

Jayne Bryant AS/MS  
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai  
Cabinet Secretary for Housing and Local Government



Llywodraeth Cymru  
Welsh Government

Ein cyf/Our ref MA/JB/0084/26

Peredur Owen Griffiths MS  
Chair  
Finance Committee  
Senedd Cymru

CC: John Griffiths MS, Chair of the Local Government and Housing Committee  
Mike Hedges MS, Chair of the Legislation, Justice and Constitution Committee

24 February 2026

## Building Safety (Wales) Bill – Revised Explanatory Memorandum

Dear Peredur,

Following completion of Stage 2 proceedings and in line with Standing Order 26.28, I have laid a revised Explanatory Memorandum (EM) for the Building Safety (Wales) Bill. I would like to bring relevant changes to the Committee's attention.

Revisions have been made to the following sections of the EM to reflect the amendments agreed at Stage 2:

- Chapter 3: Purpose and intended effect
- Chapter 4: Consultation
- Chapter 5: Power to make subordinate legislation
- Annex 1: Explanatory notes
- Annex 2: Index of standing order requirements

Having considered the effect of amendments on the costs and benefits of the Bill, I have concluded there are none. Therefore, I have not amended the RIA as a consequence of Stage 2 amendments.

However, I have addressed your recommendation to undertake a comprehensive revision of the RIA. As I mentioned in evidence, we have continued to work with stakeholders to clarify the costs. The costs workstream with local authorities has reassessed the costs associated with enforcement and sanctions, building certificates and transitional costs. There are some changes to the RIA as a result. The workstream continues, and output from it will inform preparations for implementation.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:  
0300 0604400

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1SN

[Gohebiaeth.Jayne.Bryant@llyw.cymru](mailto:Gohebiaeth.Jayne.Bryant@llyw.cymru)  
[Correspondence.Jayne.Bryant@gov.Wales](mailto:Correspondence.Jayne.Bryant@gov.Wales)

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.

The total cost estimate for the Bill has increased from £165.44m (£144.91m in present value) to £169.41m (£148.23m in present value). The cost estimate for the Welsh Government remains unchanged at £25.51m (PV £22.03m). The cost estimate for fire and rescue authorities is marginally higher at £2.60m (PV £2.21m) compared to the original estimate of £2.59m (PV £2.46m). The cost estimate for local authorities is up from £5.31m (PV £4.62m) to £7.72m (PV £6.84m).

Estimated compliance costs for industry have also been adjusted. Transitional costs are estimated to be slightly lower at £27.60m (PV £26.78m) but recurrent costs are estimated to increase from £99.97m (PV £88.2m) to £105.99m (PV £90.36m). Thus, the overall estimated compliance cost increases from £132.02m (PV £115.80m) to £133.59m (PV £117.14m). Compliance costs will become clearer still as we progress the detailed work on regulations. We will, of course, continue to engage the sector as we embark on that.

As you recommended, table 8.16 now shows details of the specific activities individual bodies will undertake, including a breakdown of costs by individual provisions. As I explained in my letter of 19 December, the new building safety regime will consist of a package of measures. I do not think it is possible to assign benefits to individual provisions with any degree of accuracy and so I have not attempted to do that.

Chapter 8 now includes a detailed account of the costing methodology used.

Finally, the RIA now makes clear where key supporting documentation such as the Cost and Benefits Model reports are published. Information previously referred to as being in the Excel Model is now included in the Cost Model report.

I hope you find the revised EM helpful.

While writing, I will take the opportunity to let you know that I have tabled Stage 3 amendments in response to recommendation 5 of the LJC Committee. The amendments include removing the power to define “storey” from section 6. “Storey” is not defined in section 6 of the Bill, so will have its everyday meaning. However, the amendments include defining when a mezzanine floor is to be regarded as a “storey” in respect of regulated buildings, and to enable regulation under section 17 to amend the meaning of “storey” in section 6. Such regulations would be subject to an enhanced Senedd approval procedure.

I would like to take the opportunity to again thank each of the Committees for their scrutiny of the Bill.

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