



# Building Safety in Wales

*Audrey Johns*

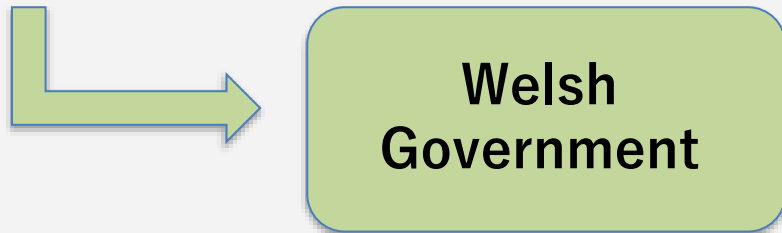
*Head of Building Safety Occupation Phase Policy*



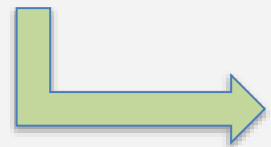
# Context



Introduced the Building Safety Act 2022  
Appointed HSE as the Building Safety Regulator



Reviewed Hackitt recommendations  
**SAFER BUILDINGS IN WALES WHITE PAPER 2021**



# Remediation and Occupation Phase Reform



- Falls within the portfolio of Jayne Bryant MS, Cabinet Secretary for Housing and Local Government.
- Sits within the Housing and Regeneration Directorate

# Remediation



- Residential buildings of 11m+
- Building Safety Fund
- Developer's Contract
- Support for smaller developers and social housing

# The Building Safety (Wales) Bill



- Safer Buildings in Wales White Paper
- Building Safety Act 2022
- Fire and Structural Safety
- Stakeholder engagement
- Timescales



# The Building Safety (Wales) Bill



- The Building Safety Authorities
- The Fire and Rescue Authorities

# The Building Safety (Wales) Bill: Scope



**All multi-occupied residential buildings**, regardless of tenure, will be within scope where they contain **two or more residential units**

Category 1: 18m and above

subject to all requirements of the Building Safety Regime

Category 2: below 18m

subject to some requirements of the Building Safety Regime

# The Building Safety (Wales) Bill



- Duties placed on
  - Principle Accountable Person
  - Accountable Person



# The Building Safety (Wales) Bill



- Accountability and resident voice at the core of the regime
- More duties for multi-occupied residential buildings of 18m+ compared to those of less than 18m.
  - ✓ Register the building
  - ✓ Assess and manage building safety risks
  - ✓ Duties relating to residents

# The Building Safety (Wales) Bill



- Duties placed on residents

# The Building Safety (Wales) Bill



- Enforcement



# The Building Safety (Wales) Bill



- Next steps



# Building Safety



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