

Building Safety (Wales) Bill

Date Introduced: 7 July 2025



Building Safety (Wales) Bill

Purpose: The proposed Welsh Government Bill aims to establish a comprehensive regulatory framework for the occupation and management of multi-occupied residential buildings in Wales. This initiative is part of broader building safety reforms by the Welsh Government.

The Bill is set to introduce a new building safety regime that will govern both the occupation and ongoing maintenance of multi-occupied residential buildings. The proposed regulatory framework for design and construction phase largely aligns with the approach taken in England.

Key aspects of the proposed regime include its extensive scope, which differs from England. As confirmed by the Cabinet Secretary for Housing and Local Government, it will encompass all residential buildings with two or more dwellings, with some exceptions, irrespective of their height.

This marks the commencement of phase 2 in the implementation of the higher risk building regime under the Building Safety (Wales) Bill framework.

Key Proposed Changes:

Scope and Building Categories

Category	Criteria	Duties
Category 1	18m+ or 7+ storeys	Fire & structural safety; registration; building certificate; safety case
Category 2	11–18m or 5–6 storeys	Fire & structural safety; registration
Category 3	Below 11m or fewer than 5 storeys	Fire safety only

Certain HMOs also brought under new fire safety obligations.

New Duties & Responsibilities:

— Accountable Persons (APs) & Principal Accountable Person (PAP):
Clear, legal duty to manage building safety risks. Duties vary by building category.

- **Registration:**
Mandatory for Category 1 & 2 buildings with the Building Safety Authority.
- **Building Safety Certificate:**
Required for Category 1 buildings, renewed every 5 years.
- **Safety Case Report:**
Category 1 buildings must submit evidence of risk management.
- **Golden Thread:**
Ongoing duty to maintain and share up-to-date safety information for all building categories.
- **Resident Engagement:**
New rights for residents to receive information, raise concerns, and participate in safety decisions. Duties vary by building category.

Enforcement & Sanctions:

- **Building Safety Authorities:** Local authorities will enforce the new regime.
- **Fire Safety Authorities:** Fire and Rescue Services will lead on residential fire safety.
- **Enforcement tools:** Compliance notices, urgent action notices, prohibition notices, special measures orders.
- **Criminal offences:** For serious breaches, with penalties including fines and imprisonment.

Financial Measures:

- Amendments to leasehold law to manage recovery of building safety costs through variable service charges with tenant protections to prevent excessive charges.

Timeline:

Milestone	Expected Date
Bill introduced to Senedd	July 2025
Senedd scrutiny & passage	July–Dec 2025
Royal Assent	2026 (anticipated)
Secondary legislation & rollout	Late 2026–2027

Next Steps:

- Continued Senedd scrutiny and debate through 2025.
- Development of secondary legislation detailing operational rules.
- Stakeholder engagement to support implementation.
- Phased rollout of duties and enforcement expected from 2026/2027.

Phase 1 – Implementation measures in 2024:

Measure	Effective	Outcome
HRB Definition	Jan 1, 2024	Triggers enhanced regulation for specified building types.
Local Authorities only for HRB control	April 2024	Centralises HRB oversight with public building control authorities.
Registers for Inspectors & Approvers	Jan 1, 2024	Ensures RBIs/RBCAs are formally listed and regulated.
Competence & Sanctions regime	April 2024	Enforces thresholds for professional competence and accountability.