

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



Llywodraeth Cymru
Welsh Government

Our Ref: JB/PO/49/26

John Griffiths MS
Chair, Local Government and Housing Committee
Senedd Cymru
Cardiff
CF99 1SN

28 January 2026

Building Safety (Wales) Bill

Dear John,

Further to my letter of 19 December 2025 in response to the Local Government and Housing Committee's recommendations, and your subsequent reply, I am pleased to provide additional information in response to recommendations 8 and 9.

With regard to recommendation 8, I note the Committee's comments. This matter is also the subject of several Stage 2 amendments tabled by Joel James. I will have more to say when the Committee considers those amendments on Thursday, including about the possibility of Government amendments at Stage 3.

With regard to recommendation 9, we are planning for a phased commencement of the new building safety regime which recognises the broader building safety environment and the need to support stakeholders through implementation. Given the large number of in-scope buildings in Category 3, we are currently planning for duties to commence in 2028, which will allow local authorities and duty-holders to acclimatise and adjust to the new regime.

We are expecting the transition to Category 3 to be relatively smooth for duty-holders, given that Category 3 buildings are already subject to fire safety duties under the Fire Safety Order, including the need to have fire risk assessments. However, the new fire safety duties we are introducing will be fit for residential buildings. The other duties we are introducing for Category 3 buildings relate to engagement with residents and resident complaints. Whilst these are new duties, they represent good practice that we would expect landlords and building owners should be already doing.

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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.

I am copying this letter to the Chair of the Finance Committee and Chair of the Legislation, Justice and Constitution Committee.

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
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Cabinet Secretary for Housing and Local Government