

Julie James
Minister for Housing and Local Government

25 October 2019

Celestia Development, Cardiff Bay

Dear Julie,

Following your statement in Plenary on Tuesday 22 October, I enclose the correspondence I highlighted, which the Committee received about the recent issues discovered at the Celestia development in Cardiff Bay.

The letter is from a member of the Celestia Action Group, who have recently raised their concerns in the [media](#).

It states that a recent Type 4 Fire Risk Assessment undertaken on the development found that “no effective fire stopping exists in the compartment wall between each flat and the common corridor.”


This is the second property that the Committee know of that has been found to have basic defects concerning fire safety. The initial building was referred to in our [report](#) on fire safety in high-rise buildings, and re-enforces the Committee’s views and recommendations expressed in the report. We recommended that “the Welsh Government explores the feasibility of ensuring invasive level four surveys for all high-rise residential buildings.” Despite accepting this recommendation ‘in principle’, the issue has not yet been directly addressed by the Welsh Government. During the statement, you said that the Welsh Government were still considering how to increase capacity to undertake such work, could you provide us with more detail on how long you expect this to take?

Additionally, since the Committee has considered the letter, we have received correspondence from Andrew RT Davies AM that also relates to the Celestia development. Please find this letter enclosed. I have also copied him into this letter.

Could you provide the Committee with further details of the discussions that you are having with the managing agent and developers in relation to addressing the issues at Celestia?

We look forward to discussing these issues with you further during our committee meeting on 21 November.

Yours sincerely,

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

John Griffiths

Croesewir gohebiaeth yn Gymraeg neu Saesneg.

We welcome correspondence in Welsh or English.

Enclosure: Correspondence from Anonymous regarding the Celestia development in Cardiff Bay

Cc: Andrew RT Davies AM, South Wales Central