 3-STAGE PROCESS FOR SMALL DEVELOPMENTS

STAGE 1: INITIAL APPLICATION

- Submit application to SOCOTEC Building Control.
- Provide accurate information/evidence about the development and the planning status.
- Provide any other necessary information to complete the application for building control services.

Important: Failure to provide accurate levy information can result in grounds for rejection of your Initial Notice by the Local Authority. SOCOTEC Building Control will send the provided information to the Local Authority.

STAGE 2: CONSTRUCTION PHASE

- Submit first Commencement Notice at the appropriate stage of the development.
- Provide updated accurate information/evidence in relation to applicable planning information.
- Provide explanation and evidence to determine whether charging conditions apply.
- Send a copy of the Commencement Notice to the Local Authority within two working days to obtain Notice of No Charge or Levy Liability Notice*.

*The Collecting Authority are responsible for checking and verifying your information and will calculate your levy charge (if due).

STAGE 3: COMPLETION

The Client must provide a Levy Liability Statement (confirming if levy is paid or Notice of No Charge issued).

SOCOTEC Building Control will:

- Include a statement in the Final Certificate to reflect the Client statement.
- Submit the Final Certificate to the Local Authority for acceptance.

The Local Authority will:

- Check the statement (rejecting if not accurate).
- Accept the Final Certificate if all Building Regulations requirements are met.

How can we help?

Our Building Control teams understand that these changes can seem daunting and are ready to assist you through the Building Safety Levy process:

- **EARLY ENGAGEMENT:** Engage with us early to understand levy requirements and ensure compliance from the start
- **APPLICATION SUPPORT:** We assist with the specific format using content provided for levy information at each stage
- **COMPLIANCE ASSURANCE:** We help ensure timely and accurate information submission to avoid project delays
- **REGULATORY UPDATES:** As a business, we constantly review legislation changes to ensure our services remain up to date with the latest requirements



Scan the QR code or click here to read our brochure and find out more about the Building Safety Levy process →

For more information and to discuss your requirements please call us on 0800 652 7172
or email buildingcontrol@socotec.co.uk