

Jayne Bryant MS
Cabinet Secretary for Housing and Local Government
Welsh Government

14 March 2025

Dear Jayne,

Welsh Cladiators

On Wednesday 12 February 2025 I met with members of the Welsh Cladiators. At that meeting, members of the group raised a number of concerns about the current state and pace of fire and building remediation in Wales.

Welsh Government figures state that in December 2024 there were 433 buildings in the Welsh building safety programme, of which works have been completed on 83 buildings (19 per cent). In comparison, figures from the Ministry of Housing, Communities and Local Government ("MHCLG") state that in England at the end of January 2025, there were 5,025 residential buildings identified with unsafe cladding, of which works have been completed on 1,482 buildings (29 per cent). We appreciate that the Welsh building safety programme looks at both internal and external fire safety risks so is broader than the English approach, which is focussed on buildings with unsafe cladding. Can you provide data to assure us that the resolution of building safety issues **specific to unsafe cladding** is not progressing more slowly in Wales than in England?

A further concern relates to the progress of remediation in buildings for whom developers are responsible. A comparison of governmental data suggests that this is making swifter progress in England than in Wales. MHCLG data states that as of the end of January 2025, 54 developers in England have signed a developer remediation contract. There are 4,683 buildings covered by the contract, including 1,745 buildings identified as having life-critical fire safety risks that developers are responsible for remediating. Of those, 850 (49 per cent) are reported to have either begun or completed remedial works, with 439 (25 per cent) having completed works.

In comparison, figures from the Welsh Government's Building Safety newsletter reported on remediation progress by December 2024 among 12 large developers, 11 of whom had signed a developer remediation contract. The newsletter provides updates in respect of 151 buildings for which the developers are responsible. Of these, only 43 buildings (28 per cent) are reported to have started or completed works. We were particularly concerned to see that **only three buildings** for which developers are responsible have had remedial works completed.

Again, we appreciate that works may be more complex in Wales because of the broader safety focus beyond cladding – but this should not be a reason to delay undertaking important remediation measures. Can you provide reasons why, as of December 2024, work had still not begun on 97 (64 per cent) of these 151 buildings despite plans being in place to do so, while in England 430 buildings (25 cent) were in a similar position at the end of January 2025? And can you also provide data to assure us that the resolution of life-critical fire safety risks in these 151 buildings is not progressing more slowly in Wales than in England?

With regards to building safety issues beyond cladding, the Welsh Cladiators said that in some instances developers resist efforts to discuss serious non-fire related defects due to legal liability issues and that surveys highlighting such defects are not always shared with leaseholders and residents. The Welsh Cladiators shared several examples of non-fire related defects and incidents that pose a threat to resident and public safety. Can you outline what steps you will take to ensure that surveys are always shared with leaseholders and residents?

The Welsh Cladiators also raised concerns about the lack of sanctions for developers that do not remediate building safety issues, and the effect of this on the pace of works. In England, remediation orders can be made against developers with respect to defects in residential buildings. In Wales, leaseholders are having to take legal actions at their own risk and costs, despite assertions from the Welsh Government that leaseholders should be protected from remediation costs. Can you set out what action you are taking to ensure that developers are undertaking remediation works and whether you have considered introducing sanctions for inaction?

We understand from the Welsh Cladiators that Adam Kiziak's company, Tri Fire, may have signed off safety certificates in Cardiff. This is particularly concerning and we would be grateful if you could let us know to what extent he carried out work in Wales. Can you also assure us that you have a record of all EWS1 forms issues in Wales?

Finally, the Welsh Cladiators believe that there is scope for better engagement and communication from the Welsh Government with Welsh victims; they said that they feel ignored and disenfranchised. Can you set out what steps you are taking to ensure meaningful engagement with victims of the building safety crisis in Wales, to ensure that they are listened to and kept updated? As I am sure you appreciate, it is a deeply worrying time for residents and leaseholders of high rise buildings in Wales and their voices deserve to be heard.

I would be grateful if you could address the concerns raised in this letter at your earliest convenience.

Yours sincerely,

A handwritten signature in black ink that reads "John". The letters are cursive and fluid.

John Griffiths MS
Chair

Croesewir gohebiaeth yn Gymraeg neu Saesneg. We welcome correspondence in Welsh or English.

