
W E L S H S T A T U T O R Y
I N S T R U M E N T S

2025 No. 1368 (W. 225) (C. 80)

**BUILDING AND BUILDINGS,
WALES**

**The Building Safety Act 2022
(Commencement No. 6) (Wales)
Regulations 2025**

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are the sixth commencement regulations made under the Building Safety Act 2022 (“the 2022 Act”).

Regulation 2 brings into force certain provisions of Part 3 (amendments to the Building Act 1984) of, and Schedule 5 to, the 2022 Act on 1 July 2026 in relation to Wales.

NOTE AS TO EARLIER COMMENCEMENT REGULATIONS

(This note is not part of the Regulations)

The following provisions of the 2022 Act have been brought into force in relation to Wales by commencement regulations made before the date of these Regulations.

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Section 2(2) and Schedule 1	28 June 2022	2022/561 (C. 28)
Section 31 (partially)	9 December 2022	2022/1287 (W. 261) (C. 104)
Sections 32(1) and 32(4)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 32(3) (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 32(3) (for all remaining purposes) (so far as it relates to section 91ZD of the Building Act 1984 (“the 1984 Act”))	6 April 2024	2024/207 (W. 39) (C. 10)
Section 33 (partially)	6 April 2023	2023/362 (C. 15)
Section 33 (for all remaining purposes)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 34	5 September 2023	2023/914 (W. 141) (C. 50)
Section 35	5 September 2023	2023/914 (W. 141) (C. 50)
Section 36 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 37 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 38 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 39 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)

Section 40	6 April 2024	2024/207 (W. 39) (C. 10)
Section 41	5 September 2023	2023/914 (W. 141) (C. 50)
Section 42 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 42 (partially)	1 January 2024	2023/914 (W. 141) (C. 50)
Section 42 (so far as it relates to inserting section 58Z2 into the 1984 Act)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 42 (for all remaining purposes, except so far as it relates to sections 58Z7 and 58Z10 of the 1984 Act and inserting section 58Z2 into the 1984 Act)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 43	6 April 2024	2024/207 (W. 39) (C. 10)
Section 44 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 44 (for all remaining purposes)	6 April 2024	2024/207 (W.29) (C. 10)
Section 46 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 46 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 47	5 September 2023	2023/914 (W. 141) (C. 50)
Section 48	28 July 2022	2022/774 (W. 169) (C. 47)
Section 49 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 49(1) and 49(2)	25 April 2024	2024/447 (W. 75) (C. 26)

Section 50 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 50 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 51 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 51 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 52 (partially)	5 September 2023	2023/914 (W. 141) (C.50)
Section 52 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 53(2) and (3)(a)(ii) and (iii) and (3)(b)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 55	9 December 2022	2022/1287 (W. 261) (C. 104)
Section 56	5 September 2023	2023/914 (W. 141) (C.50)
Section 57	5 September 2023	2023/914 (W. 141) (C.50)
Sections 130 and 131	28 June 2022	2022/561 (C. 28)
Section 132 (partially)	28 May 2022	2022/561 (C. 28)
Section 132 (for all remaining purposes)	28 June 2022	2022/561 (C. 28)
Section 156 (except sub-section (4) (and sub-section (8) so far as relating to article 22B of the Regulatory Reform (Fire Safety) Order 2005)	1 October 2023	2023/914 (W. 141) (C. 50)
Schedule 4	6 April 2024	2024/207 (W. 39) (C. 10)
Schedule 5, paragraphs 1, 77	9 December 2022	2022/1287 (W. 261)

(partially), 78 and 81 (partially)		(C. 104)
Schedule 5, paragraphs 2, 3 4(1) and 4(2), 5(1) and 5(2), 6, 9, 10, 11(1), 11(2) and 11(3), 12(1) and 12(2), 13(1), 13(2), 13(5) and 13(6), 14(1), 14(2), 14(3)(b) and 14(4)(b), 15(1) to 15(5) and 15(9), 16, 17, 22(1) and 22(8), 40(1) and 40(3), 42(1) and 42(3), 46(1) and 46(2), 50, 51, 53, 55(1), 55(4)(a) and 55(6), 57(1) and 57(3), 67, 71, 74(1) and 74(2), 75, 76(1) and 76(3), 80 (partially), 81 (partially), 82, 83(1), 83(2), 83(3) (partially), 83(7), 83(8) and 83(9), 84(1) and 84(3)	5 September 2023	2023/914 (W. 141) (C. 50)
Schedule 5, paragraph 56	6 April 2024	2024/207 (W. 39) (C. 10)
Schedule 5 (except for the paragraphs listed in the Schedule to S.I. 2024/207 and subject to the exceptions in section 170(4)(b)(viii)(A) and (B) of the Building Safety Act 2022)	6 April 2024	2024/207 (W. 39) (C. 10)
Schedule 6, paragraph 30 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)

Schedule 6 (for all remaining purposes, subject to the exceptions in section 170(4)(b)(ix) of the Building Safety Act 2022)	6 April 2024	2024/207 (W. 39) (C. 10)
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I N S T R U M E N T S

2025 No. 1368 (W. 225) (C. 80)

**BUILDING AND BUILDINGS,
WALES**

**The Building Safety Act 2022
(Commencement No. 6) (Wales)
Regulations 2025**

Made

12 December 2025

The Welsh Ministers make these Regulations in exercise of the powers conferred on them by section 170(4)(b)(i), (4)(b)(iii), (4)(b)(vi) and (4)(b)(viii) of the Building Safety Act 2022⁽¹⁾.

Title

1. The title of these Regulations is the Building Safety Act 2022 (Commencement No. 6) (Wales) Regulations 2025.

Provisions coming into force on 1 July 2026

2. The following provisions of the Building Safety Act 2022 come into force, in relation to Wales, on 1 July 2026—

- (a) Section 32(2) (amendment of section 91 of the Building Act 1984⁽²⁾);
- (b) section 36 (lapse of building control approval etc), for all remaining purposes;
- (c) section 37 (determination of certain applications by Secretary of State or Welsh Ministers), for all remaining purposes;
- (d) section 38 (compliance and stop notices), for all remaining purposes;
- (e) section 39 (breach of building regulations), for all remaining purposes;

(1) 2022 c. 30.

(2) 1984 c. 55.

- (f) section 45 (default powers of appropriate national authority);
- (g) section 49(3) (amendment of paragraph 2 of Schedule 4 of the Building Act 1984);
- (h) paragraph 14(8) of Schedule 5;
- (i) paragraph 15(10) of Schedule 5;
- (j) paragraph 20 of Schedule 5;
- (k) paragraph 21(3), (4) and (5) of Schedule 5;
- (l) paragraph 22(3), (4), (5) and (6) of Schedule 5;
- (m) paragraph 23(3) and (4) of Schedule 5;
- (n) paragraph 24(3) of Schedule 5;
- (o) paragraph 26(3) and (4) of Schedule 5;
- (p) paragraph 27(3), (4) and (5) of Schedule 5;
- (q) paragraphs 28, 29, 31 and 32 of Schedule 5;
- (r) paragraph 40(2) of Schedule 5;
- (s) paragraph 41(3) of Schedule 5;
- (t) paragraph 42(2) of Schedule 5;
- (u) paragraphs 43 and 45 of Schedule 5;
- (v) paragraph 46(3) of Schedule 5;
- (w) paragraph 55(3) of Schedule 5;
- (x) paragraphs 79 and 90 of Schedule 5.

Rebecca Evans

Cabinet Secretary for Economy, Energy and Planning,
one of the Welsh Ministers
12 December 2025