

Welsh Government action taken to address building safety concerns following the Grenfell Tower fire in 2017

Action taken to improve safety in the design and construction of buildings

Building Safety Expert Group convened – 2018

To identify the parameters of a Welsh response to the issues raised by the Hackitt Review and to advise on the applicability of the Review to the Welsh context.

Building Safety Expert Group recommendations - 2019

The Group published its recommendations including a detailed programme of work to be taken forward by the Welsh Government.

Safer Buildings in Wales White Paper - 2021

Proposed recommendations taken through, in part, by the UK Government Building Safety Act 2022.

New regulations for high-risk buildings - January 2024

This includes the removal of choice of building control provider, meaning the private sector is no longer permitted to oversee higher-risk buildings. Responsibility now sits solely with the local authority.

Mandatory Registration of the Building Control Profession – April 2024

All building control professionals must now demonstrate their competence to continue working — regardless of sector, building type, or height. Building control bodies in both public and private sectors are also being held to account under new standards and rules, backed by robust oversight and auditing processes.

Part B Fire Safety - 2025

Regulations – due to come into force in December 2025 – banning metal composite cladding panels with a polyethylene core (the type of cladding that was used on Grenfell Tower) on all buildings that require building regulations approval, as well as new restrictions on external wall construction for residential buildings over 11m.

Proposed reforms to the building control regime for higher-risk buildings – consultation closed March 2025

We consulted on introducing a more robust building control regime aimed at improving safety in higher-risk buildings, including stronger oversight, clearer legal responsibilities for clients, designers, and contractors, and a new Gateway approval process to ensure safety is prioritised from planning through to occupation.

Action taken to improve the safety of buildings over 11m with in-built fire safety defects

Welsh Building Safety Fund phase 1 – 2021

Responsible Persons were invited to access support to carry out building safety related surveys. The Welsh Government procured a consultant to carry out the work, ensuring a consistent and high-quality approach to surveying buildings.

Leaseholder Support Scheme - 2022

The scheme (which closed in June 2025) was designed to help people who are in or facing significant financial hardship as a direct result of fire safety issues affecting their property. Through the scheme people could access financial advice and a Welsh Government to buy apartments, allowing the leaseholder to move on.

Welsh Building Safety Fund phase 2 – 2023

The second phase focuses on delivering the fire safety works required across both the private and social sectors.

Social Sector – funding has been available to Registered Social Landlords and Local Authorities since 2021. This scheme is well established, and substantial progress has already been made to remediate buildings 11 metres or more in the social sector.

Large Developers - 12 major housebuilders have signed the Welsh Government developers' contract, which commits them to pay for fire safety issues they are responsible for in buildings 11 metres and over they have developed over the last 30 years. The progress made by developers is monitored by officials closely to ensure works are completed as quickly as possible.

Orphan Buildings - For buildings where the developer has ceased trading, is not known, or the building was developed prior to 28 June 1992, the Welsh Government develops work schedules and provides the necessary funding to complete works. A reimbursement scheme has also been established to refund leaseholders for any works undertaken following Grenfell and prior to the Programme being established.

Smaller Developers – These are being progressed in the same ways as Orphan buildings, however, smaller developers are also subject to a financial assessment to determine whether they can make a contribution to the cost of works.

LEASE Advisory Scheme

Delivered through Leasehold Advisory Service, this scheme provides legal advice where a dispute arises that are not covered in the Welsh Government contract terms.

Joint Inspection Team became fully operational - 2024

We have funded the WLGA to establish the Joint inspection Team. This team is supporting local authorities and the Fire and Rescue Authorities in undertaking additional inspections of high-risk buildings.

Action taken to improve building safety in the future management of multi-occupied buildings

Building Safety Expert Group convened – 2018

To identify the parameters of a Welsh response to the issues raised by the Hackitt Review and to advise on the applicability of the Review to the Welsh context.

Building Safety Expert Group recommendations - 2019

The Group published its recommendations including a detailed programme of work to be taken forward by the Welsh Government.

Building Safety Programme established – 2019

With two distinct areas of work:

- addressing fire safety issues in buildings of 11 metres and over in our existing building stock, and
- a fundamental reform of building safety which looks at how we make sure that buildings with multiple dwellings are made as safe as possible in the future.

Safer Buildings in Wales White Paper - 2021

Proposed a comprehensive set of reforms to the system in Wales. Officials have subsequently undertaken extensive engagement with stakeholders on the proposals to further refine the policy underpinning the Bill.

Building Safety (Wales) Bill introduced – 2025

Response to the Local Government and Housing Committee: Three joint owner/occupiers and identifying the Principal Accountable Person

- Sections 8 and 9 of the Building Safety (Wales) Bill will apply to define who is an “accountable person” (“AP”) and who is the “principle accountable person” (“PAP”).
- Section 8 identifies “accountable persons” as those who own or have relevant repairing obligations in respect of the “common parts” of a building. Section 9 defines a “principle accountable person”. Where there is only one AP, they will be the PAP. Where there are multiple APs, the PAP will be the AP in respect of the common parts that form “the external structure” of the building.
- Where, for example, joint owners are identified as the PAP, the intention is that together they will be responsible for complying with the duties and would be liable if those duties are not complied with. If all the “common parts” of a building were owned jointly by a number of long leaseholders, they would together be the PAP.
- We are aware that for smaller buildings there are a range of ownership models that may mean that no APs are identified e.g. because there are no “common parts” because the leases of the residential units together cover the entire building (section 12(2)(a)(i)). We intend to set out in regulations how APs and the PAP will be identified in these buildings (section 14). There will be consultation before such regulations are made, but current thinking is that the owners of each residential unit would together be the PAP.
- Regulations may also be made to address other ownership models (again likely most relevant for smaller buildings) to ensure that the right people are identified as APs and the PAP.

Building Safety (Wales) Bill

Application of certain duties placed on Principal Accountable Persons and/or Accountable Persons for each category of regulated building and landlords and/or duty holders of Houses in Multiple Occupation

Duty	Category 1	Category 2	Category 3	Relevant HMO
Requirement to register category 1 buildings and category 2 buildings	✓	✓		
Assessment of fire safety risks	✓	✓	✓	✓
Management of fire safety risks	✓	✓	✓	✓
Assessment of structural safety risks	✓	✓		
Management of structural safety risks	✓	✓		
Preparation and revision of safety case report	✓			
Occurrence recording system	✓			
Reporting to authorities	✓			
Preparation and review of residents' engagement strategy	✓			
Provision of copies of strategy (residents' engagement strategy)	✓			
Duty to apply for building certificate	✓			
Duty to keep information and documents	✓	✓	✓	✓
Give information and documents to other persons	✓	✓	✓	✓
Duty to operate complaints system	✓			
Duty to arrange consideration of complaints		✓	✓	
Co-operation and co-ordination	✓	✓	✓	✓