

HYSBYSIAD YNGHYLCH GWELLIANNAU NOTICE OF AMENDMENTS

Cyflwynwyd ar 20 Chwefror 2026
Tabled on 20 February 2026

Bil Diogelwch Adeiladau (Cymru) Building Safety Bill (Wales)

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

Joel James

1

Section 1, page 2, after line 6, insert –

'() Chapter [*Chapter to be inserted by amendment 4*] enables the Welsh Ministers to make provision about strategies for involving residents of occupied category 2 buildings in building safety decisions.'

Adran 1, tudalen 2, ar ôl llinell 7, mewnosoder –

'() Mae Pennod [*Pennod i'w mewnosod gan welliant 4*] yn galluogi Gweinidogion Cymru i wneud darpariaeth am strategaethau ar gyfer cynnwys preswylwyr adeiladau categori 2 a feddiennir mewn penderfyniadau diogelwch adeiladau.'

WITHDRAWN / TYNNWYD YN ÔL

***Joel James**

2

Section 31, page 20, after line 31, insert –

'() Subsection (1) does not apply to a regulated building that meets the criteria in subsection (*[third subsection to be inserted by this amendment]*).

() The first fire risk assessment for such a building must be made no later than 12 months after the later of the following –

- (a) the day on which the building becomes occupied;
- (b) the day on which this section comes into force.

() A regulated building meets the criteria in this subsection if –

- (a) the building is a category 3 building,
- (b) the building consists entirely of –



- (i) residential units with means of egress that meet the criteria in subsection ([fourth subsection to be inserted by this amendment]), or
 - (ii) residential units with means of egress that meet the criteria in subsection ([fourth subsection to be inserted by this amendment]) and areas to which residents have no access, and
- (c) there are no other premises wholly or partly above or below the building.
- () A residential unit's means of egress meets the criteria in this subsection if –
- (a) it is a means of egress from the residential unit to ground outside the building, and
 - (b) no part of it is shared with any other residential unit.
- () If a residential unit has more than one means of egress they must each meet the criteria in subsection ([fourth subsection to be inserted by this amendment]).
- () Section 7 (inclusion of ancillary areas in references to regulated buildings) does not apply to the references to the building in subsections ([third subsection to be inserted by this amendment])(b) and ([fourth subsection to be inserted by this amendment])(a).'

Adran 31, tudalen 20, ar ôl llinell 32, mewnosoder –

- '() Nid yw is-adran (1) yn gymwys i adeilad rheoleiddiedig sy'n bodloni'r meini prawf yn is-adran ([trydydd is-adran i'w mewnosod gan y gwelliant hwn]).
- () Rhaid gwneud yr asesiad risg tân cyntaf ar gyfer adeilad o'r fath heb fod yn hwyrach na 12 mis ar ôl y diweddaraf o'r hyn a ganlyn –
- (a) y diwrnod y caiff yr adeilad ei feddiannu;
 - (b) y diwrnod y daw'r adran hon i rym.
- () Mae adeilad rheoleiddiedig yn bodloni'r meini prawf yn yr is-adran hon os –
- (a) yw'r adeilad yn adeilad categori 3,
 - (b) yw'r adeilad wedi ei ffurfio'n gyfan gwbl o –
 - (i) unedau preswyl a chanddynt ffordd allan sy'n bodloni'r meini prawf yn is-adran ([pedwerydd is-adran i'w mewnosod gan y gwelliant hwn]), neu
 - (ii) unedau preswyl a chanddynt ffordd allan sy'n bodloni'r meini prawf yn is-adran ([pedwerydd is-adran i'w mewnosod gan y gwelliant hwn]) ac ardaloedd nad oes gan breswylwyr fynediad iddynt, ac
 - (c) nad oes unrhyw fangre arall yn gyfan gwbl neu'n rhannol uwch ben neu o dan yr adeilad.
- () Mae ffordd allan uned breswyl yn bodloni'r meini prawf yn yr is-adran hon os –
- (a) yw'n ffordd allan o'r uned breswyl i ddaear y tu allan i'r adeilad, a
 - (b) nad oes unrhyw ran ohoni yn cael ei rhannu ag unrhyw uned breswyl arall.
- () Os oes gan uned breswyl fwy nag un ffordd allan, rhaid i bob un ohonynt fodloni'r meini prawf yn is-adran ([pedwerydd is-adran i'w mewnosod gan y gwelliant hwn]).
- () Nid yw adran 7 (cynnwys ardaloedd atodol mewn cyfeiriadau at adeiladau rheoleiddiedig) yn gymwys i'r cyfeiriadau at yr adeilad yn is-adrannau ([trydydd is-adran i'w mewnosod gan y gwelliant hwn])(b) a ([pedwerydd is-adran i'w mewnosod gan y gwelliant hwn])(a).'

WITHDRAWN / TYNNWYD YN ÔL

***Joel James**

3

Section 31, page 20, line 32, after 'made', insert 'for each regulated building'.

Adran 31, tudalen 20, llinell 33, ar ôl 'pellach', mewnosoder 'ar gyfer pob adeilad rheoleiddiedig'.

Joel James

4

Page 33, after line 31, insert a new section –

'CHAPTER []

ENGAGEMENT WITH RESIDENTS OF OCCUPIED CATEGORY 2 BUILDINGS

[] Category 2 buildings: residents' engagement strategies

- (1) The Welsh Ministers may by regulations make provision in relation to category 2 buildings corresponding or similar to any provision that is made by section 40 or 41 (residents' engagement strategies), or that could be made by regulations under those sections, in relation to category 1 buildings.
- (2) The regulations may make consequential amendments to any enactment (including this Act).'

Tudalen 33, ar ôl llinell 31, mewnosoder adran newydd –

'PENNOD []

YMGYSYLLTU Â PHRESWYLWYR ADEILADAU CATEGORI 2 A FEDDIENNIR

[] Adeiladau categori 2: strategaethau ymgysylltu â phreswylwyr

- (1) Caiff Gweinidogion Cymru, drwy reoliadau, wneud darpariaeth mewn perthynas ag adeiladau categori 2 sy'n cyfateb neu'n debyg i unrhyw ddarpariaeth a wneir gan adran 40 neu 41 (strategaethau ymgysylltu â phreswylwyr), neu y gellid ei gwneud drwy reoliadau o dan yr adrannau hynny, mewn perthynas ag adeiladau categori 1.
- (2) Caiff y rheoliadau wneud diwygiadau canlyniadol i unrhyw ddeddfiad (gan gynnwys y Ddeddf hon).'

Joel James

5

Section 126, page 110, after line 16, insert –

'() section [section to be inserted by amendment 4]';

Adran 126, tudalen 110, ar ôl llinell 18, mewnosoder –

'() adran [adran i'w mewnosod gan welliant 4]';



WITHDRAWN / TYNNWYD YN ÔL

***Joel James**

6

Schedule 4, page 132, line 16, leave out 'Section 31(1)' and insert 'If section 31(1) would otherwise apply to the building, it'.

Atodlen 4, tudalen 132, llinell 18, hepgorer 'Nid yw adran 31(1) yn' a mewnosoder 'Os byddai adran 31(1) fel arall yn gymwys i'r adeilad, nid yw'n'.

WITHDRAWN / TYNNWYD YN ÔL

***Joel James**

7

Schedule 4, page 132, after line 18, insert –

- '() If section 31([*second subsection to be inserted by amendment 2*]) would otherwise apply to the building, it does not apply but the principal accountable person must ensure that a fire risk assessment for the building is made under section 29 no later than 18 months after the day on which the existing risk assessment was made or reviewed.'

Atodlen 4, tudalen 132, ar ôl llinell 20, mewnosoder –

- '() Os byddai adran 31([*ail is-adran i'w mewnosod gan welliant 2*]) fel arall yn gymwys i'r adeilad, nid yw'n gymwys ond rhaid i'r prif berson atebol sicrhau y gwneir asesiad risg tân ar gyfer yr adeilad o dan adran 29 heb fod yn hwyrach na 18 mis ar ôl y diwrnod y gwnaed neu yr adolygwyd yr asesiad risg presennol.'

Jayne Bryant

8

Section 1, page 2, line 12, leave out –

'places duties relating to structural safety on those persons if the building is a category 1 building or a category 2 building. It provides for enforcement of the duties, and access to residential units, by accountable persons'

and insert –

'imposes corresponding duties relating to structural safety in category 1 buildings and category 2 buildings, and duties to repair damage to the fire resistance of residential units in all occupied regulated buildings. It provides for enforcement of the duties by accountable persons, and for access to residential units to enable compliance with this Part'.

Adran 1, tudalen 2, llinell 15, hepgorer –

'sy'n ymwneud â diogelwch strwythurol ar y personau hynny os yw'r adeilad yn adeilad categori 1 neu'n adeilad categori 2. Mae'n darparu ar gyfer gorfodi'r dyletswyddau, a mynediad i unedau preswyl, gan bersonau atebol'

a mewnosoder –

'cyfatebol sy'n ymwneud â diogelwch strwythurol mewn adeiladau categori 1 ac adeiladau categori 2, a dyletswyddau i atgyweirio difrod i wrthiant tân unedau preswyl ym mhob adeilad rheoleiddiedig a feddiennir. Mae'n darparu ar gyfer gorfodi'r dyletswyddau gan bersonau atebol, ac ar gyfer mynediad i unedau preswyl er mwyn galluogi cydymffurfiaeth â'r Rhan hon'.

Jayne Bryant

9

Section 1, page 2, line 18, after ‘persons,’ at the second place where it appears, insert ‘provision about the recovery of costs incurred or to be incurred in complying with this Part,’.

Adran 1, tudalen 2, llinell 21, ar ôl ‘eraill,’, mewnosoder ‘darpariaeth ynghylch adennill costau yr aed iddynt neu yr eir iddynt wrth gydymffurfio â’r Rhan hon,’.

Jayne Bryant

10

Section 4, page 3, line 31, leave out –

‘contains none of the following –

- (a) a residential unit or part of a residential unit;
- (b) ‘

and insert –

‘meets both of the following conditions –

- (a) it does not contain a residential unit or part of a residential unit;
- (b) it does not contain’.

Adran 4, tudalen 3, llinell 30, hepgorer –

‘nad yw’n cynnwys unrhyw un neu ragor o’r hyn a ganlyn –

- (a) uned breswyl neu ran o uned breswyl;
- (b) ardal, neu ran’

a mewnosoder –

‘yw’n bodloni’r ddau amod a ganlyn –

- (a) nid yw’n cynnwys uned breswyl na rhan o uned breswyl;
- (b) nid yw’n cynnwys ardal, na rhan’.

Jayne Bryant

11

Section 6, page 5, after line 24, insert –

‘() For the purposes of this section –

- (a) a mezzanine floor is to be regarded as a storey if its internal floor area is at least half of the internal floor area of the largest storey in the building that is not below ground level;
- (b) a storey is below ground level if the whole of the finished surface of the ceiling of the storey is below ground level;
- (c) “ground level” means –
 - (i) where the level of the surface of the ground on which the building is situated is uniform, the level of the surface of the ground immediately adjacent to the building;

- (ii) where the level of the surface of the ground on which the building is situated is not uniform, the level of the lowest part of the surface of the ground immediately adjacent to the building.’.

Adran 6, tudalen 5, ar ôl llinell 25, mewnosoder –

‘() At ddibenion yr adran hon –

- (a) mae llawr mesanîn i’w ystyried fel llawr os yw ei arwynebedd llawr mewnol yn o leiaf hanner arwynebedd llawr mewnol y llawr mwyaf yn yr adeilad nad yw o dan lefel y ddaear;
- (b) mae llawr o dan lefel y ddaear os yw’r cyfan o arwyneb gorffenedig nenfwd y llawr o dan lefel y ddaear;
- (c) ystyr “lefel y ddaear” yw –
 - (i) pan fo lefel arwyneb y ddaear y lleolir yr adeilad arno yn unffurf, lefel arwyneb y ddaear yn union gyfagos i’r adeilad;
 - (ii) pan nad yw lefel arwyneb y ddaear y lleolir yr adeilad arno yn unffurf, lefel y rhan isaf o arwyneb y ddaear yn union gyfagos i’r adeilad.’.

Jayne Bryant

12

Section 6, page 5, leave out line 31.

Adran 6, tudalen 5, hepgorer llinell 33.

Jayne Bryant

13

Section 17, page 11, after line 18, insert –

‘() amend the meaning of “storey”;

Adran 17, tudalen 11, ar ôl llinell 18, mewnosoder –

‘() diwygio ystyr “llawr”;

Jayne Bryant

14

Section 17, page 11, line 25, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 17, tudalen 11, llinell 25, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

15

Section 28, page 19, line 20, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 28, tudalen 19, llinell 22, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

16

Section 32, page 21, line 35, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 32, tudalen 21, llinell 35, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

17

Section 32, page 22, line 1, leave out subsections (4) to (5).

Adran 32, tudalen 22, llinell 1, hepgorer is-adrannau (4) i (5).

Jayne Bryant

18

Section 33, page 23, line 8, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 33, tudalen 23, llinell 8, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

19

Section 34, page 24, line 16, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 34, tudalen 24, llinell 17, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

20

Section 35, page 25, line 8, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 35, tudalen 25, llinell 8, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

21

Section 69, page 55, line 17, leave out ‘ –

- (a) to allow any of the following persons to enter the premises for a relevant building safety purpose –
 - (i) a relevant person;
 - (ii) an accountable person for the building;
 - (iii) a person authorised in writing by a relevant person or by an accountable person;

- (b) where the tenant is a resident of the building, to comply with their duties under sections 53 to 57 of the Building Safety (Wales) Act 2026’

and insert –

‘to comply with –

- (a) any repairs access order made in respect of the tenant under section 56 of the Building Safety (Wales) Act 2026;
- (b) any access order made in respect of the tenant under section 57 of that Act;
- (c) any contravention order made in respect of the tenant under section 60 of that Act;
- (d) any compliance notice given to the tenant under section 94 of that Act’.

Adran 69, tudalen 55, llinell 17, hepgorer ‘ –

- (a) to allow any of the following persons to enter the premises for a relevant building safety purpose –
 - (i) a relevant person;
 - (ii) an accountable person for the building;
 - (iii) a person authorised in writing by a relevant person or by an accountable person;
- (b) where the tenant is a resident of the building, to comply with their duties under sections 53 to 57 of the Building Safety (Wales) Act 2026’

a mewnosoder –

‘to comply with –

- (a) any repairs access order made in respect of the tenant under section 56 of the Building Safety (Wales) Act 2026;
- (b) any access order made in respect of the tenant under section 57 of that Act;
- (c) any contravention order made in respect of the tenant under section 60 of that Act;
- (d) any compliance notice given to the tenant under section 94 of that Act’.

Jayne Bryant

22

Section 69, page 55, line 38, leave out –

- (5) In the covenant implied by subsection (3)(a), a “relevant building safety purpose” means –
 - (a) inspecting the premises in connection with an accountable person complying with their building safety duties;

- (b) carrying out works to the premises, where such works are required to be carried out in connection with an accountable person complying with their building safety duties;
 - (c) accessing a part of the building that is not let to the tenant in order to—
 - (i) inspect that part of the building in connection with an accountable person complying with their building safety duties;
 - (ii) carry out works to that part of the building, where such works are required to be carried out in connection with an accountable person complying with their building safety duties.
- (6) The covenant implied by subsection (3)(a) requires entry to the premises to be allowed—
- (a) only at reasonable times, and
 - (b) only if the tenant has been given at least 48 hours’ notice in writing.’.

Adran 69, tudalen 55, llinell 38, hepgorer —

- ‘(5) In the covenant implied by subsection (3)(a), a “relevant building safety purpose” means—
- (a) inspecting the premises in connection with an accountable person complying with their building safety duties;
 - (b) carrying out works to the premises, where such works are required to be carried out in connection with an accountable person complying with their building safety duties;
 - (c) accessing a part of the building that is not let to the tenant in order to—
 - (i) inspect that part of the building in connection with an accountable person complying with their building safety duties;
 - (ii) carry out works to that part of the building, where such works are required to be carried out in connection with an accountable person complying with their building safety duties.
- (6) The covenant implied by subsection (3)(a) requires entry to the premises to be allowed—
- (a) only at reasonable times, and
 - (b) only if the tenant has been given at least 48 hours’ notice in writing.’.

Jayne Bryant

23

Section 69, page 56, line 35, leave out ‘;

“works” includes alterations, improvements and installations’.

Adran 69, tudalen 56, llinell 35, hepgorer ‘;

“works” includes alterations, improvements and installations’.

Jayne Bryant

24

Page 68, after line 34, insert a new section –

‘Occupation contracts

[] Power to make provision relating to terms of occupation contracts

- (1) The Welsh Ministers may by regulations amend the Renting Homes (Wales) Act 2016 (anaw 1) to –
 - (a) include a fundamental provision applicable to all occupation contracts, or to particular kinds or descriptions of occupation contract, for the purpose of enabling a landlord or contract-holder to comply with a provision of this Act or regulations made under it;
 - (b) provide that a provision of this Act or regulations made under it is a fundamental provision applicable to all occupation contracts, or to particular kinds or descriptions of occupation contract;
 - (c) make provision about –
 - (i) the incorporation, or incorporation with modifications, of a fundamental provision mentioned in paragraph (a) or (b) as a fundamental term of an occupation contract;
 - (ii) the variation of such a fundamental term.
- (2) The regulations may also –
 - (a) amend section 30IA of the Landlord and Tenant Act 1985 (c. 70) (inserted by section 69 of this Act) to provide that it does not apply to any occupation contract, or to particular kinds or descriptions of occupation contract;
 - (b) make consequential amendments to any enactment (including this Act).
- (3) Expressions used in this section that are also used in the Renting Homes (Wales) Act 2016 have the same meanings in this section as they have in that Act.’.

Tudalen 68, ar ôl llinell 34, mewnosoder adran newydd –

‘Contractau meddiannaeth

[] Pŵer i wneud darpariaeth sy’n ymwneud â thelerau contractau meddiannaeth

- (1) Caiff Gweinidogion Cymru, drwy reoliadau, ddiwygio Deddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) i –
 - (a) cynnwys darpariaeth sylfaenol sy’n gymwys i bob contract meddiannaeth, neu i fathau neu ddisgrifiadau penodol o gontract meddiannaeth, at y diben o alluogi landlord neu ddeiliad contract i gydymffurfio â darpariaeth yn y Ddeddf hon neu reoliadau a wneir oddi tani;
 - (b) darparu bod darpariaeth o’r Ddeddf hon neu reoliadau a wneir oddi tani yn ddarpariaeth sylfaenol sy’n gymwys i bob contract meddiannaeth, neu i fathau neu ddisgrifiadau penodol o gontract meddiannaeth;

- (c) gwneud darpariaeth ynghylch –
- (i) ymgorffori, neu ymgorffori gydag addasiadau, ddarpariaeth sylfaenol a grybwyllir ym mharagraff (a) neu (b) fel teler sylfaenol contract meddiannaeth;
 - (ii) amrywio teler sylfaenol o'r fath.
- (2) Caiff y rheoliadau hefyd –
- (a) diwygio adran 30IA o Ddeddf Landlord a Tenant 1985 (p. 70) (a fewnosodir gan adran 69 o'r Ddeddf hon) i ddarparu nad yw'n gymwys i unrhyw gontract meddiannaeth, neu i fathau neu ddisgrifiadau penodol o gontract meddiannaeth;
 - (b) gwneud diwygiadau canlyniadol i unrhyw ddeddfiad (gan gynnwys y Ddeddf hon).
- (3) Mae i ymadroddion a ddefnyddir yn yr adran hon a ddefnyddir hefyd yn Ndeddf Rhentu Cartrefi (Cymru) 2016 yr un ystyr yn yr adran hon ag sydd iddynt yn y Ddeddf honno.'

Jayne Bryant

25

Section 75, page 70, line 6, leave out 'or 28(2)' and insert ', 28(2) or [section to be inserted by amendment 24]'

Adran 75, tudalen 70, llinell 6, hepgorer 'neu 28(2)' a mewnosoder ', 28(2) neu [adran i'w mewnosod gan welliant 24]'

Jayne Bryant

26

Section 75, page 70, line 21, leave out 'or 28(2)' and insert ', 28(2) or [section to be inserted by amendment 24]'

Adran 75, tudalen 70, llinell 21, hepgorer 'neu 28(2)' a mewnosoder ', 28(2) neu [adran i'w mewnosod gan welliant 24]'

Jayne Bryant

27

Section 94, page 85, after line 32, insert –

- '() any other county council or county borough council in Wales in whose area any part of the building is situated;'

Adran 94, tudalen 85, ar ôl llinell 34, mewnosoder –

- '() unrhyw gyngor sir neu gyngor bwrdeistref sirol arall yng Nghymru y mae unrhyw ran o'r adeilad wedi ei lleoli yn ei ardal;'

Jayne Bryant

28

Section 94, page 86, line 3, after 'building' at the second place where it appears, insert 'and any other county council or county borough council in Wales in whose area any part of the building is situated'

Adran 94, tudalen 86, llinell 4, ar ôl 'adeilad', mewnosoder 'ac unrhyw gyngor sir neu gyngor bwrdeistref sirol arall yng Nghymru y mae unrhyw ran o'r adeilad wedi ei lleoli yn ei ardal'

Jayne Bryant

29

Section 96, page 88, line 12, after ‘building’ at the second place where it appears, insert ‘and any other county council or county borough council in Wales in whose area any part of the building is situated’.

Adran 96, tudalen 88, llinell 15, ar ôl ‘adeilad’, mewnosoder ‘ac unrhyw gyngor sir neu gyngor bwrdeistref sirol arall yng Nghymru y mae unrhyw ran o’r adeilad wedi ei lleoli yn ei ardal’.

Jayne Bryant

30

Page 98, after line 21, insert a new section –

‘PART []

REMEDIATION OF CERTAIN DEFECTS

[] Reports on progress under the Welsh building safety programme

- (1) The Welsh Ministers must prepare a remediation progress report for each reporting period.
- (2) A “remediation progress report” is a report summarising the Welsh Ministers’ assessment of progress during the reporting period in carrying out –
 - (a) works required by developer remediation contracts;
 - (b) works funded by grants made by the Welsh Ministers under schemes known as the Welsh Building Safety Fund.
- (3) The Welsh Ministers must, as soon as reasonably practicable after the end of each reporting period –
 - (a) publish the remediation progress report for the reporting period, and
 - (b) lay it before Senedd Cymru.

- (4) In this section –

“developer remediation contract” (“*contract cyweirio gan ddatblygwr*”) means a contract between the Welsh Ministers and a participant developer made by a deed of bilateral contract relating to developer self-remediation to deliver safe residential and mixed-use buildings of 11 metres and over in height;

“reporting period” (“*cyfnod adrodd*”) means –

- (a) the period of 1 year beginning with the day on which this Part comes into force, and
- (b) each successive period of 1 year, ending with the first period in which –
 - (i) all works required by developer remediation contracts have been completed and the Welsh Ministers do not expect any more developers to enter into developer remediation contracts, and
 - (ii) all works funded by grants from the Welsh Building Safety Fund have been completed and the fund no longer accepts new applications.’.

Tudalen 98, ar ôl llinell 22, mewnosoder adran newydd –

'RHAN []

CYWEIRIO DIFFYGIION PENODOL

[] Adroddiadau ar gynnydd o dan raglen diogelwch adeiladau Cymru

- (1) Rhaid i Weinidogion Cymru lunio adroddiad cynnydd ar gyweirio ar gyfer pob cyfnod adrodd.
- (2) Mae “adroddiad cynnydd ar gyweirio” yn adroddiad sy'n crynhoi asesiad Gweinidogion Cymru o gynnydd yn ystod y cyfnod adrodd o ran gwneud –
 - (a) gwaith sy'n ofynnol gan gontractau cyweirio gan ddatblygwr;
 - (b) gwaith sy'n cael ei ariannu gan grantiau a wneir gan Weinidogion Cymru o dan gynlluniau a elwir yn Gronfa Diogelwch Adeiladau Cymru.
- (3) Rhaid i Weinidogion Cymru, cyn gynted ag y bo'n rhesymol ymarferol ar ôl diwedd pob cyfnod adrodd –
 - (a) cyhoeddi'r adroddiad cynnydd ar gyweirio ar gyfer y cyfnod adrodd, a
 - (b) ei osod gerbron Senedd Cymru.
- (4) Yn yr adran hon –

ystyr “contract cyweirio gan ddatblygwr” (“*developer remediation contract*”) yw contract rhwng Gweinidogion Cymru a datblygwr cyfranogol a wneir drwy weithred contract dwyochrog sy'n ymwneud â hunangyweirio gan ddatblygwr er mwyn darparu adeiladau preswyl ac adeiladau defnydd cymysg diogel gydag uchder o 11 o fetrau ac uwch;

ystyr “cyfnod adrodd” (“*reporting period*”) yw –

- (a) y cyfnod o 1 flwyddyn sy'n dechrau â'r diwrnod y daw'r Rhan hon i rym, a
- (b) pob cyfnod dilynol o 1 flwyddyn, sy'n dod i ben â'r cyfnod cyntaf –
 - (i) y mae'r holl waith sy'n ofynnol gan gontractau cyweirio gan ddatblygwr wedi ei gwblhau ac nad yw Gweinidogion Cymru yn disgwyl i unrhyw ddatblygwyr eraill ymrwymo i gontractau cyweirio gan ddatblygwr, a
 - (ii) y mae'r holl waith a ariannwyd gan grantiau o Gronfa Diogelwch Adeiladau Cymru wedi ei gwblhau ac nad yw'r gronfa yn derbyn ceisiadau newydd mwyach.

Jayne Bryant

31

Section 111, page 100, line 7, leave out ‘building safety authority’ and insert ‘county council and county borough council in Wales’.

Adran 111, tudalen 100, llinell 9, hepgorer ‘awdurdod diogelwch adeiladau’ a mewnosoder ‘cyngor sir a chyngor bwrdeistref sirol yng Nghymru’.

Jayne Bryant

32

Section 113, page 103, after line 29, insert –

() In this section, references to the area of each fire and rescue authority in Wales are to be interpreted in accordance with Part 1 of the Fire and Rescue Services Act 2004 (c. 21).'

Adran 113, tudalen 103, ar ôl llinell 30, mewnosoder –

() Yn yr adran hon, mae cyfeiriadau at ardal pob awdurdod tân ac achub yng Nghymru i'w dehongli yn unol â Rhan 1 o Ddeddf Gwasanaethau Tân ac Achub 2004 (p. 21).'

Jayne Bryant

33

Section 116, page 105, line 15, leave out 'building safety authority' and insert 'county council and county borough council in Wales'.

Adran 116, tudalen 105, llinell 15, hepgorer 'awdurdod diogelwch adeiladau' a mewnosoder 'cyngor sir a chyngor bwrdeistref sirol yng Nghymru'.

Jayne Bryant

34

Section 117, page 106, line 2, leave out 'means an authority constituted by a scheme under section 2 of the Fire and Rescue Services Act 2004 (c. 21) or a scheme to which section 4 of that Act applies' and insert 'has the meaning given by Part 1 of the Fire and Rescue Services Act 2004 (c. 21)'.

Adran 117, tudalen 106, llinell 4, hepgorer 'ystyr "awdurdod tân ac achub" ("*fire and rescue authority*") yw awdurdod a ffurfiwyd drwy gynllun o dan adran 2 o Ddeddf Gwasanaethau Tân ac Achub 2004 neu gynllun y mae adran 4 o'r Ddeddf honno'n gymwys iddo' a mewnosoder 'mae i "awdurdod tân ac achub" yr ystyr a roddir i "*fire and rescue authority*" gan Ran 1 o Ddeddf Gwasanaethau Tân ac Achub 2004 (p. 21)'.

Jayne Bryant

35

Section 120, page 106, line 28, leave out 'in connection with a relevant function to another relevant' and insert 'to an enforcing'.

Adran 120, tudalen 106, llinell 31, hepgorer 'mewn cysylltiad â swyddogaeth berthnasol i awdurdod perthnasol arall' a mewnosoder 'i awdurdod gorfodi'.

Jayne Bryant

36

Section 120, page 107, line 4, leave out 'building safety authority' and insert 'county council or county borough council in Wales'.

Adran 120, tudalen 107, llinell 4, hepgorer 'awdurdod diogelwch adeiladau' a mewnosoder 'cyngor sir neu gyngor bwrdeistref sirol yng Nghymru'.

Jayne Bryant

37

Section 126, page 110, leave out line 15.

Adran 126, tudalen 110, hepgorer llinell 17.

Jayne Bryant

38

Section 126, page 110, after line 20, insert –

- ‘() section [section to be inserted by amendment 24] (see also section 75 for further provision about a Welsh statutory instrument containing regulations under section [section to be inserted by amendment 24]);’.

Adran 126, tudalen 110, ar ôl llinell 22, mewnosoder –

- ‘() adran [adran i'w mewnosod gan welliant 24] (gweler hefyd adran 75 am ddarpariaeth bellach ynghylch offeryn statudol Cymreig sy'n cynnwys rheoliadau o dan adran [adran i'w mewnosod gan welliant 24]);’.

Jayne Bryant

39

Schedule 2, page 126, after line 26, insert –

- ‘() any county council or county borough council in Wales, other than the building safety authority for the building, in whose area any part of the building is situated;’.

Atodlen 2, tudalen 126, ar ôl llinell 30, mewnosoder –

- ‘() unrhyw gyngor sir neu gyngor bwrdeistref sirol yng Nghymru, heblaw am yr awdurdod diogelwch adeiladau, y mae unrhyw ran o'r adeilad wedi ei lleoli yn ei ardal;’.

Jayne Bryant

40

Schedule 3, page 128, line 6, leave out –

“51B Wales: premises to which other fire safety legislation applies

- (1) So far as they relate to matters falling within subsection (2), this Part and regulations made under it do not apply to premises forming part of an occupied regulated building or a relevant HMO.
- (2) The matters falling within this subsection are any matters in relation to which requirements are imposed by, or are or could be imposed under –
 - (a) the Regulatory Reform (Fire Safety) Order 2005 (S.I. 2005/1541), or
 - (b) the following provisions of the Building Safety (Wales) Act 2026 –
 - (i) sections 29 to 33;
 - (ii) sections 47 to 49 insofar as those sections enable the imposition of requirements relating to fire safety risk;
 - (iii) section 53;
 - (iv) section 67 insofar as that section imposes requirements relating to fire safety risk or to duties under the Regulatory Reform (Fire Safety) Order 2005;

(v) sections 79 to 86;

(vi) section 89.

(3) In this section –

“fire safety risk” has the meaning given by section 27(2) of the Building Safety (Wales) Act 2026;

“occupied” has the meaning given by section 127(1) of that Act;

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

“relevant HMO” has the meaning given by section 76 of that Act.”

and insert –

“51B Premises to which the Building Safety (Wales) Act 2026 applies

(1) Provision made by this Part or regulations made under it does not apply to premises forming part of an occupied regulated building or a relevant HMO to the extent that the condition in subsection (2) is met in relation to the provision.

(2) The condition is that the provision relates to any matters in relation to which requirements were or could have been imposed in relation to the premises by or under the Fire Safety Order as that order had effect immediately before the relevant time (whether or not the premises existed immediately before the relevant time).

(3) In this section –

“the Fire Safety Order” means the Regulatory Reform (Fire Safety) Order 2005 (S.I. 2005/1541);

“occupied” has the meaning given by section 127(1) of the Building Safety (Wales) Act 2026;

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

“relevant HMO” has the meaning given by section 76 of that Act;

“the relevant time” means the time when paragraph 7 of Schedule 3 to that Act came into force (partial disapplication of the Fire Safety Order in relation to occupied regulated buildings and relevant HMOs).”

Atodlen 3, tudalen 128, llinell 6, hepgorer –

“51B Wales: premises to which other fire safety legislation applies

(1) So far as they relate to matters falling within subsection (2), this Part and regulations made under it do not apply to premises forming part of an occupied regulated building or a relevant HMO.

(2) The matters falling within this subsection are any matters in relation to which requirements are imposed by, or are or could be imposed under –

- (a) the Regulatory Reform (Fire Safety) Order 2005 (S.I. 2005/1541),
or
- (b) the following provisions of the Building Safety (Wales) Act 2026 –
 - (i) sections 29 to 33;
 - (ii) sections 47 to 49 insofar as those sections enable the imposition of requirements relating to fire safety risk;
 - (iii) section 53;
 - (iv) section 67 insofar as that section imposes requirements relating to fire safety risk or to duties under the Regulatory Reform (Fire Safety) Order 2005;
 - (v) sections 79 to 86;
 - (vi) section 89.
- (3) In this section –
 - “fire safety risk” has the meaning given by section 27(2) of the Building Safety (Wales) Act 2026;
 - “occupied” has the meaning given by section 127(1) of that Act;
 - “regulated building” has the meaning given by sections 2 and 7 of that Act;
 - “relevant HMO” has the meaning given by section 76 of that Act.”

a mewnosoder –

“51B Premises to which the Building Safety (Wales) Act 2026 applies

- (1) Provision made by this Part or regulations made under it does not apply to premises forming part of an occupied regulated building or a relevant HMO to the extent that the condition in subsection (2) is met in relation to the provision.
- (2) The condition is that the provision relates to any matters in relation to which requirements were or could have been imposed in relation to the premises by or under the Fire Safety Order as that order had effect immediately before the relevant time (whether or not the premises existed immediately before the relevant time).
- (3) In this section –
 - “the Fire Safety Order” means the Regulatory Reform (Fire Safety) Order 2005 (S.I. 2005/1541);
 - “occupied” has the meaning given by section 127(1) of the Building Safety (Wales) Act 2026;
 - “regulated building” has the meaning given by sections 2 and 7 of that Act;
 - “relevant HMO” has the meaning given by section 76 of that Act;

“the relevant time” means the time when paragraph 7 of Schedule 3 to that Act came into force (partial disapplication of the Fire Safety Order in relation to occupied regulated buildings and relevant HMOs).”.

Jayne Bryant

41

Schedule 3, page 129, line 17, leave out ‘In section 18B(8) of the Fire and Rescue Services Act 2004’ and insert –

‘The Fire and Rescue Services Act 2004 is amended as follows.

[] In section 2, after subsection (11) insert –

“(12) An order under this section that applies to Wales may provide that it does not apply for the purposes of section 113(2) of the Building Safety (Wales) Act 2026 (and may amend section 113([*subsection to be inserted by amendment 25*]) of that Act in consequence of doing so).”

[] In section 4, after subsection (7) insert –

“(8) An order under this section that applies to Wales may provide that it does not apply for the purposes of section 113(2) of the Building Safety (Wales) Act 2026 (and may amend section 113([*is-adran i’w mewnosod gan welliant 25*]) of that Act in consequence of doing so).”

[] In section 18B(8)’.

Atodlen 3, tudalen 129, llinell 18, hepgorer ‘Yn adran 18B(8) o Ddeddf Gwasanaethau Tân ac Achub 2004’ a mewnosoder –

‘Mae Deddf Gwasanaethau Tân ac Achub 2004 wedi ei diwygio fel a ganlyn.

[] Yn adran 2, ar ôl is-adran (11) mewnosoder –

“(12) An order under this section that applies to Wales may provide that it does not apply for the purposes of section 113(2) of the Building Safety (Wales) Act 2026 (and may amend section 113([*subsection to be inserted by amendment 25*]) of that Act in consequence of doing so).”

[] Yn adran 4, ar ôl is-adran (7) mewnosoder –

“(8) An order under this section that applies to Wales may provide that it does not apply for the purposes of section 113(2) of the Building Safety (Wales) Act 2026 (and may amend section 113([*is-adran i’w mewnosod gan welliant 25*]) of that Act in consequence of doing so).”

[] Yn adran 18B(8)’.

Jayne Bryant

42

Schedule 3, page 129, line 24, leave out ‘(3)’ and insert ‘(4) or (5)’.

Atodlen 3, tudalen 129, llinell 25, hepgorer ‘(3)’ a mewnosoder ‘(4) or (5)’.

Jayne Bryant

43

Schedule 3, page 129, line 25, leave out ‘and 29’ and insert ‘, 29 and 31’.

Atodlen 3, tudalen 129, llinell 26, hepgorer ‘and 29’ a mewnosoder ‘, 29 and 31’.

Jayne Bryant

44

Schedule 3, page 129, line 27, leave out ‘(3)’ and insert ‘(4) or (5)’.

Atodlen 3, tudalen 129, llinell 28, hepgorer ‘(3)’ a mewnosoder ‘(4) or (5)’.

Jayne Bryant

45

Schedule 3, page 129, line 30, leave out –

- ‘(3) This paragraph applies to premises to the extent that the premises are a workplace and to the extent that the workplace is under the control of an employer.
- (4) Articles 31, 37 and 38 do not apply to premises that are or form part of a regulated building or a relevant HMO.
- (5) In this article –
“occupied” has the meaning given by section 127(1) of the Building Safety (Wales) Act 2026;’

and insert –

- ‘(3) Except where paragraph (5) applies, articles 37 and 38 do not apply to premises that are or form part of a regulated building or a relevant HMO.
- (4) This paragraph applies to premises –
 - (a) to the extent that the premises are a workplace;
 - (b) to the extent that work is taking place in, on or to the premises, where the premises are not a workplace of the person carrying out the work.
- (5) This paragraph applies to premises –
 - (a) that form part of an occupied regulated building, and
 - (b) for which no accountable person has been made responsible by regulations under section 16 of the Building Safety (Wales) Act 2026.
- (6) In this article –
“accountable person” has the meaning given by section 8 of the Building Safety (Wales) Act 2026;
“occupied” has the meaning given by section 127(1) of that Act;’.

Atodlen 3, tudalen 129, llinell 31, hepgorer –

- ‘(3) This paragraph applies to premises to the extent that the premises are a workplace and to the extent that the workplace is under the control of an employer.

(4) Articles 31, 37 and 38 do not apply to premises that are or form part of a regulated building or a relevant HMO.

(5) In this article –

“occupied” has the meaning given by section 127(1) of the Building Safety (Wales) Act 2026;’

a mewnosoder –

(3) Except where paragraph (5) applies, articles 37 and 38 do not apply to premises that are or form part of a regulated building or a relevant HMO.

(4) This paragraph applies to premises –

(a) to the extent that the premises are a workplace;

(b) to the extent that work is taking place in, on or to the premises, where the premises are not a workplace of the person carrying out the work.

(5) This paragraph applies to premises –

(a) that form part of an occupied regulated building, and

(b) for which no accountable person has been made responsible by regulations under section 16 of the Building Safety (Wales) Act 2026.

(6) In this article –

“accountable person” has the meaning given by section 8 of the Building Safety (Wales) Act 2026;

“occupied” has the meaning given by section 127(1) of that Act;’.

Jayne Bryant

46

Schedule 3, page 130, line 29, leave out paragraph 10.

Atodlen 3, tudalen 130, llinell 29, hepgorer paragraff 10.