

On the horizon



The Building Safety (Wales) Bill

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The Bill establishes a comprehensive new building safety regime for residents of shared buildings across Wales, regardless of building height or tenure. It is broader in scope and ambition than equivalent legislation in England and delivers on the Welsh Government's commitment to make building safety a guiding principle for how homes and buildings are managed across the country.

The legislation was born out of the 2017 Grenfell Tower tragedy and seeks to ensure that the failures which contributed to that disaster can never be repeated in Wales.

Three core principles underpin the Bill:

- **Safety:** The Bill requires that fire risk assessments are carried out only by competent persons, with criminal penalties for those who do not comply — directly addressing a concern raised by the Grenfell Tower Inquiry.
- **Accountability:** The legislation establishes clear legal responsibilities for those who manage buildings, ending any confusion about who is answerable for building safety risks.
- **Resident voice:** The Bill empowers residents with clear routes of redress and a stronger say in matters affecting their homes, with appropriate responsibilities for residents supported by guidance to help them contribute to a safer living environment.

What Happens After It Becomes Law?

Once enacted, implementation proceeds through secondary legislation, guidance and regulatory activation. Several relevant regulations are already scheduled:

A. Secondary Regulations Coming into Force (1 July 2026)

Two major regulations underpinning the new safety regime will begin on 1 July 2026:

- Building etc. (Amendment) (No. 2) (Wales) Regulations 2025
- Building (Higher Risk Buildings Procedures) (Wales) Regulations 2025

These will activate:

- New building control procedures for higher risk buildings
- A dutyholder regime similar to England's but locally delivered

B. Activation of Building Safety Act 2022 Powers in Wales (Also from 1 July 2026)

Additional building control powers will commence, including:

- Automatic expiration of approvals after 3 years
- Ability for Ministers to intervene where local authorities miss deadlines
- New compliance and stop notices
- Updated offences and extended enforcement windows (up to 10 years)

What Happens After It Becomes Law?

For Building Owners / Accountable Persons

- New criminally enforceable duties for fire and structural safety
- Requirement to register eligible buildings with a Building Safety Authority (local)

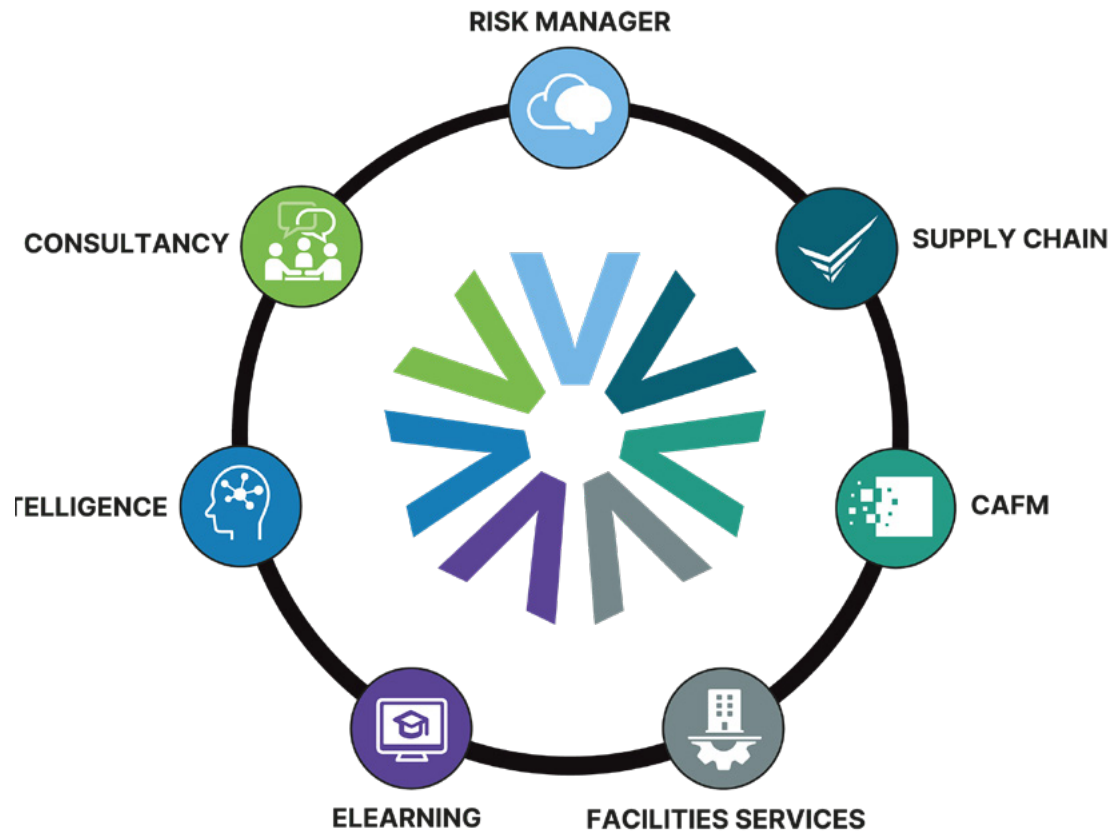
For Managing Agents & FM Providers

- Expanded day to day dutyholder responsibilities
- Increased inspection, communication and compliance requirements

For Residents

- Stronger rights of redress
- Greater involvement in safety management

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