

Building Safety Levy (BSL) Management Service

Service Definition

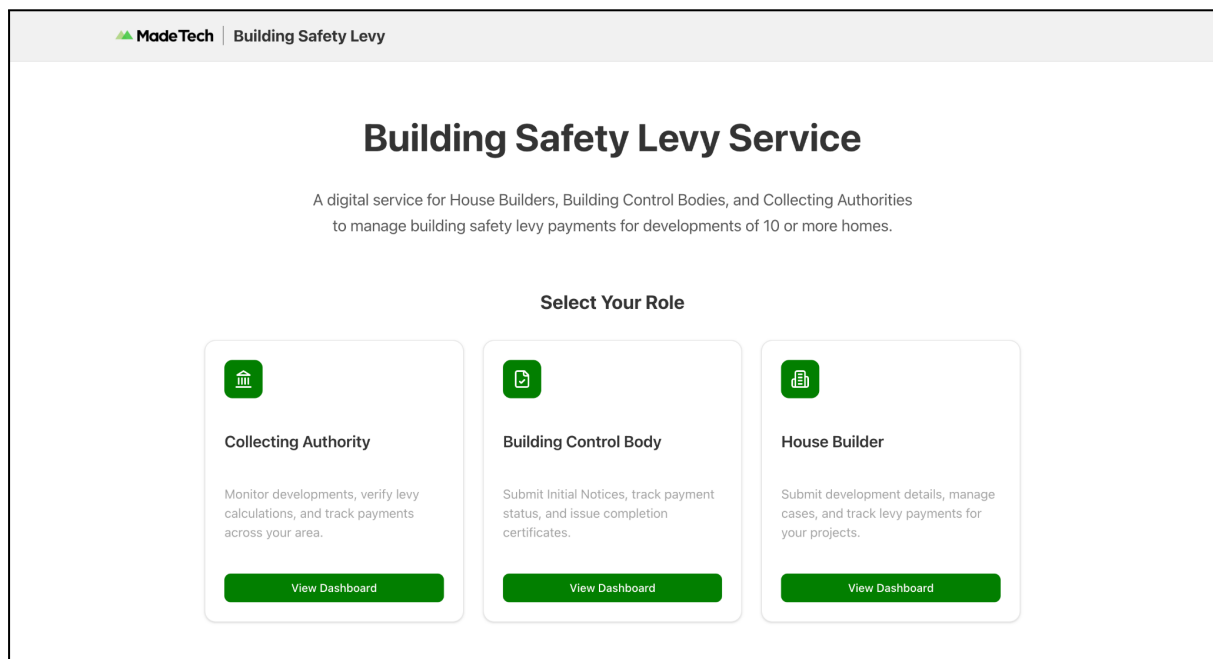
Supplier Name: Made Tech

Last updated: December 2025

Overview

The Made Tech Building Safety Levy (BSL) Management Service is a specialised, cloud-native digital platform designed to assist Local Authorities in their new role as collection agents for the government's Building Safety Levy. With the implementation of the Building Safety Act 2022, Local Authorities are tasked with the administration, calculation, and collection of this levy from developers of new residential buildings.

Our service provides a robust, secure, and automated solution to manage this complex new revenue stream. Moving away from manual entry, the service leverages **MHCLG's Planning Application Data Standards** to ingest data directly from the **Planning Portal** and **Final Decision Notices**. This data-driven approach connects **Collecting Authorities, Building Control Bodies** (including the **NHBC**), and **House Builders** in a single, unified workflow.



[Screenshot: The Service Landing Page]

Above: The 'Select Your Role' screen acts as the single point of entry, routing House Builders, Building Control Bodies (such as NHBC inspectors), and Collecting Authorities to their dedicated dashboards. This ensures a secure and tailored user experience for each stakeholder.

Core features

Our BSL Management Service is engineered to handle the specific nuances of the Building Safety Levy regulations through a modular, integrated interface:

- **Planning Portal Integration:** The system integrates directly with the Planning Portal to retrieve key metrics from the house builder's original planning application (e.g. location, number of dwellings, tenure, GIA). This allows for the **automated calculation of provisional BSL liability**, reducing data entry errors and giving developers early visibility of costs.
- **Final Decision Notice Ingestion:** The service ingests the Final Decision Notice details upon approval. It cross-references the liable amount against the approved permission, ensuring that the levy is calculated on the legally approved scheme rather than just the developer's self-declaration.
- **RBCA Data Exchange (NHBC Integration):** A dedicated gateway for Registered Building Control Approvers (RBCAs). The service is configured to exchange data with the **NHBC**—England's largest RBCA—ensuring that all relevant dates (start and finish of each individual home) and documents (Initial Notices and Completion Certificate) managed by private inspectors are automatically pushed to the service..
- **Role-Based Dashboards:** The system segregates duties and data visibility.
 - **Collecting Authorities** can monitor developments, revise levy calculations against Decision Notices, and track payments and issue of Completions Certificates.
 - **House Builders** see a pre-populated view of their projects based on their Planning Portal submission, amend proposals, and receive automated notifications.
 - **Building Control Bodies (LABC & RBCAs)** validate and confirm BSL information, rather than submit the same information to authorities for a third time (in addition to the planning application and CIL Form 1), check payment status before issuing completion certificates.

MadeTech

Building Safety Levy

Change Role

Demo User

Back to case

H001

Market Sale

Riverside Gardens - 123 High Street, Barnet, London, EN5 5XQ

Progress Timeline

Track key dates and milestones for this home

Planning Application Received

15 January 2024

View on Barnet Planning Register

Planning Decision

20 March 2024

View Decision Notice

Initial Notice Received

10 April 2024

View Initial Notice

Start Date

1 May 2024

Finish Date

15 November 2024

Payment Made

20 November 2024

Payment Received

22 November 2024

Completion Certificate Issued

25 October 2024

View Completion Certificate

Levy Calculations

Building Safety Levy, Mayoral CIL, and CIL calculation details

Total All Levies

£15,860.20

Building Safety Levy

£1,333.62

Mayoral CIL

£4,560.00

CIL

£9,966.58

Building Safety Levy

Mayoral CIL

CIL

Calculation Details

Tenure TypeMarket Sale

Floor Area (GIA)76m²

BSL Rate£20.89/m²

Calculation Formula

Base Levy = Floor Area × BSL Rate

= 76m² × £20.89/m²

= £1,587.64

Brownfield Discount = Base Levy × 80% × 20%

= £1587.64 × 80% × 20%

= -£254.02

Final BSL = Base Levy - Brownfield Discount

= £1,333.62

Legislative Reference:

The Building Safety Levy (England) Regulations 2025 - Section 2: Levy Rates and Calculations

Rate: £20.89/m² for market sale homes, £0/m² for affordable housing

Brownfield discount: 20% reduction for previously developed land

Floorplan

General Internal Area (GIA): 76m²



This floorplan shows the layout and dimensions used to calculate the GIA of 76m².

[Screenshot: Collecting Authority Dashboard - 'individual home view']

Above: The interface allows authorities to review the details and progress of each individual home in a development. Data is pre-populated from the Planning Portal application, and updated by house builders and building control bodies.

MadeTech

Enabling authorities to validate and monitor every development, rather than re-keying complex data.

- **Gateway Stop & Payment Triggers:** The service monitors critical "stop" points. It flags outstanding Levy payments to Building Control Officers (both Local Authority and RBCAs), preventing the issuance of a Completion Certificate until the debt is cleared.

Service benefits

Deploying Made Tech's BSL Management Service delivers critical advantages:

- **Data Accuracy & Standards:** By aligning with **MHCLG Planning Application Data Standards**, the service ensures that the data used for this levy is consistent with the data used for planning permission.
- **Revenue Assurance:** The "Collecting Authority" dashboard provides a high-level view of all active cases—whether inspected by the Council or the an RBCA—ensuring no revenue is missed due to fragmented building control providers.
- **Frictionless Developer Experience:** By automating the data pull from the Planning Portal, the administrative burden on Collecting Authority officers is significantly reduced, speeding up the payment and sign-off process.

How it fits into your operation

The service is designed to sit seamlessly alongside the existing Planning, Building Control, and Finance functions:

- **Planning Application (The Data Source):** When a developer submits an application via the **Planning Portal**, our service ingests the structured data (aligned to MHCLG standards). This automates the Levy calculation, and notifies all parties. House builders can subsequently update any amendments to the proposed development, and trigger an automated recalculation.
- **Permission (The Validator):** Upon grant of permission, the **Final Decision Notice** data is used to lock in the approved data. This automatically

recalculates the levy and notifies all parties, if necessary.

- **Initial Notice (The Trigger):** When an Initial Notice is lodged—either by LABC, or RBCA (including via the **NHBC data exchange**) —the system activates the Levy Case, calculates the liabilities, and notifies the developer.
- **Assessment & Calculation:** The developer logs in to find their project pre-loaded, and their levy liabilities auto calculated. All payment notifications and subsequently triggered by development milestones updated by the appointed building control body - such as commencement, .or specific home completions.
- **Enforcement (The Stop):** When the NHBC or Council Building Control Officer prepares to issue a Completion Certificate, the system is queried. If the BSL is unpaid, a "Stop" warning is returned to the RBCA or LABC Inspector, preventing the certificate from being issued. When the relevant payment has been received, the warning is lifted and a copy of the completion certificate can be uploaded as proof of issue.

MadeTech | Building Safety Levy

Change Role | Demo User

← Back to case

H016

Market Sale

Riverside Gardens • 123 High Street, Barnet, London, EN5 5XQ

⚠ Payment Required - Do Not Issue Completion Certificate

The Building Safety Levy payment for this home has not been received by the Collecting Authority. You must not issue a Completion Certificate until the Collecting Authority confirms payment receipt. Issuing a certificate without payment confirmation is a breach of Building Safety regulations.

Progress Timeline

Track key dates and milestones for this home

✓

Planning Application Received

15 January 2024

View on Barnet Planning Register

✓

Planning Decision

20 March 2024

View Decision Notice

✓

Initial Notice Received

10 April 2024

View Initial Notice

✓

Start Date

1 May 2024

✓

Finish Date

15 November 2024

✓

Payment Made

20 November 2024

○

Payment Received

○

Completion Certificate Issued

Update Details - H016

Update construction dates and upload documents for this home

Construction Dates

Start Date

01/07/2024

Finish Date

15/12/2024

Completion Certificate Issued Date

dd/mm/yyyy

Cannot issue completion certificate until levy payment is received

Document Uploads

Initial Notice

Choose file No file chosen

Completion Certificate

Choose file No file chosen

Cannot upload completion certificate until levy payment is received

Cancel | Update Details

Documents & Dates

Upload documents and update dates

Start Date

01/05/2024

Finish Date

15/11/2024

Initial Notice

Choose file No file chosen

Current: Initial Notice uploaded

Completion Certificate

Choose file No file chosen

Save Changes

[Screenshot: Building Control Dashboard - 'Track Payment Status']

Above: The Building Control dashboard integrates the levy check into the completion workflow. Inspectors (and linked NHBC systems) can verify payment status instantly before issuing the final certificate, ensuring statutory compliance.

MadeTech

Meeting Levy Regulations and MHCLG Guidance

This service is explicitly designed to meet the requirements of the **Building Safety Levy** as set out by MHCLG.

MHCLG Data & Reporting

- **Planning Application Data Standards:** The data model is built strictly upon the MHCLG Open Digital Planning specifications. This ensures that BSL data is interoperable with other modern planning software and national registers.
- **Standardised Returns:** The system formats data according to the anticipated MHCLG reporting schemas.
- **Link to Official Guidance:** The service maintains a direct link to the official **GOV.UK Building Safety Levy guidance**, ensuring users always have access to the primary legislation definitions.

Standards and Compliance

Made Tech delivers this service with a commitment to the highest standards of digital service delivery.

User Centred Design (UCD) & GDS Service Standards

The interface uses the **GOV.UK Design System** (GDS) styles and components—evident in the typography, layout, and "Start now" buttons—ensuring familiarity and trust for external users.

Technology Code of Practice (TCoP)

Our technical strategy is fully compliant with the TCoP.

- **Cloud Native:** Hosted on resilient cloud infrastructure (e.g., Vercel/AWS), ensuring high availability.
- **Open Standards & APIs:** We use RESTful APIs to integrate with the **Planning Portal**, **NHBC systems**, and other back office systems, preventing vendor lock-in.

Local Digital Declaration

We embody the spirit of the **Local Digital Declaration** by designing the core calculation logic to be replicable across different Local Authorities, fostering a "fix

it once" approach for the sector.

Technical overview

The service is hosted on Made Tech's multi tenant cloud platform deployed on trusted UK based public cloud infrastructure. No customer hosted components are required.

- Automatic deployment of updates with no customer downtime
- Redundant architecture across multiple availability zones
- 24/7 platform health monitoring
- Daily and point in time backups
- High availability and resilience by design

Security

Made Tech maintains a mature Information Security Management System aligned to ISO 27001 and Cyber Essentials Plus, with regular internal and external audits.

Security controls include:

- Encryption in transit and at rest
- Access control with least privilege principles
- Secure development practices
- Vulnerability scanning and patch management
- Full audit logs for platform activity

Onboarding

Onboarding includes:

- Kick off and implementation planning
- Alignment on success measures
- Identification of required integrations
- Business rule and configuration setup
- Branding and content alignment
- Access to test environments
- End to end testing and acceptance into live

Offboarding

If you decide to leave us, we'll collaborate with you to identify your offboarding requirements, including, but not limited to, the transfer and destruction of any Customer Data in Made Tech Housing.

Support and SLAs

Support is delivered through a combination of Early Life Support and ongoing business as usual support.

Early Life Support

- Dedicated technical support for 2 to 3 weeks after go live
- Enhanced system monitoring
- Weekly check ins

Business as Usual

- Email support for customer queries
- Incident management with defined response and resolution times

The following table provides definitions for the standard priority levels that we assign to support cases along with their associated target response and resolution time.

Priority	Definition	Target response time	Target resolution time
1 - Critical	The system is unavailable for critical business activities	30 minutes	4 hours
2 - Major	A part of the system is unavailable for critical business activities.	1 hour	3 business days
3 - Minor	A part of the system is unavailable or is not operating correctly with minimal impact to business activities.	1 business day	5 business days

Contact

To learn more about Made Tech Housing contact us at software@madetech.com