

To Committee Officer - We respectfully ask that you distribute this letter to all LG & Housing Committee Members and record it formally for your records. Diolch yn Fawr

Dear Committee Members

You are probably aware that we met with your Committee Chair John Griffiths MS on Wednesday 12 February 2025.

During that meeting and presentation we raised a number of serious concerns about the current state of fire and building remediation particularly in the Swansea and Cardiff private sector.

These issues included:

Appallingly slow rate of fire and building remediation carried out by the major developers.

Only three private sector buildings in Wales are reported by the WG to have been remediated. Eight years post Grenfell this is a disgraceful level of performance.

The fact that some buildings have been subject to **serious building defect surveys that are not being shared in a timely manner with leaseholders and residents.** In some instances developers continually resist efforts to discuss serious non-fire related defects due to legal liability issues prolonging a crisis that extends beyond fire defects.

Recent examples of non- fire related defects and incidents that pose a threat to residents and public safety

A lack of any sanctions being applied by the Welsh Government to force the pace of developers. The failure of the WG to legislate for the implementation of BSA Sections 116-125 has meant that unlike English victims we have no access to appeal to the courts for the issuing of Remediation or Contribution Orders (RCOs) against building owners or developers for failing to remediate their defective buildings. These orders are now being awarded by the courts on a regular basis in England. Welsh citizens are denied the same remedy. This has forced some Welsh leaseholders to take legal action at their own huge risk and costs contrary to the WG's continued assertions that Welsh citizens should not have to pay for any building defects. The fact that developers continue to play costly legal games with innocent victims whilst enjoying all the highly profitable results of unbridled house planning consents is a source of huge disgust for many of us.

The Adam Kiziak and Tri Fire crisis. The dramatic revelations and allegations involving Mr Kiziak has created huge concerns in England. He was a prolific producer of EWS1 certificates. He was also an adviser to First Port at the Cardiff Victoria Wharf development and where his work has been the subject of serious concern from many leaseholders. We have asked the WG about the extent of his work in Wales? We have also asked the WG whether it has a record or database of all EWS1 forms issued in Wales. It has been revealed that this knowledge is lacking in England. Weeks on from raising the issue we are still awaiting a response.

The continued disconnect between the upbeat rhetoric of the Minister & WG on the "progress" being made in Wales and the lived experience of many Swansea and Cardiff private sector leaseholders. This was a constant trait of the former Minister Julie James and it is very disappointing to see the new Minister also failing to confront the brutal reality for so many innocent citizens. The much favoured, light touch collaborative approach to developers to address this crisis has clearly failed to deliver for Welsh victims. As we have constantly stressed, developers are deeply reluctant participants in this crisis. They have been forced to "participate" by Michael Gove's actions and changes to the law. Their goal is to get away with the

bare minimum. The new Minister, like her predecessor, seems to fail to understand the commercial entities she is dealing with. Developers only respond to the force of the law or competitive pressures and the WG needs to recognise that fact. Many of us know this as we have been dealing with them for years. The Minister and WG's strong focus on the future strategy is a denial of a very brutal situation and lived experience currently facing many innocent Welsh citizens.

The lack of local political representation that we have in both Swansea and Cardiff Bay where some elected members have effectively shown us indifference from the very outset of this crisis. Many of us feel ignored and dis-enfranchised by the political process.

On 14 June it will be eight years since the horrors of Grenfell and whilst victims and their families still wait for justice only three private sector buildings have been remediated in Wales. This is a shocking statistic and we ask that you do all in your powers to bring greater pressure to bear on the Minister and WG to drastically improve the situation.

So following our meeting with the Senedd Chair we would like to understand what specific actions the Committee have or will undertake to assist innocent Welsh victims and to hold the current Minister to account over what we deem to be an unacceptable level of progress. The current hands off approach to developers needs to change. Our buildings and homes are in desperate need of remediation. They have already experienced fire incidents. We need far great urgency to rid Wales of shoddy and dangerous homes

Finally, **we again repeat our appeal to be able to urgently appear before the Committee** to detail our concerns in more detail. Your most recent rejection of our request was extremely disappointing given the gravity of issues at stake and risk. We last appeared before you in March 2023. All leaseholders who presented to the Committee that day have seen no remediation whatsoever to their developments. We repeat the fact that our buildings and homes remain unsafe and a threat to residents and both the wider public and members of our emergency response teams.

We look forward to hearing from you

Diolch yn fawr

Mark Thomas & Rob Nichols - Welsh Cladiator Leads