

# HYSBYSIAD YNGHYLCH GWELLIANNAU

## NOTICE OF AMENDMENTS

Cyflwynwyd ar 11 Rhagfyr 2025  
Tabled on 11 December 2025

### Bil Diogelwch Adeiladau (Cymru)

### Building Safety (Wales) Bill

Mae'r gwelliannau â \* ar eu pwys yn rhai newydd neu'n rhai sydd wedi'u haddasu

Amendments marked \* are new or have been altered

#### **Jayne Bryant**

1

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 7, tudalen 6, llinell 10, hepgorer 'bod personau eraill yn cael budd ohono neu bod personau eraill yn ei fwynhau' a mewnosoder 'y caiff personau eraill fudd ohono neu y caiff personau eraill fwynhad ohono'.

#### **Jayne Bryant**

2

Section 12, page 9, line 6, leave out '(including any installation)'.

Adran 12, tudalen 9, llinell 6, hepgorer '(gan gynnwys unrhyw osodiad)'.

#### **Jayne Bryant**

3

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 12, tudalen 9, llinell 9, hepgorer 'y caiff ei defnyddio gan bersonau eraill, bod personau eraill yn cael budd ohoni neu bod personau eraill yn ei mwynhau' a mewnosoder 'ai y caiff ei defnyddio gan bersonau eraill, y caiff personau eraill fudd ohoni neu y caiff personau eraill fwynhad ohoni'.

#### **Jayne Bryant**

4

Section 17, page 11, line 15, leave out 'the building safety' and insert 'an enforcing'.

Adran 17, tudalen 11, llinell 15, hepgorer 'yr awdurdod diogelwch adeiladau' a mewnosoder 'awdurdod gorfodi'.



**Jayne Bryant** 5

Section 39, page 28, after line 17, insert –

- ‘( ) When preparing the residents’ engagement strategy the principal accountable person must –
- (a) consult relevant persons, and any other persons specified in regulations, about the proposed contents of the strategy, and
  - (b) take into account any representations made in response to the consultation.’

Adran 39, tudalen 28, ar ôl llinell 19, mewnosoder –

- ‘( ) Wrth lunio’r strategaeth ymgysylltu â phreswylwyr rhaid i’r prif berson atebol –
- (a) ymgynghori â phersonau perthnasol, ac unrhyw bersonau eraill a bennir mewn rheoliadau, ynghylch cynnwys arfaethedig y strategaeth, a
  - (b) ystyried unrhyw sylwadau a wnaed mewn ymateb i’r ymgynghoriad.’

**Jayne Bryant** 6

Section 39, page 28, line 23, after ‘about’, insert ‘proposed revisions to’.

Adran 39, tudalen 28, llinell 27, hepgorer ‘y’ a mewnosoder ‘diwygiadau arfaethedig i’r’.

**Jayne Bryant** 7

Section 39, page 28, line 24, leave out ‘when next reviewing the strategy’.

Adran 39, tudalen 28, llinell 29, hepgorer ‘pan adolygir y strategaeth y tro nesaf’.

**Jayne Bryant** 8

Section 39, page 28, line 29, after ‘section’, insert ‘or regulations made under it’.

Adran 39, tudalen 28, llinell 34, ar ôl ‘hon’, mewnosoder ‘neu reoliadau a wneir oddi tani’.

**Jayne Bryant** 9

Page 39, after line 7, insert a new section –

**[ ] Fire resistance of residential units: duty to repair**

- (1) This section applies to a person who –
  - (a) is aware of damage to a part of a residential unit in an occupied regulated building (whether the damage is wear and tear or other damage) that falls within subsection (3), and
  - (b) falls within subsection (5) in relation to the part.
- (2) A person to whom this section applies must ensure the damage is repaired.
- (3) Damage falls within this subsection if it –

- (a) gives rise to a significant risk of fire spread, or
  - (b) significantly increases any existing risk of fire spread.
- (4) The reference in subsection (3) to a risk of fire spread means a risk that, if fire breaks out in the residential unit, the fire will spread from the unit.
- (5) A person falls within this subsection in relation to a part of a residential unit if the person is—
- (a) subject to a requirement under a lease or by virtue of an enactment (other than this section), to repair or maintain the part, or
  - (b) the owner of the residential unit, if there is no person who falls within paragraph (a) in relation to the part.
- (6) This section does not affect a requirement to which the person is subject to repair or maintain the part.’.

Tudalen 39, ar ôl llinell 7, mewnosoder adran newydd —

**[ ] Gwrthiant tân unedau preswyl: dyletswydd i atgyweirio**

- (1) Mae’r adran hon yn gymwys i berson sydd —
- (a) yn ymwybodol o ddifrod i ran o uned breswyl mewn adeilad rheoleiddiedig a feddiennir (pa un a yw’r difrod yn draul neu’n ddifrod arall) sy’n dod o fewn is-adran (3), a
  - (b) yn dod o fewn is-adran (5) mewn perthynas â’r rhan.
- (2) Rhaid i berson y mae’r adran hon yn gymwys iddo sicrhau y caiff y difrod ei atgyweirio.
- (3) Mae difrod yn dod o fewn yr is-adran hon os yw —
- (a) yn arwain at risg sylweddol o ledaeniad tân, neu
  - (b) yn cynyddu’n sylweddol unrhyw risg bresennol o ledaeniad tân.
- (4) Mae’r cyfeiriad yn is-adran (3) at risg o ledaeniad tân yn golygu risg, os bydd tân yn cychwyn yn yr uned breswyl, y bydd y tân yn lledaenu o’r uned.
- (5) Mae person yn dod o fewn yr is-adran hon mewn perthynas â rhan o uned breswyl os —
- (a) yw’r person yn ddarostyngedig i ofyniad o dan les neu yn rhinwedd deddfiad (ac eithrio’r adran hon), i atgyweirio neu gynnal a chadw’r rhan, neu
  - (b) y person yw perchennog yr uned breswyl, os nad oes unrhyw berson yn dod o fewn paragraff (a) mewn perthynas â’r rhan.
- (6) Nid yw’r adran hon yn effeithio ar ofyniad y mae’r person yn ddarostyngedig iddo i atgyweirio neu gynnal a chadw y rhan.’.

Jayne Bryant

10

Page 39, after line 7, insert a new section —

**[ ] Entry to residential units for purpose of repairs**

- (1) This section applies where —

- (a) by virtue of section [section to be inserted by amendment 9], a person (“P”) is under a duty to ensure that damage to a part of a residential unit is repaired,
  - (b) P makes a request to a relevant person for entry to the unit or part of the unit, by P or persons authorised by P, for the purpose of carrying out the repairs,
  - (c) the request complies with subsection (2), and
  - (d) entry to the unit or the part of the unit is not given.
- (2) A request complies with this subsection if it –
- (a) is in writing,
  - (b) explains that, by virtue of section [section to be inserted by amendment 9], P is under a duty to ensure that damage to a part of the unit is repaired,
  - (c) sets out the repairs to be carried out,
  - (d) requests entry on a date or dates, and at times, that are reasonable, and
  - (e) is given to the relevant person –
    - (i) at least 48 hours before the time at which entry is requested, or
    - (ii) if entry on more than one date is requested, at least 48 hours before the earliest time at which entry is requested.
- (3) P may apply to a residential property tribunal for a repairs access order.
- (4) But P may not apply for a repairs access order unless P has given to the building safety authority and the fire safety authority for the building a notice setting out the intention to apply for a repairs access order in respect of the relevant person and the residential unit (both of which must be specified in the notice).
- (5) A repairs access order is an order that requires the relevant person to allow P or persons authorised by P to –
- (a) enter the residential unit or part of the residential unit, and
  - (b) carry out the repairs set out in the request under subsection (2)(c).
- (6) A residential property tribunal may make a repairs access order if satisfied that –
- (a) it is necessary for the repairs set out in the request under subsection (2)(c) to be carried out, and
  - (b) it is necessary to enter the unit or part of the unit to carry out the repairs.
- (7) The repairs access order must specify a date on which, or a period within which, entry to the unit or part of the unit may be made.
- (8) In this section “relevant person” means –
- (a) in relation to a residential unit –
    - (i) an adult resident of the unit, or
    - (ii) if there is no such resident, any person who has control over entry to the unit;
  - (b) in relation to a part of a residential unit –
    - (i) an adult resident of the unit who has control over entry to the part, or
    - (ii) if there is no such resident, any person who has control over entry to the part.’.



Tudalen 39, ar ôl llinell 7, mewnosoder adran newydd –

**[1] Mynediad i unedau preswyl at ddiben atgyweirio**

- (1) Mae'r adran hon yn gymwys pan –
  - (a) bo, yn rhinwedd adran [*adran i'w mewnosod gan welliant 9*], person ("P") o dan ddyletswydd i sicrhau y caiff difrod i ran o uned breswyl ei atgyweirio,
  - (b) bo P yn gwneud cais i berson perthnasol am fynediad i'r uned neu ran o'r uned, gan P neu bersonau a awdurdodir gan P, at y diben o wneud yr atgyweirio,
  - (c) bo'r cais yn cydymffurfio ag is-adran (2), a
  - (d) na roddir mynediad i'r uned neu i'r rhan o'r uned.
- (2) Mae cais yn cydymffurfio â'r is-adran hon os yw –
  - (a) yn ysgrifenedig,
  - (b) yn egluro bod P, yn rhinwedd adran [*adran i'w mewnosod gan welliant 9*], o dan ddyletswydd i sicrhau y caiff difrod i ran o'r uned ei atgyweirio,
  - (c) yn nodi'r atgyweiriadau sydd i'w gwneud,
  - (d) yn gofyn am fynediad ar ddyddiad neu ddyddiadau, ac ar amserau, sy'n rhesymol, ac
  - (e) yn cael ei roi i'r person perthnasol –
    - (i) o leiaf 48 awr cyn yr amser y gofynnir i gael mynediad, neu
    - (ii) os gofynnir am fynediad ar fwy nag un dyddiad, o leiaf 48 awr cyn yr amser cynharaf y gofynnir i gael mynediad.
- (3) Caiff P wneud cais i dribiwnlys eiddo preswyl am orchymyn mynediad ar gyfer atgyweirio.
- (4) Ond ni chaiff P wneud cais am orchymyn mynediad ar gyfer atgyweirio oni bai bod P wedi rhoi hysbysiad i'r awdurdod diogelwch adeiladau a'r awdurdod diogelwch tân ar gyfer yr adeilad yn nodi'r bwriad i wneud cais am orchymyn mynediad ar gyfer atgyweirio mewn cysylltiad â'r person perthnasol a'r uned breswyl (y mae rhaid i'r ddau ohonynt gael eu pennu yn yr hysbysiad).
- (5) Mae gorchymyn mynediad ar gyfer atgyweirio yn orchymyn sy'n ei gwneud yn ofynnol i'r person perthnasol ganiatáu i P neu bersonau a awdurdodir gan P i –
  - (a) mynd i'r uned breswyl neu ran o'r uned breswyl, a
  - (b) gwneud yr atgyweiriadau a nodir yn y cais o dan is-adran (2)(c).
- (6) Caiff tribiwnlys eiddo preswyl wneud gorchymyn mynediad ar gyfer atgyweirio os yw'n fodlon ei bod –
  - (a) yn angenrheidiol i'r atgyweiriadau a nodir yn y cais o dan is-adran (2)(c) i gael eu pdagwneud, a
  - (b) yn angenrheidiol i fynd i'r uned neu ran o'r uned i wneud yr atgyweiriadau.
- (7) Rhaid i'r gorchymyn mynediad ar gyfer atgyweirio bennu dyddiad y caniateir mynd i'r uned neu ran o'r uned, neu gyfnod y caniateir i'r mynediad ddigwydd ynddo.
- (8) Yn yr adran hon ystyr "person perthnasol" yw –
  - (a) mewn perthynas ag uned breswyl –
    - (i) preswylydd sy'n oedolyn yn yr uned, neu



- (ii) os nad oes preswlydd o'r fath, unrhyw berson a chanddo reolaeth dros fynediad i'r uned;
- (b) mewn perthynas â rhan o uned breswyl –
  - (i) preswlydd sy'n oedolyn yn yr uned a chanddo reolaeth dros fynediad i'r rhan, neu
  - (ii) os nad oes preswlydd o'r fath, unrhyw berson a chanddo reolaeth dros fynediad i'r rhan.'.

**Jayne Bryant**

**11**

Section 53, page 39, after line 20, insert –

- '() enabling the accountable person to determine whether there has been compliance with section [section to be inserted by amendment 9] (repair of fire resistance of residential units);'.

Adran 53, tudalen 39, ar ôl llinell 21, mewnosoder –

- '() galluogi'r person atebol i benderfynu a gydymffurfiwyd ag adran [adran i'w mewnosod gan welliant 9] (atgyweirio gwrthiant tân unedau preswyl);'.

**Jayne Bryant**

**12**

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 53, tudalen 39, llinell 39, hepgorer 'fynd i'r fangre' a mewnosoder 'fynediad'.

**Jayne Bryant**

**13**

Section 53, page 41, after line 1, insert –

- '() in relation to a request made for the purpose mentioned in subsection 2)[paragraph to be inserted by amendment 11] –
  - (i) if the request is made by a principal accountable person, a residential unit, or a part of a residential unit, in the building;
  - (ii) if the request is made by any other accountable person, a residential unit, or a part of a residential unit, in the part of the building for which the accountable person is responsible;'

Adran 53, tudalen 40, ar ôl llinell 22, mewnosoder –

- '() mewn perthynas â chais a wneir at y diben a grybwyllir yn is-adran (2)[paragraff i'w fewnosod gan welliant 11] –
  - (i) os gwneir y cais gan brif berson atebol, uned breswyl, neu ran o uned breswyl, yn yr adeilad;
  - (ii) os gwneir y cais gan unrhyw berson atebol arall, uned breswyl, neu ran o uned breswyl, yn y rhan o'r adeilad y mae'r person atebol yn gyfrifol amdani;'

**Jayne Bryant** **14**

Section 54, page 41, line 21, after ‘notice’, insert ‘under this section’.

Adran 54, tudalen 41, llinell 19, ar ôl ‘rhybuddio’, mewnosoder ‘o dan yr adran hon’.

**Jayne Bryant** **15**

Section 54, page 42, line 13, after ‘notice’ at the first place where it appears, insert ‘under this section’.

Adran 54, tudalen 42, llinell 13, ar ôl ‘rhybuddio’, mewnosoder ‘o dan yr adran hon’.

**Jayne Bryant** **16**

Section 54, page 42, line 30, after ‘notice’, insert ‘under this section’.

Adran 54, tudalen 42, llinell 30, ar ôl ‘rhybuddio’, mewnosoder ‘o dan yr adran hon’.

**Jayne Bryant** **17**

Section 54, page 42, line 34, leave out subsection (10) and insert –

**[ ] Power of accountable person to give warning notice: repair of fire resistance of residential units**

- (1) A warning notice under this section may be given to a person to whom section [section to be inserted by amendment 9] applies in relation to a part of a residential unit in an occupied regulated building.
- (2) A warning notice under this section may be given by –
  - (a) the accountable person who is responsible for the part of the building containing the residential unit;
  - (b) the principal accountable person for the building.
- (3) A warning notice under this section is a notice that –
  - (a) specifies the repairs that the accountable person considers that the person referred to in subsection (1) –
    - (i) has failed to carry out, and
    - (ii) should carry out within a reasonable period specified in the notice, and
  - (b) explains –
    - (i) that if the person does not comply with the notice the accountable person may apply under section 55 for a contravention order, and
    - (ii) the effect of such an order.
- (4) An accountable person who gives a warning notice under this section must ensure that any other person who is an accountable person for the building is informed as soon as reasonably practicable.’.

Adran 54, tudalen 42, llinell 34, hepgorer is-adran (10) a mewnosoder –

- [ ] **Pŵer person atebol i roi hysbysiad rhybuddio: atgyweirio gwrthiant tân unedau preswyl**
- (1) Caniateir rhoi hysbysiad rhybuddio o dan yr adran hon i berson y mae adran [*adran i'w mewnosod gan welliant 9*] yn gymwys iddo mewn perthynas â rhan o uned breswyl mewn adeilad rheoleiddiedig a feddiennir.
  - (2) Caniateir rhoi hysbysiad rhybuddio o dan yr adran hon gan –
    - (a) y person atebol sy'n gyfrifol am y rhan o'r adeilad sy'n cynnwys yr uned breswyl;
    - (b) y prif berson atebol ar gyfer yr adeilad.
  - (3) Hysbysiad rhybuddio o dan yr adran hon yw hysbysiad sydd –
    - (a) yn pennu'r atgyweiriadau y mae'r person atebol yn ystyried –
      - (i) bod y person y cyfeirir ato yn is-adran (1) wedi methu eu gwneud, a
      - (ii) y dylai'r person hwnnw eu gwneud o fewn cyfnod rhesymol a bennir yn yr hysbysiad, a
    - (b) yn egluro –
      - (i) os nad yw'r person yn cydymffurfio â'r hysbysiad y caiff y person atebol wneud cais o dan adran 55 am orchymyn torri, a
      - (ii) effaith gorchymyn o'r fath.
  - (4) Rhaid i berson atebol sy'n rhoi hysbysiad rhybuddio o dan yr adran hon sicrhau bod unrhyw berson arall sy'n berson atebol ar gyfer yr adeilad yn cael ei hysbysu cyn gynted ag y bo'n rhesymol ymarferol.'.

**Jayne Bryant**

**18**

Section 55, page 43, after line 8, insert –

- '( ) An accountable person for a regulated building may apply to a residential property tribunal for a contravention order to be made in respect of a person where the accountable person –
- (a) has given a warning notice to the person in accordance with section [*section to be inserted by amendment 17*], and
  - (b) considers that the person has failed to carry out the repairs specified in the notice under section [*section to be inserted by amendment 17*](3)(a).'

Adran 55, tudalen 43, ar ôl llinell 7, mewnosoder –

- '( ) Caiff person atebol ar gyfer adeilad rheoleiddiedig wneud cais i dribiwnlys eiddo preswyl i orchymyn torri gael ei wneud mewn cysylltiad â pherson pan fo'r person atebol –
- (a) wedi rhoi hysbysiad rhybuddio i'r person yn unol ag adran [*adran i'w mewnosod gan welliant 17*], a
  - (b) yn ystyried bod y person wedi methu â gwneud yr atgyweiriadau a bennir yn yr hysbysiad o dan adran [*adran i'w mewnosod gan welliant 17*](3)(a).'

**Jayne Bryant** 19

Section 55, page 43, line 12, after 'is', insert ' –

- (a) in a case in which a warning notice was given under section 54,'.

Adran 55, tudalen 43, llinell 11, ar ôl 'torri', mewnosoder ' –

- (a) mewn achos pan roddwyd hysbysiad rhybuddio o dan adran 54,'.

**Jayne Bryant** 20

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 55, tudalen 43, llinell 14, hepgorer 'benodol' a mewnosoder 'benodedig'.

**Jayne Bryant** 21

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 55, tudalen 43, llinell 16, hepgorer 'benodol' a mewnosoder 'benodedig'.

**Jayne Bryant** 22

Section 55, page 43, after line 16, insert –

- '(c) in a case in which a warning notice was given under section [section to be inserted by amendment 17], an order requiring the person in respect of whom it is made to carry out specified repairs.'

Adran 55, tudalen 43, ar ôl llinell 16, mewnosoder –

- '(c) mewn achos pan roddwyd hysbysiad rhybuddio o dan adran [adran i'w mewnosod gan welliant 17], yn orchymyn sy'n ei gwneud yn ofynnol i'r person y caiff ei wneud mewn cysylltiad ag ef wneud atgyweiriadau penodedig.'

**Jayne Bryant** 23

Section 55, page 43, line 20, after '54', insert 'or [section to be inserted by amendment 17]'

Adran 55, tudalen 43, llinell 20, ar ôl '54', mewnosoder 'neu [adran i'w mewnosod gan welliant 17]'

**Jayne Bryant** 24

Section 55, page 43, line 23, leave out 'the warning notice' and insert 'a warning notice given under section 54'.

Adran 55, tudalen 43, llinell 23, hepgorer 'yn yr hysbysiad rhybuddio' a mewnosoder 'mewn hysbysiad rhybuddio a roddir o dan adran 54'.

**Jayne Bryant**

25

Page 43, after line 24, insert a new section –

**[ ] Regulations about warning notices**

The Welsh Ministers may by regulations make further provision about warning notices under section 54 and [section to be inserted by amendment 17], including provision about –

- (a) the form and content of a notice;
- (b) how a notice must be given.’.

Tudalen 43, ar ôl llinell 25, mewnosoder adran newydd –

**[ ] Rheoliadau ynghylch hysbysiadau rhybuddio**

Caiff Gweinidogion Cymru, drwy reoliadau, wneud darpariaeth bellach ynghylch hysbysiadau rhybuddio o dan adran 54 a [adran i'w mewnosod gan welliant 17], gan gynnwys darpariaeth ynghylch –

- (a) ffurf a chynnwys hysbysiad;
- (b) sut y mae rhaid rhoi hysbysiad.’.

**Jayne Bryant**

26

Section 60, page 47, after line 32, insert –

‘(12) In this section “accountable person” includes a person who is treated as an accountable person by virtue of section 35.’.

Adran 60, tudalen 47, ar ôl llinell 33, mewnosoder –

‘(12) Yn yr adran hon, mae “person atebol” yn cynnwys person sy’n cael ei drin fel person atebol yn rhinwedd adran 35.’.

**Jayne Bryant**

27

Page 47, after line 32, insert a new section –

*‘Recovery of relevant costs by principal accountable person*

**[ ] Recovery of relevant costs by principal accountable person**

- (1) The Welsh Ministers may by regulations make provision for and in connection with enabling the principal accountable person for a regulated building to recover relevant costs from any other person who is an accountable person for the building or is treated as an accountable person by virtue of section 35.
- (2) In subsection (1), “relevant costs” means any costs incurred or to be incurred by the principal accountable person in connection with –
  - (a) applying to register a category 1 building or a category 2 building in accordance with section 19 and regulations made under it;
  - (b) notifying the building safety authority for such a building of a change in accordance with section 20 and regulations made under it;

- (c) giving a declaration to the building safety authority for such a building in accordance with section 23 and regulations made under it;
- (d) applying to remove a category 1 building or a category 2 building from the register in accordance with section 24 and regulations made under it;
- (e) ensuring that the fire safety risks relating to a regulated building are assessed, and copies of assessments are given, in accordance with sections 28 to 31 and regulations made under them;
- (f) in relation to a category 1 building –
  - (i) preparing and revising a safety case report, and giving a copy of the report and notice summarising the revisions to the building safety authority for the building, in accordance with section 36 and regulations made under it;
  - (ii) establishing and operating an occurrence recording system in accordance with section 37 and regulations made under it;
  - (iii) complying with the duties imposed by sections 39 and 40 and regulations made under them (residents' engagement strategy);
  - (iv) applying for a building certificate in accordance with sections 41 and 42 and regulations made under them;
  - (v) complying with the duties relating to the display of building certificates and other documents imposed by section 44 and regulations made under it;
  - (vi) establishing and operating a system for the investigation of relevant complaints in accordance with section 48 and regulations made under it;
- (g) in relation to a category 2 or a category 3 building, making and giving effect to arrangements for the consideration of relevant complaints in accordance with regulations under section 49;
- (h) making a request to enter premises, or applying to a residential property tribunal for an access order, in accordance with section 53;
- (i) giving a warning notice in accordance with section 54 or [section to be inserted by amendment 17] and regulations made under section [section to be inserted by amendment 25];
- (j) applying to a residential property tribunal for a contravention order in accordance with section 55'.

Tudalen 47, ar ôl llinell 33, mewnosoder adran newydd –

*'Adennill costau perthnasol gan brif berson atebol*

**[ ] Adennill costau perthnasol gan brif berson atebol**

- (1) Caiff Gweinidogion Cymru, drwy reoliadau, wneud darpariaeth ar gyfer galluogi'r prif berson atebol ar gyfer adeilad rheoleiddiedig i adennill costau perthnasol oddi wrth unrhyw berson arall sy'n berson atebol ar gyfer yr adeilad neu berson sy'n cael ei drin fel person atebol yn rhinwedd adran 35, ac mewn cysylltiad â hynny.
- (2) Yn is-adran (1), ystyr "costau perthnasol" yw unrhyw gostau yr aed iddynt neu yr eir iddynt gan y prif berson atebol mewn cysylltiad â'r hyn a ganlyn –
  - (a) gwneud cais i gofrestru adeilad categori 1 neu adeilad categori 2 yn unol ag adran 19 a rheoliadau a wneir oddi tani;

- (b) hysbysu'r awdurdod diogelwch adeiladau ar gyfer adeilad o'r fath am newid yn unol ag adran 20 a rheoliadau a wneir oddi tani;
- (c) rhoi declarasiwn i'r awdurdod diogelwch adeiladau ar gyfer adeilad o'r fath yn unol ag adran 23 a rheoliadau a wneir oddi tani;
- (d) gwneud cais i ddileu adeilad categori 1 neu adeilad categori 2 o'r gofrestr yn unol ag adran 24 a rheoliadau a wneir oddi tani;
- (e) sicrhau bod y risgiau diogelwch tân sy'n ymwneud ag adeilad rheoleiddiedig yn cael eu hasesu, ac y rhoddir copïau o asesiadau, yn unol ag adrannau 28 i 31 a rheoliadau a wneir oddi tanynt;
- (f) mewn perthynas ag adeilad categori 1 –
  - (i) llunio ac adolygu adroddiad achos diogelwch, a rhoi copi o'r adroddiad a hysbysiad yn crynhoi'r diwygiadau i'r awdurdod diogelwch adeiladau ar gyfer yr adeilad, yn unol ag adran 36 a rheoliadau a wneir oddi tani;
  - (ii) sefydlu a gweithredu system cofnodi achlysuron yn unol ag adran 37 a rheoliadau a wneir oddi tani;
  - (iii) cydymffurfio â'r dyletswyddau a osodir gan adrannau 39 a 40 a rheoliadau a wneir oddi tanynt (strategaeth ymgysylltu â phreswylwyr);
  - (iv) gwneud cais am dystysgrif adeilad yn unol ag adrannau 41 a 42 a rheoliadau a wneir oddi tanynt;
  - (v) cydymffurfio â'r dyletswyddau sy'n ymwneud ag arddangos tystysgrifau adeilad a dogfennau eraill a osodir gan adran 44 a rheoliadau a wneir oddi tani;
  - (vi) sefydlu a gweithredu system ar gyfer ymchwilio i gwynion perthnasol yn unol ag adran 48 a rheoliadau a wneir oddi tani;
- (g) mewn perthynas ag adeilad categori 2 neu adeilad categori 3, gwneud trefniadau ar gyfer ystyried cwynion perthnasol a rhoi effaith i'r trefniadau hynny yn unol â rheoliadau o dan adran 49.
- (h) gwneud cais am fynediad i fangre, neu gwneud cais i dribiwnlys eiddo preswyl am orchymyn mynediad, yn unol ag adran 53;
- (i) rhoi hysbysiad rhybuddio yn unol ag adran 54 neu [*adran i'w mewnosod gan welliant 17*] a rheoliadau a weir o dan adran [*adran i'w mewnosod gan welliant 25*];
- (j) gwneud cais i dribiwnlys eiddo preswyl am orchymyn torri yn unol ag adran 55'.

**Jayne Bryant**

28

Section 61, page 49, line 18, leave out 'Except as provided by subsection (8)',.

Adran 61, tudalen 49, llinell 18, hepgorer 'Except as provided by subsection (8)',.

**Jayne Bryant**

29

Section 61, page 49, leave out lines 24 to 27 and insert –

- '(8) But see also section 183A of the Data Protection Act 2018 (protection of requirements for processing personal data).'



Adran 61, tudalen 49, hepgorer llinellau 24 hyd at 27 a mewnosoder –

‘(8) But see also section 183A of the Data Protection Act 2018 (protection of requirements for processing personal data).’.

**Jayne Bryant** 30

Section 61, page 49, leave out lines 29 to 30.

Adran 61, tudalen 49, hepgorer llinellau 29 hyd at 30.

**Jayne Bryant** 31

Section 62, page 51, line 13, after ‘2026’, insert ‘and regulations made under it’.

Adran 62, tudalen 51, llinell 13, ar ôl ‘2026’, mewnosoder ‘and regulations made under it’.

**Jayne Bryant** 32

Section 62, page 51, line 15, after ‘Act’, insert ‘and regulations made under it’.

Adran 62, tudalen 51, llinell 15, ar ôl ‘Act’, mewnosoder ‘and regulations made under it’.

**Jayne Bryant** 33

Section 62, page 51, line 17, after ‘Act’, insert ‘and regulations made under it’.

Adran 62, tudalen 51, llinell 17, ar ôl ‘Act’, mewnosoder ‘and regulations made under it’.

**Jayne Bryant** 34

Section 62, page 51, line 22, after ‘assessed’, insert ‘, and copies of assessments are given,’.

Adran 62, tudalen 51, llinell 22, ar ôl ‘assessed’, mewnosoder ‘, and copies of assessments are given,’.

**Jayne Bryant** 35

Section 62, page 51, line 24, after ‘Act’, insert ‘and regulations made under it’.

Adran 62, tudalen 51, llinell 24, ar ôl ‘Act’, mewnosoder ‘and regulations made under it’.

**Jayne Bryant** 36

Section 62, page 51, line 28, after ‘assessed’, insert ‘, and copies of assessments are given,’.

Adran 62, tudalen 51, llinell 28, ar ôl ‘assessed’, mewnosoder ‘, and copies of assessments are given,’.

**Jayne Bryant**

37

Section 62, page 51, line 30, after ‘Act’, insert ‘and regulations made under it’.

Adran 62, tudalen 51, llinell 30, ar ôl ‘Act’, mewnosoder ‘and regulations made under it’.

**Jayne Bryant**

38

Section 62, page 52, line 1, leave out –

‘, or applying to a residential property tribunal for a contravention order, in accordance with sections 54 and 55 of that Act (enforcement of duties of residents and owners of residential units)’

and insert –

‘in accordance with section 54 or [section to be inserted by amendment 17] of that Act (enforcement of duties relating to residents etc. and residential units) and regulations made under section [section to be inserted by amendment 25] of that Act;

- (m) applying to a residential property tribunal for a contravention order in accordance with section 55 of that Act (enforcement of duties relating to residential units and residents etc.)’.

Adran 62, tudalen 52, llinell 1, hepgorer –

‘, or applying to a residential property tribunal for a contravention order, in accordance with sections 54 and 55 of that Act (enforcement of duties of residents and owners of residential units)’

a mewnosoder –

‘in accordance with section 54 or [adran i'w mewnosod gan welliant 17] of that Act (enforcement of duties relating to residents etc. and residential units) and regulations made under section [adran i'w mewnosod gan welliant 25] of that Act;

- (m) applying to a residential property tribunal for a contravention order in accordance with section 55 of that Act (enforcement of duties relating to residential units and residents etc.)’.

**Jayne Bryant**

39

Section 62, page 52, line 7, after ‘copy’, insert ‘of the report and notice summarising the revisions’.

Adran 62, tudalen 52, llinell 7, ar ôl ‘copy’, mewnosoder ‘of the report and notice summarising the revisions’.

**Jayne Bryant**

40

Section 62, page 52, line 12, after ‘authority’, insert ‘and fire safety authority’.

Adran 62, tudalen 52, llinell 12, ar ôl ‘authority’, mewnosoder ‘and fire safety authority’.

**Jayne Bryant** 41

Section 62, page 52, line 13, after ‘Act’, insert ‘and regulations made under them’.

Adran 62, tudalen 52, llinell 13, ar ôl ‘Act’, mewnosoder ‘and regulations made under them’.

**Jayne Bryant** 42

Section 62, page 52, line 21, after ‘Act’, insert ‘and regulations made under it’.

Adran 62, tudalen 52, llinell 21, ar ôl ‘Act’, mewnosoder ‘and regulations made under it’.

**Jayne Bryant** 43

Section 63, page 52, after line 37, insert –

- ( ) In section 20(1)(b) (limitation of service charges: consultation requirements), after “section 20D” insert “or section 20DA”.
- ( ) In section 20ZA (consultation requirements: supplementary), in subsection (5A) –
  - (a) in the opening words, after “section 20D” insert “(limitation of service charges relating to remediation works: England) or section 20DA (limitation of variable service charges relating to building safety works: Wales)”;
  - (b) in paragraph (a), after “section 20D(2)” insert “or section 20DA(2)”.
- ( ) After section 20D (limitation of service charges: remediation works), insert –

**“20DA Wales: limitation of variable service charges relating to building safety works**

- (1) This section applies in relation to a lease to which section 30IB (regulated buildings in Wales: liability for building safety costs) applies.
- (2) The relevant person must –
  - (a) take reasonable steps to ascertain whether any grant is payable in respect of building safety works and, if so, to obtain the grant;
  - (b) take reasonable steps to ascertain whether monies may be obtained from a third party in connection with the undertaking of building safety works and, if so, to obtain monies from the third party;
  - (c) take prescribed steps relating to any other prescribed kind of funding.
- (3) In subsection (2)(b) the reference to obtaining monies from a third party includes obtaining monies –
  - (a) under a policy of insurance;
  - (b) under a guarantee or indemnity;
  - (c) pursuant to a claim made against –
    - (i) a developer,

- (ii) a person involved in the design of the building or of works to the building, or
  - (iii) a person involved in the carrying out of works in relation to the building.
- (4) Where any funding of a kind mentioned in subsection (2) is obtained, the amount of the funding is to be deducted from the building safety costs (and the amount of any variable service charge is to be reduced accordingly).
- (5) In the case of a failure to comply with subsection (2), a tenant may make an application to the appropriate tribunal for an order that all or any of the building safety costs are not to be regarded as relevant costs to be taken into account in determining the amount of any variable service charge payable by –
  - (a) the tenant, or
  - (b) anyone else specified in the application.
- (6) The tribunal may make such order on the application as it considers just and equitable in the circumstances.
- (7) Nothing in this section requires the relevant person to do anything mentioned in subsection (2) before carrying out the building safety works.
- (8) The Welsh Ministers may issue guidance about the taking of steps under subsection (2), and may revise or withdraw any issued guidance.
- (9) Where on an application under this section it is alleged that a person failed to comply with subsection (2) –
  - (a) proof of a failure to comply with any applicable guidance may be relied on as tending to establish that there was such a failure, and
  - (b) proof of compliance with any applicable guidance may be relied on as tending to establish that there was no such failure.
- (10) In this section –
  - “building safety costs” means costs incurred or to be incurred in carrying out building safety works;
  - “building safety works” has the meaning given by section 20DB;
  - “developer”, in relation to a building, means a person who undertakes or commissions the construction or conversion of the building with a view to granting or disposing of interests in the building (or parts of it);
  - “prescribed” means prescribed by regulations made by the Welsh Ministers;
  - “regulated building” has the meaning given by sections 2 and 7 of the Building Safety (Wales) Act 2026;
  - “relevant person” means –
    - (a) the landlord, if the landlord is an accountable person for the building;

(b) otherwise, any superior landlord who is an accountable person for the building;

“third party” means a person other than a tenant.

- (11) In subsection (10), “accountable person” has the meaning given by section 8 of the Building Safety (Wales) Act 2026.
- (12) Regulations under subsection (2)(c) are to be made by Welsh statutory instrument and are subject to the Senedd annulment procedure.

#### **20DB Meaning of “building safety works”**

- (1) This section applies for the purposes of section 20DA.
- (2) “Building safety works” means –
- (a) in relation to a regulated building, works as referred to in section 32(3) of the Building Safety (Wales) Act 2026;
- (b) in relation to a category 1 or a category 2 building, works as referred to in section 34(2) of that Act.
- (3) The Welsh Ministers may by regulations prescribe for the purposes of subsection (2) works that are not to be regarded as “building safety works” despite those works falling within subsection (2).
- (4) In this section –
- “category 1 building” and “category 2 building” have the meanings given by sections 6 and 7 of the Building Safety (Wales) Act 2026;
- “regulated building” has the meaning given by sections 2 and 7 of that Act.
- (5) Regulations under subsection (3) are to be made by Welsh statutory instrument and are subject to the Senedd annulment procedure.”.

Adran 63, tudalen 52, ar ôl llinell 37, mewnosoder –

- ( ) Yn adran 20(1)(b) (cyfyngiadau taliadau gwasanaeth: gofynion ymgynghori), ar ôl “section 20D” mewnosoder “or section 20DA”.
- ( ) Yn adran 20ZA (gofynion ymgynghori: atodol), yn is-adran (5A) –
- (a) yn y geiriau agoriadol, ar ôl “section 20D” mewnosoder “(limitation of service charges relating to remediation works: England) or section 20DA (limitation of variable service charges relating to building safety works: Wales)”;
- (b) ym mharagraff (a), ar ôl “section 20D(2)” mewnosoder “or section 20DA(2)”.
- ( ) Ar ôl adran 20D (cyfyngiadau taliadau gwasanaeth: gwaith cyweirio), mewnosoder –

#### **“20DA Wales: limitation of variable service charges relating to building safety works**

- (1) This section applies in relation to a lease to which section 30IB (regulated buildings in Wales: liability for building safety costs) applies.
- (2) The relevant person must –

- (a) take reasonable steps to ascertain whether any grant is payable in respect of building safety works and, if so, to obtain the grant;
  - (b) take reasonable steps to ascertain whether monies may be obtained from a third party in connection with the undertaking of building safety works and, if so, to obtain monies from the third party;
  - (c) take prescribed steps relating to any other prescribed kind of funding.
- (3) In subsection (2)(b) the reference to obtaining monies from a third party includes obtaining monies –
- (a) under a policy of insurance;
  - (b) under a guarantee or indemnity;
  - (c) pursuant to a claim made against –
    - (i) a developer,
    - (ii) a person involved in the design of the building or of works to the building, or
    - (iii) a person involved in the carrying out of works in relation to the building.
- (4) Where any funding of a kind mentioned in subsection (2) is obtained, the amount of the funding is to be deducted from the building safety costs (and the amount of any variable service charge is to be reduced accordingly).
- (5) In the case of a failure to comply with subsection (2), a tenant may make an application to the appropriate tribunal for an order that all or any of the building safety costs are not to be regarded as relevant costs to be taken into account in determining the amount of any variable service charge payable by –
- (a) the tenant, or
  - (b) anyone else specified in the application.
- (6) The tribunal may make such order on the application as it considers just and equitable in the circumstances.
- (7) Nothing in this section requires the relevant person to do anything mentioned in subsection (2) before carrying out the building safety works.
- (8) The Welsh Ministers may issue guidance about the taking of steps under subsection (2), and may revise or withdraw any issued guidance.
- (9) Where on an application under this section it is alleged that a person failed to comply with subsection (2) –
- (a) proof of a failure to comply with any applicable guidance may be relied on as tending to establish that there was such a failure, and
  - (a) proof of compliance with any applicable guidance may be relied on as tending to establish that there was no such failure.

(10) In this section –

“building safety costs” means costs incurred or to be incurred in carrying out building safety works;

“building safety works” has the meaning given by section 20DB;

“developer”, in relation to a building, means a person who undertakes or commissions the construction or conversion of the building with a view to granting or disposing of interests in the building (or parts of it);

“prescribed” means prescribed by regulations made by the Welsh Ministers;

“regulated building” has the meaning given by sections 2 and 7 of the Building Safety (Wales) Act 2026;

“relevant person” means –

- (a) the landlord, if the landlord is an accountable person for the building;
- (b) otherwise, any superior landlord who is an accountable person for the building;

“third party” means a person other than a tenant.

(11) In subsection (10), “accountable person” has the meaning given by section 8 of the Building Safety (Wales) Act 2026.

(12) Regulations under subsection (2)(c) are to be made by Welsh statutory instrument and are subject to the Senedd annulment procedure.

#### **20DB Meaning of “building safety works”**

(1) This section applies for the purposes of section 20DA.

(2) “Building safety works” means –

- (a) in relation to a regulated building, works as referred to in section 32(3) of the Building Safety (Wales) Act 2026;
- (b) in relation to a category 1 or a category 2 building, works as referred to in section 34(2) of that Act.

(3) The Welsh Ministers may by regulations prescribe for the purposes of subsection (2) works that are not to be regarded as “building safety works” despite those works falling within subsection (2).

(4) In this section –

“category 1 building” and “category 2 building” have the meanings given by sections 6 and 7 of the Building Safety (Wales) Act 2026;

“regulated building” has the meaning given by sections 2 and 7 of that Act.

(5) Regulations under subsection (3) are to be made by Welsh statutory instrument and are subject to the Senedd annulment procedure.”.

**Jayne Bryant**

44

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 67, tudalen 61, llinell 22, hepgorer 'bod personau eraill yn cael budd ohono neu ohoni neu bod personau eraill yn ei fwynhau neu ei mwynhau' a mewnosoder 'y caiff personau eraill fudd ohono neu ohoni neu y caiff personau eraill fwynhad ohono neu ohoni'.

**Jayne Bryant**

45

Nid oes angen diwygio'r fersiwn Saesneg. There is no need to amend the English version.

Adran 67, tudalen 61, llinell 28, hepgorer 'bod personau eraill yn cael budd ohoni neu bod personau eraill yn ei mwynhau' a mewnosoder 'y caiff personau eraill fudd ohoni neu y caiff personau eraill fwynhad ohoni'.

**Jayne Bryant**

46

Section 81, page 71, after line 16, insert –

'(c) a requirement imposed on a person by section [section to be inserted by amendment 17] (repair of fire resistance of residential units).'

Adran 81, tudalen 71, ar ôl llinell 19, mewnosoder –

'(c) gofyniad a osodir ar berson gan adran [adran i'w mewnosod gan welliant 17] (atgyweirio gwrthiant tân unedau preswyl).'

WITHDRAWN / TYNNWYD YN ÔL

**Jayne Bryant**

47

Section 81, page 71, after line 16, insert –

'(c) a requirement imposed on a responsible person by article 22C of the Fire Safety Order (including where such a requirement is imposed by virtue of article 5(3) of that Order).'

Adran 81, tudalen 71, ar ôl llinell 19, mewnosoder –

'(c) gofyniad a osodir ar berson cyfrifol gan erthygl 22C o'r Gorchymyn Diogelwch Tân (gan gynnwys pan osodir gofyniad o'r fath yn rhinwedd erthygl 5(3) o'r Gorchymyn hwnnw).'

WITHDRAWN / TYNNWYD YN ÔL

**Jayne Bryant**

48

Section 81, page 71, after line 24, insert –

'(c) a requirement imposed on a responsible person by article 22C of the Fire Safety Order (including where such a requirement is imposed by virtue of article 5(3) of that Order).'

Adran 81, tudalen 71, ar ôl llinell 26, mewnosoder –

- ( ) gofyniad a osodir ar berson cyfrifol gan erthygl 22C o’r Gorchymyn Diogelwch Tân (gan gynnwys pan osodir gofyniad o’r fath yn rhinwedd erthygl 5(3) o’r Gorchymyn hwnnw).’.

**Jayne Bryant**

49

Section 94, page 81, leave out lines 23 to 24.

Adran 94, tudalen 81, hepgorer llinell 25.

**Jayne Bryant**

50

Page 84, after line 16, insert a new section –

*‘Power of building safety authority to give fixed penalty notices*

**[ ] Power of building safety authority to give fixed penalty notices**

- (1) The building safety authority for a category 1 building or a category 2 building may give a fixed penalty notice to the principal accountable person for the building if the authority considers that the person has committed an offence under –
  - (a) section 18(1) (failure to register a regulated building);
  - (b) section 23(8) (failure to give the building safety authority a relevant declaration).
- (2) The building safety authority for a category 1 building to which section 41 applies may give a fixed penalty notice to the principal accountable person for the building if the authority considers that the person has committed an offence under –
  - (a) section 41(5) (failure to apply for a building certificate);
  - (b) section 44(5) (failure to display building certificate and related information).
- (3) A fixed penalty notice is a notice offering the person the opportunity to discharge any liability to conviction for the offence to which the notice relates by paying the building safety authority an amount specified in regulations made by the Welsh Ministers.
- (4) Where a fixed penalty notice is given to a person, no proceedings for the offence to which the notice relates may be brought before the end of the period of 28 days beginning with the day after the day on which the person is given the notice.
- (5) Regulations under subsection (3) may provide for a reduced amount to be payable within the period of 21 days beginning with the day after the day on which the person is given the notice.
- (6) Where a person makes payment in accordance with the terms of a fixed penalty notice, no proceedings for the offence to which the notice relates may be brought.
- (7) A fixed penalty notice must state –

- (a) the name and address of the building safety authority;
  - (b) the alleged offence and give particulars of the circumstances alleged to constitute it;
  - (c) that the notice offers the recipient the opportunity to discharge liability for a criminal offence without prosecution, but that the person may instead choose to exercise their right to be tried for the alleged offence (and how that right may be exercised);
  - (d) the amount of the penalty and the period for paying the penalty (including the amount of any reduced penalty and the period for paying the reduced penalty);
  - (e) the consequences of not paying the penalty before the end of the period for paying the penalty;
  - (f) how the penalty or reduced penalty may be paid;
  - (g) how any representations relating to the notice may be made.
- (8) The Welsh Ministers may by regulations make provision about the withdrawal of fixed penalty notices, including –
- (a) the circumstances in which a notice can be withdrawn;
  - (b) the repayment of any sum paid before a notice is withdrawn;
  - (c) the circumstances in which proceedings for an offence may not be brought despite the withdrawal of a notice.
- (9) Regulations under subsection (3) may not make provision for the amount payable under a notice to exceed four times level 4 on the standard scale.
- (10) Payments received by an authority by virtue of this section may only be used for the purpose of –
- (a) the authority's functions relating to the enforcement of this Act and regulations made under it;
  - (b) such other functions of the authority as may be specified in regulations.’.

Tudalen 84, ar ôl llinell 18, mewnosoder adran newydd –

*‘Pŵer awdurdod diogelwch adeiladau i roi hysbysiadau cosb benodedig*

**[ ] Pŵer awdurdod diogelwch adeiladau i roi hysbysiadau cosb benodedig**

- (1) Caiff yr awdurdod diogelwch adeiladau ar gyfer adeilad categori 1 neu adeilad categori 2 roi hysbysiad cosb benodedig i’r prif berson atebol ar gyfer yr adeilad os yw’r awdurdod yn ystyried bod y person wedi cyflawni trosedd o dan –
  - (a) adran 18(1) (methiant i gofrestru adeilad rheoleiddiedig);
  - (b) adran 23(8) (methiant i roi declarasiwn perthnasol i’r awdurdod diogelwch adeiladau).
- (2) Caiff yr awdurdod diogelwch adeiladau ar gyfer adeilad categori 1 y mae adran 41 yn gymwys iddo roi hysbysiad cosb benodedig i’r prif berson atebol ar gyfer yr adeilad os yw’r awdurdod yn ystyried bod y person wedi cyflawni trosedd o dan –
  - (a) adran 41(5) (methiant i wneud cais am dystysgrif adeilad);
  - (b) adran 44(5) (methiant i arddangos tystysgrif adeilad a gwybodaeth gysylltiedig).

- (3) Mae hysbysiad cosb benodedig yn hysbysiad sy'n cynnig y cyfle i'r person ryddhau unrhyw atebolrwydd am euogfarn am y drosedd y mae'r hysbysiad yn ymwneud â hi drwy dalu i'r awdurdod diogelwch adeiladau swm a bennir mewn rheoliadau a wneir gan Weinidogion Cymru.
- (4) Pan roddir hysbysiad cosb benodedig i berson, ni chaniateir dwyn achos am y drosedd y mae'r hysbysiad yn ymwneud â hi cyn diwedd y cyfnod o 28 o ddiwrnodau sy'n dechrau â'r diwrnod drannoeth y diwrnod y rhoddir yr hysbysiad i'r person.
- (5) Caiff rheoliadau o dan is-adran (3) ddarparu i swm gostyngedig fod yn daladwy o fewn y cyfnod o 21 o ddiwrnodau sy'n dechrau â'r diwrnod drannoeth y diwrnod y rhoddir yr hysbysiad i'r person.
- (6) Pan fo person yn gwneud taliad yn unol â thelerau hysbysiad cosb benodedig, ni chaniateir dwyn achos am y drosedd y mae'r hysbysiad yn ymwneud â hi.
- (7) Rhaid i hysbysiad cosb benodedig nodi –
  - (a) enw a chyfeiriad yr awdurdod diogelwch adeiladau;
  - (b) y drosedd honedig a rhoi manylion am yr amgylchiadau yr honnir eu bod yn ffurfio'r drosedd;
  - (c) bod yr hysbysiad yn cynnig i'r derbynnydd y cyfle i ryddhau atebolrwydd am drosedd heb erlyniad, ond y caiff y person ddewis yn hytrach na hynny i arfer ei hawl i sefyll prawf am y drosedd honedig (a sut y caniateir arfer yr hawl hwnnw);
  - (d) swm y gosb a'r cyfnod ar gyfer talu'r gosb (gan gynnwys swm unrhyw gosb ostyngedig a'r cyfnod ar gyfer talu'r gosb ostyngedig);
  - (e) canlyniadau peidio â thalu'r gosb cyn diwedd y cyfnod ar gyfer talu'r gosb;
  - (f) sut y caniateir talu'r gosb neu'r gosb ostyngedig;
  - (g) sut y caniateir gwneud unrhyw sylwadau yn ymwneud â'r hysbysiad.
- (8) Caiff Gweinidogion Cymru, drwy reoliadau, wneud darpariaeth ynghylch tynnu hysbysiadau cosb benodedig yn ôl, gan gynnwys –
  - (a) yr amgylchiadau y gellir tynnu hysbysiad yn ôl ynddynt;
  - (b) ad-dalu unrhyw swm a dalwyd cyn tynnu hysbysiad yn ôl;
  - (c) yr amgylchiadau na chaniateir dwyn achos am drosedd er gwaethaf bod yr hysbysiad wedi ei dynnu yn ôl.
- (9) Ni chaiff rheoliadau o dan is-adran (3) wneud darpariaeth i'r swm sy'n daladwy o dan hysbysiad fod yn fwy na phedair gwaith lefel 4 ar y raddfa safonol.
- (10) Ni chaniateir defnyddio taliadau a geir gan awdurdod yn rhinwedd yr adran hon ond ar gyfer y dibenion a ganlyn –
  - (a) swyddogaethau'r awdurdod sy'n ymwneud â gorfodi'r Ddeddf hon a rheoliadau a wneir oddi tani;
  - (b) swyddogaethau eraill yr awdurdod fel y cânt eu pennu mewn rheoliadau.'.

*'Promotion of participation in relation to the exercise of Welsh Ministers' functions etc.*

**[ ] Welsh Ministers' strategy for promoting participation in relation to the exercise of their functions etc.**

- (1) The Welsh Ministers must prepare a strategy for promoting the participation of relevant persons in relation to the exercise by the Welsh Ministers of their functions under this Act or regulations made under it.
- (2) The Welsh Ministers must publish the strategy and keep it under review.
- (3) The strategy must include information about –
  - (a) the matters (including any proposed regulations or guidance) on which the Welsh Ministers propose to consult relevant persons,
  - (b) how the Welsh Ministers propose to carry out consultations, and
  - (c) the names of any persons representing the interests of relevant persons, that the Welsh Ministers propose to invite to participate in consultations.
- (4) The strategy may include information about –
  - (a) other ways in which the Welsh Ministers may promote the participation of relevant persons in relation to the exercise by the Welsh Ministers of their functions under this Act or regulations made under it;
  - (b) the participation by relevant persons in relation to other matters that relate to this Act or regulations made under it.
- (5) The Welsh Ministers may revise the strategy if they consider it appropriate to do so.
- (6) In deciding whether to revise the strategy the Welsh Ministers must have regard to any representations received by them about the contents of the strategy.
- (7) In this section “relevant persons” means –
  - (a) residents of regulated buildings who are aged 18 or over,
  - (b) owners of residential units in regulated buildings, and
  - (c) occupiers of relevant HMOs who are aged 18 or over.’.

Tudalen 84, ar ôl llinell 32, mewnosoder adran newydd –

*'Hyrwyddo cyfranogiad mewn perthynas ag arfer swyddogaethau Gweinidogion Cymru etc.*

**[ ] Strategaeth Gweinidogion Cymru ar gyfer hyrwyddo cyfranogiad mewn perthynas ag arfer eu swyddogaethau etc.**

- (1) Rhaid i Weinidogion Cymru lunio strategaeth ar gyfer hyrwyddo cyfranogiad personau perthnasol mewn perthynas ag arfer, gan Weinidogion Cymru, eu swyddogaethau o dan y Ddeddf hon neu reoliadau a wneir oddi tani.
- (2) Rhaid i Weinidogion Cymru gyhoeddi'r strategaeth a'i chadw o dan adolygiad.
- (3) Rhaid i'r strategaeth gynnwys gwybodaeth am –
  - (a) y materion (gan gynnwys unrhyw reoliadau neu ganllawiau arfaethedig) y mae Gweinidogion Cymru yn cynnig ymgynghori â phersonau perthnasol yn eu cylch,
  - (b) sut y mae Gweinidogion Cymru yn cynnig cynnal ymgynghoriadau, ac

- (c) enwau unrhyw bersonau sy'n cynrychioli buddiannau personau perthnasol, y mae Gweinidogion Cymru yn cynnig eu gwahodd i gymryd rhan mewn ymgynghoriadau.
- (4) Caiff y strategaeth gynnwys gwybodaeth am –
  - (a) ffyrdd eraill y caiff Gweinidogion Cymru hyrwyddo cyfranogiad personau perthnasol mewn perthynas ag arfer, gan Weinidogion Cymru, eu swyddogaethau o dan y Ddeddf hon neu reoliadau a wneir oddi tani;
  - (b) cyfranogiad gan bersonau perthnasol mewn perthynas â materion eraill sy'n ymwneud â'r Ddeddf hon neu reoliadau a wneir oddi tani.
- (5) Caiff Gweinidogion Cymru ddiwygio'r strategaeth os ydynt yn ystyried ei bod yn briodol gwneud hynny.
- (6) Wrth benderfynu pa un ai i ddiwygio'r strategaeth, rhaid i Weinidogion Cymru roi sylw i unrhyw sylwadau a ddaeth i law ynghylch cynnwys y strategaeth.
- (7) Yn yr adran hon ystyr "personau perthnasol" yw –
  - (a) preswylwyr adeiladau rheoleiddiedig sy'n 18 oed neu'n hŷn,
  - (b) perchnogion unedau preswyl mewn adeiladau rheoleiddiedig, ac
  - (c) meddianwyr tai amlfeddiannaeth perthnasol sy'n 18 oed neu'n hŷn.'

**Jayne Bryant**

52

Section 99, page 86, after line 9, insert –

- '( ) If P becomes aware that a person is treated as an accountable person for the building by virtue of section 35 of the Building Safety (Wales) Act 2026, P must co-operate with the person for the purpose of the person carrying out their duties under that Act.'

Adran 99, tudalen 86, ar ôl llinell 9, mewnosoder –

- '( ) If P becomes aware that a person is treated as an accountable person for the building by virtue of section 35 of the Building Safety (Wales) Act 2026, P must co-operate with the person for the purpose of the person carrying out their duties under that Act.'

**Jayne Bryant**

53

Section 99, page 86, leave out line 21.

Adran 99, tudalen 86, hepgorer llinell 21.

WITHDRAWN / TYNNWYD YN ÔL

**Jayne Bryant**

54

Section 99, page 86, after line 22, insert –

- '( ) In article 26, after paragraph (3), insert –
  - “(4) In paragraph (1), the reference to “this Order” does not include Article 22C (but see section 81 of the Building Safety (Wales) Act 2026).”

- ( ) In article 27, after paragraph (5), insert –
  - “(6) In paragraph (1), references to “this Order” do not include Article 22C.”
- ( ) In article 30, after paragraph (7), insert –
  - “(8) In paragraphs (1) and (4), references to “this Order” do not include Article 22C.”
- ( ) In article 36, after paragraph (6), insert –
  - “(7) In paragraph (1)(a), the reference to “this Order” does not include Article 22C.”.

Adran 99, tudalen 86, ar ôl llinell 22, mewnosoder –

- ‘( ) Yn erthygl 26, ar ôl paragraff (3), mewnosoder –
  - “(4) In paragraph (1), the reference to “this Order” does not include Article 22C (but see section 81 of the Building Safety (Wales) Act 2026).”
- ( ) Yn erthygl 27, ar ôl paragraff (5), mewnosoder –
  - “(6) In paragraph (1), references to “this Order” do not include Article 22C.”
- ( ) Yn erthygl 30, ar ôl paragraff (7), mewnosoder –
  - “(8) In paragraphs (1) and (4), references to “this Order” do not include Article 22C.”
- ( ) Yn erthygl 36, ar ôl paragraff (6), mewnosoder –
  - “(7) In paragraph (1)(a), the reference to “this Order” does not include Article 22C.”.

## Jayne Bryant

55

Section 100, page 86, after line 31, insert –

- ‘(4) The functions of a council as a building safety authority are not to be the responsibility of an executive of the council under executive arrangements.
- (5) In this section –
  - “the 2000 Act” (“*Deddf 2000*”) means the Local Government Act 2000 (c. 22);
  - “executive” (“*gweithrediaeth*”) is to be interpreted in accordance with section 11 of the 2000 Act;
  - “executive arrangements” (“*trefniadau gweithrediaeth*”) has the meaning given by section 10 of the 2000 Act.’.

Adran 100, tudalen 86, ar ôl llinell 32, mewnosoder –

- ‘(4) Nid yw swyddogaethau cyngor fel awdurdod diogelwch adeiladau i fod yn gyfrifoldeb i weithrediaeth y cyngor o dan drefniadau gweithrediaeth.
- (5) Yn yr adran hon –
  - ystyr “*Deddf 2000*” (“*the 2000 Act*”) yw *Deddf Llywodraeth Leol 2000* (p. 22);
  - mae “*gweithrediaeth*” (“*executive*”) i’w ddehongli yn unol ag adran 11 o *Ddeddf 2000*;
  - mae i “*trefniadau gweithrediaeth*” yr ystyr a roddir i “*executive arrangements*” gan adran 10 o *Ddeddf 2000*.’.

**Jayne Bryant** 56

Section 102, page 87, line 5, after ‘two’, insert ‘or more’.

Adran 102, tudalen 87, llinell 6, hepgorer ‘awdurdod’ a mewnosoder ‘neu ragor o awdurdodau’.

**Jayne Bryant** 57

Section 102, page 87, line 7, after ‘authority’ at the first place where it appears, insert ‘or authorities’.

Adran 102, tudalen 87, llinell 8, ar ôl ‘arall’, mewnosoder ‘neu’r awdurdodau eraill’.

**Jayne Bryant** 58

Section 102, page 87, line 8, leave out ‘both’ and insert ‘the’.

Adran 102, tudalen 87, llinell 10, hepgorer ‘ddau awdurdod’ a mewnosoder ‘awdurdodau’.

**Jayne Bryant** 59

Page 88, after line 34, insert a new section –

*‘Exercise of functions by building safety authorities and fire safety authorities*

**[ ] Issue of guidance by the Welsh Ministers about the exercise of functions**

- (1) The Welsh Ministers must issue guidance about the exercise of relevant functions by –
  - (a) a building safety authority;
  - (b) a fire safety authority.
- (2) A building safety authority and a fire safety authority must have regard to guidance issued by the Welsh Ministers under subsection (1).
- (3) Before issuing guidance under this section, the Welsh Ministers must consult –
  - (a) each building safety authority,
  - (b) each fire safety authority, and
  - (c) such other persons as they consider appropriate.
- (4) In this Part, “relevant function” means a function under this Act or regulations made under it.’.

Tudalen 88, ar ôl llinell 35, mewnosoder adran newydd –

*‘Arfer swyddogaethau gan awdurdodau diogelwch adeiladau ac awdurdodau diogelwch tân*

**[ ] Dyroddi canllawiau gan Weinidogion Cymru ynghylch arfer swyddogaethau**

- (1) Rhaid i Weinidogion Cymru ddyroddi canllawiau ynghylch arfer swyddogaethau perthnasol gan –
  - (a) awdurdod diogelwch adeiladau;
  - (b) awdurdod diogelwch tân.

- (2) Rhaid i awdurdod diogelwch adeiladau ac awdurdod diogelwch tân roi sylw i ganllawiau a ddyroddir gan Weinidogion Cymru o dan is-adran (1).
- (3) Cyn dyroddi canllawiau o dan yr adran hon, rhaid i Weinidogion Cymru ymgynghori ag –
  - (a) pob awdurdod diogelwch adeiladau,
  - (b) pob awdurdod diogelwch tân, ac
  - (c) unrhyw bersonau eraill y maent yn ystyried eu bod yn briodol.
- (4) Yn y Rhan hon, ystyr “swyddogaeth berthnasol” yw swyddogaeth o dan y Ddeddf hon neu reoliadau a wneir oddi tani.’.

Jayne Bryant

60

Page 88, after line 34, insert a new section –

**[ ] Co-operation between building safety authorities and fire safety authorities**

- (1) A building safety authority and a fire safety authority to which this section applies must so far as possible co-operate in the exercise of their relevant functions.
- (2) This section applies to a building safety authority and a fire safety authority that have relevant functions in relation to the same regulated building or regulated buildings.
- (3) Guidance under section [section to be inserted by amendment 59] may include guidance about how a building safety authority and a fire safety authority are to comply with this section.’.

Tudalen 88, ar ôl llinell 35, mewnosoder adran newydd –

**[ ] Cydweithredu rhwng awdurdodau diogelwch adeiladau ac awdurdodau diogelwch tân**

- (1) Rhaid i awdurdod diogelwch adeiladau ac awdurdod diogelwch tân y mae’r adran hon yn gymwys iddynt gydweithredu wrth arfer eu swyddogaethau perthnasol, i’r graddau y bo hynny’n bosibl.
- (2) Mae’r adran hon yn gymwys i awdurdod diogelwch adeiladau ac awdurdod diogelwch tân a chanddynt swyddogaethau perthnasol mewn perthynas â’r un adeilad rheoleiddiedig neu’r un adeiladau rheoleiddiedig.
- (3) Caiff canllawiau o dan adran [adran i’w mewnosod gan welliant 59] gynnwys canllawiau ynghylch sut y mae awdurdod diogelwch adeiladau ac awdurdod diogelwch tân i gydymffurfio â’r adran hon.’.

Jayne Bryant

61

Page 88, after line 34, insert a new section –

**[ ] Sharing of information**

- (1) A relevant authority may disclose information it holds in connection with a relevant function to another relevant authority for the purposes of a relevant function of either authority.
- (2) The disclosure of information in accordance with subsection (1) does not breach –
  - (a) any obligation of confidence owed by the authority making the disclosure, or
  - (b) any other restriction on the disclosure of information (however imposed).

- (3) But see also section 183A of the Data Protection Act 2018 (protection of requirements for processing personal data).
- (4) In subsection (1), “relevant authority” means –
  - (a) a building safety authority;
  - (b) a fire safety authority.’.

Tudalen 88, ar ôl llinell 35, mewnosoder adran newydd –

**[ ] Rhannu gwybodaeth**

- (1) Caiff awdurdod perthnasol ddatgelu gwybodaeth a ddelir ganddo mewn cysylltiad â swyddogaeth berthnasol i awdurdod perthnasol arall at ddibenion swyddogaeth berthnasol y naill awdurdod neu’r llall.
- (2) Nid yw datgelu gwybodaeth yn unol ag is-adran (1) yn torri –
  - (a) unrhyw rwymedigaeth gyfrinachedd sy’n ddyledus gan yr awdurdod sy’n gwneud y datgeliad, neu
  - (b) unrhyw gyfyngiad arall ar ddatgelu gwybodaeth (sut bynnag y caiff ei osod).
- (3) Ond gweler hefyd adran 183A o Ddeddf Diogelu Data 2018 (diogelu gofynion ar gyfer prosesu data personol).
- (4) Yn is-adran (1), ystyr “awdurdod perthnasol” yw –
  - (a) awdurdod diogelwch adeiladau;
  - (b) awdurdod diogelwch tân.’.

**Jayne Bryant**

62

Section 109, page 91, line 24, leave out subsections (2) to (3) and insert –

- ‘( ) But see also section 183A of the Data Protection Act 2018 (c. 12) (protection of requirements for processing personal data).’.

Adran 109, tudalen 91, llinell 26, hepgorer is-adrannau (2) hyd at (3) a mewnosoder –

- ‘( ) Ond gweler hefyd adran 183A o Ddeddf Diogelu Data 2018 (p. 12) (diogelu gofynion ar gyfer prosesau data personol).’.

**Jayne Bryant**

63

Section 110, page 92, after line 21, insert –

- ‘( ) section [section to be inserted by amendment 27];’.

Adran 110, tudalen 92, ar ôl llinell 24, mewnosoder –

- ‘( ) adran [adran i'w mewnosod gan welliant 27];’.