



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref PO/JB/145/2025
Ein cyf/Our ref PO/JB/145/2025

4 April 2025

Dear John,

Thank you for your letter dated 14 March 2025 in relation to a meeting you had with members of the Welsh Cladiators. As a Government, we remain steadfast in our commitment to supporting residents and leaseholders through a robust building safety programme that addresses existing issues but also delivers fundamental reform to the Building Safety regime in Wales.

On 31 March, an update on the remediation programme was provided in the Building Safety Programme newsletter. There are currently 448 buildings of 11m and over identified in Wales, 187 of these are complete or have works on site, 225 have not yet started, but plans are in place and works will begin as quickly as possible. Six (6) buildings have been confirmed as not requiring work. These figures are subject to change as further buildings are identified. More information is available in the latest newsletter.

I can confirm all buildings in Wales found to have Aluminium Composite Materials (ACM) cladding, which was the material that clad the Grenfell Tower, have had this removed. I can assure you that progress is being made to remediate remaining internal and external fire safety issues as quickly as possible.

Buildings are only reported as complete in Wales when both internal and external fire safety remediation is complete. For this reason, and as you point to in your letter, the data released by England is not directly comparable. Its focus has been on buildings above 18m and with external cladding issues only.

The scale and scope of our programme is very different to that in place in England. As attractive as drawing comparisons is, it simply isn't possible. With regard to progress of remediation in buildings for whom developers are responsible, I would again point to the differences between the two programmes and, due to the way the data is collated and presented, they are not directly comparable. If you or the Committee wishes to receive more in depth information, I would be happy for my officials to provide a technical briefing on the data here in Wales.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

I can confirm as of March, of the 152 developer-responsible buildings identified as having either internal and/or external fire safety issues:

- forty-two percent (42%) have either been completed or works have started
- sixty-six percent (66%) have plans in place to begin remediation, subject to surveys, tendering, permissions etc., and
- 5% have no plans in place to start works but are awaiting the review of available information to determine whether works are required

I have always been clear that developers should step-up to their responsibilities and put right fire safety issues in buildings they have developed over the past 30 years. Our programme is making good progress, but clearly there is more to do, and I would like to see an injection of pace for all buildings. Last November I set developers a 6 month target date for assessing and planning remediation works on all buildings they are responsible for in Wales. All developers that have signed a contract with the Welsh Government agreed to this timeframe. We are closely tracking progress against this target date, and I will meet with developers again in June to assess their compliance and continue to impress upon them the urgency in progressing works.

To date, there has been no breach of the contract terms between the Welsh Government and developers. As part of the monitoring process, should officials suspect a material breach has occurred, the Welsh Government will instigate the appropriate legal action – this will not fall to leaseholders.

You asked what steps the Welsh Government is taking to ensure surveys are shared with leaseholders and residents. All surveys procured and paid for by the Welsh Government can be shared with responsible persons and/or leaseholders who request them for information purposes. Where leaseholders or residents have requested a copy of the survey report for their building, we have provided this to them.

Our programme is specifically looking to address fire safety issues, and developers are obligated to assess the extent of these issues. In most cases this assessment takes the form of a Fire Risk Assessment (FRA) and /or a Fire Risk Assessment External Walls (FRAEW). Developers are sharing this information once the reports are available. However, we cannot compel developers to share reports that relate to non-fire safety issues.

You ask for information in relation to the extent of work carried out in Wales by Tri Fire. I can confirm that Tri Fire has not been used by the Welsh Government and has never been on an approved list in Wales to undertake surveys.

We are aware of 41 buildings where Tri Fire was contracted. All of these buildings will either be subject to a peer review and / or have had surveys from Welsh Government's contractors, which would supersede those undertaken by Tri Fire. No buildings within our programme have been or will be signed off as complete using Tri Fire assessments.

There is a register of EWS1's managed by the Fire Industry Association. This register is limited to buildings over 18m and is not managed or maintained by Government. EWS1 forms were initiated by the Royal Institution of Chartered Surveyors for the finance sector to understand the combustibility of materials used in external wall systems. These forms are not legally required, and the Welsh Government would, therefore, not hold a record of all those issued in Wales.

Our Building Safety (Wales) Bill will be introduced before the summer. The Bill will establish a new regime in Wales covering the occupation and ongoing management of multi-occupied

residential buildings, including robust record keeping requirements. Our regime will empower residents with enhanced rights, clear routes of redress and a stronger voice in matters that affect their homes. More broadly, resident engagement is at the heart of our approach, with an appreciation that lived experiences of leaseholders and residents is incredibly important in helping us understand the challenges and difficulties they are faced with. I would be happy to meet with you and offer a technical briefing with my officials in due course, as we near introduction of the legislation into the Senedd.

My officials meet directly with leaseholder representatives on a regular basis for many developments to discuss remediation plans and progress. However, I have listened to the calls for wider leaseholder and resident engagement, and my officials have worked with the Welsh Cladiators to develop arrangements for a Leaseholder and Resident Group. The Group will seek to complement the existing engagement activity, and will provide the opportunity to network with other leaseholder, as well as to share experiences and feed in issues and concerns so that trends can be identified and influence future Government policy. The first of these meetings will take place later this month.

Thank you for writing to me and bringing these important matters to my attention. If you or the Committee would like further information in response to the points covered, please do take up the offer of a technical briefing with my officials.

Yours sincerely,

A handwritten signature in black ink that reads "Jayne Bryant". The signature is written in a cursive, flowing style.

Jayne Bryant AS/MS

Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government