



# Building Safety (Wales) Bill

## Understanding the New Regulatory Regime in Wales

What it means for landlords, managing agents & building owners

**BUILT ON EXPERTISE. TRUSTED FOR COMPLIANCE.**

# Objectives

- Understand the Building Safety (Wales) Bill
- Identify which buildings are in scope
- Understand new dutyholder roles (occupation phase)
- Learn key legal requirements
- Identify immediate actions

**This applies to anyone who manages or owns a residential building with two or more units in Wales**

## Key context:

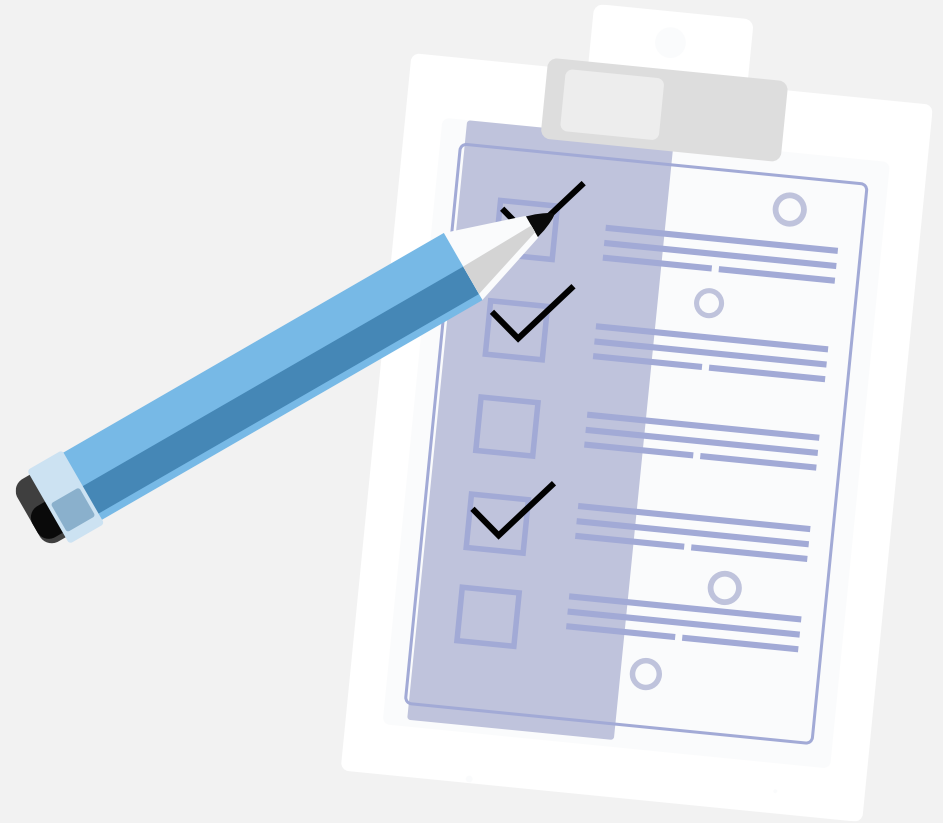
- This Bill focuses on the occupation phase of buildings
- It forms part of a wider building safety programme in Wales
- It introduces new resident rights and responsibilities
- It establishes a new enforcement regime



# Poll

How familiar are you with the proposed Building Safety (Wales) Bill and its implications for residential buildings in Wales?

- Very familiar and already preparing
- Aware of it but still reviewing the detail
- Heard of it but not yet explored what it means in practice
- Not familiar at all



# Why the Bill was introduced

- Response to Grenfell Tower tragedy
- Failures identified:
  - Lack of accountability
  - Poor record-keeping
  - Weak oversight
  - Limited resident voice

## Welsh Government response:

- Clear accountability
- Stronger enforcement
- Continuous safety management
- Builds on Safer Buildings in Wales White Paper (2021)



# The Building Safety Programme (Wales)

The Bill forms part of a wider national programme including:

- Building Safety (Wales) Bill (occupation phase)
- Remediation programme (11m+ buildings)
- Welsh Building Safety Fund
- Joint Inspection Team (inspections)
- Reform of design & construction regulations
- Design & Construction reforms under Building Safety Act 2022 applied in Wales
- Programme covers the full lifecycle: design, construction, occupation
- The Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025



# Scope of the Bill

- Applies to multi-occupied residential buildings (2+ units)
- Covers buildings of any height
- Applies specifically to the occupation phase of buildings

**More stringent duties apply to higher-risk buildings.**

\*Subject to final regulations and commencement provisions under the Building Safety (Wales) regime

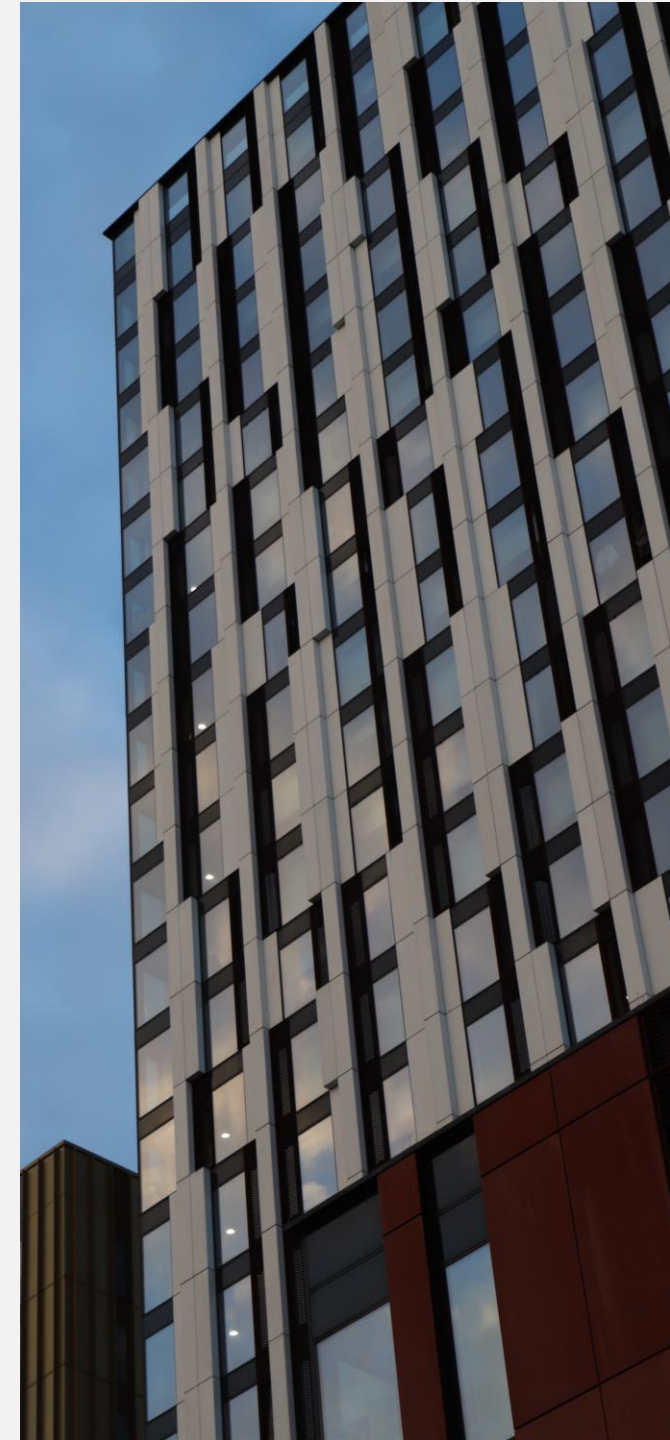
## Examples:

Block of flats ✓

Converted house ✓

Mixed-use building ✓

Single dwelling ✗



# Higher-Risk Buildings: Wales Bill

Category	Criterion	Position Under the Building Safety (Wales) Bill
Threshold	Height threshold Use	A building is higher-risk if it is at least 18 metres in height or has at least 7 storeys. The regime is aimed at buildings containing at least one residential units.
Scope	Included building types Measured stage	This captures multi-occupied residential buildings and can include certain mixed-use buildings where the residential element brings the building within scope. The definition is relevant to the regime in design, construction, occupation, and ongoing management.
Effect	Purpose	The classification determines whether enhanced dutyholder, gateway, registration, and safety case requirements apply.

# How to Measure Your Building

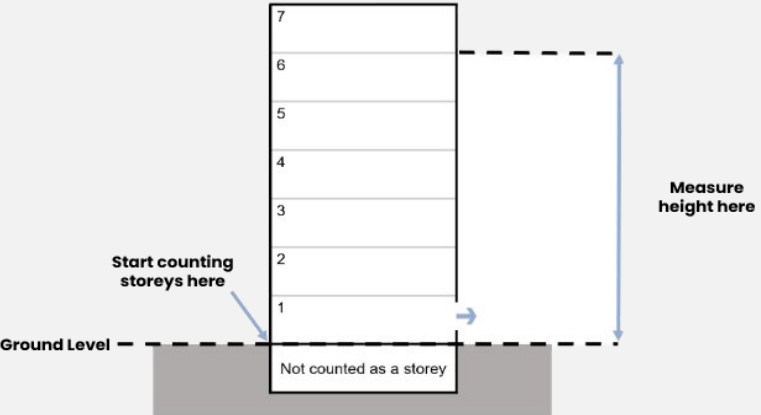


Diagram 8 shows a seven-storey residential tower on flat ground.

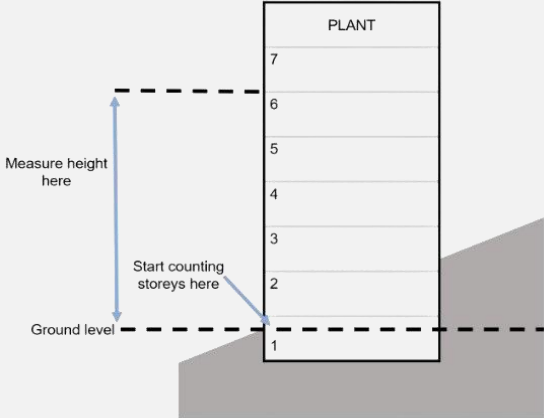


Diagram 12 shows a seven-storey residential tower on sloped ground with a rooftop plant room.

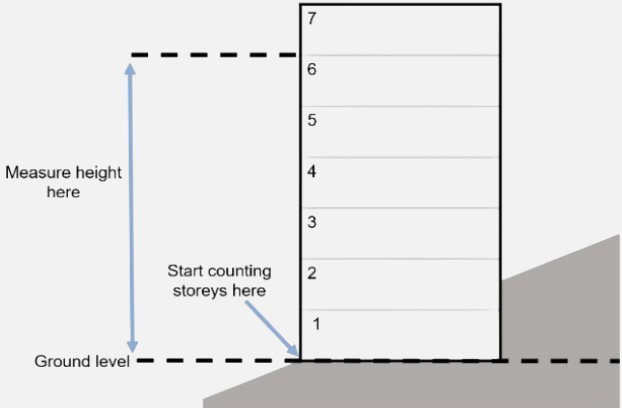


Diagram 9 shows a seven-storey residential tower on sloped ground.

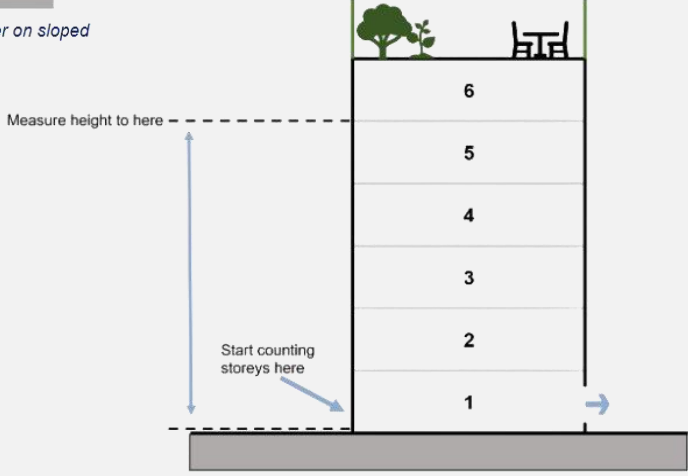


Diagram 11 shows a six-storey residential tower with a rooftop garden.

# Regulated Building Categories

Category	Height	Key Focus
Category 1	18m+ / 7+ storeys	Full regime
Category 2	11–18m / 5–7 storeys	Enhanced safety
Category 3	<11m	Fire safety focus

The regime is intended to be risk-based and proportionate to building height and complexity. Building categories and thresholds are indicative only and subject to final regulations and commencement provisions.

\*Categories and thresholds are subject to final regulations and commencement provisions under the Building Safety (Wales) regime.



# Wales vs England: Cross-Border Comparison

Key differences between the Welsh and English regimes.

Area	Wales	England
<b>Framework</b>	Distinct Welsh bill and rollout.	Building Safety Act 2022 regime.
<b>HRB scope</b>	Similar core tests within a Welsh regime.	In-scope residential buildings around 18m or 7 storeys.
<b>Regulator</b>	Welsh oversight and enforcement.	Building Safety Regulator within HSE.
<b>Dutyholder model</b>	Similar direction; Welsh detail still developing.	Dutyholders, gateways, and registration already in force.
<b>Takeaway</b>	England is a guide, not a proxy.	Live model, but not a Wales substitute.

# Why this matters in practice

What cross-border teams need to do differently.

Issue	Risk	Response
<b>Scope</b>	Welsh stock may be captured differently.	Review Welsh assets separately.
<b>Governance</b>	England processes may not fit Wales.	Set Welsh ownership and reporting.
<b>Operations</b>	England templates may miss Welsh duties.	Adapt policies, data, and assurance.
<b>Planning</b>	Timelines may rest on wrong assumptions.	Build in Welsh legal review.

Cross-border teams need separate Welsh governance, data, and assurance where stock is in scope.



# Dutyholder Framework

- New legally defined roles introduced
- Clear and accountable ownership of building safety
- Statutory duties placed on named individuals or organisations

## Key roles:

- Accountable Person
- Principal Accountable Person (where applicable)

Responsibility for building safety can no longer be unclear or shared without ownership. These roles are legally defined under the new regulatory regime.



# Key Duties of Accountable Persons

Accountable Persons must:

- Identify risks (e.g. fire, structural issues, cladding)
- Assess and manage risks
- Implement control measures
- Maintain accurate records
- Ensure ongoing compliance

**Continuous cycle:** Identify → Assess → Control → Review

This is an ongoing duty, not a one-off compliance exercise. Duty to assess and manage building safety risks is a legal requirement

# Key Difference

## of Accountable Person/Principal Accountable Person for all regulated buildings

<b>Duty</b>	<b>Category 1</b>	<b>Category 2</b>	<b>Category 3</b>
Requirement to register	✓	✓	
Assessment and management of fire safety risks	✓	✓	✓
Assessment and management of structural safety risks	✓	✓	
Preparation and revision of safety case report	✓		
Occurrence recording system	✓		
Reporting to authorities	✓		
Preparation and review of residents' engagement strategy	✓		
Provision of copies of strategy (residents' engagement strategy)	✓		
Duty to apply for building certificate	✓		
Duty to keep information and documents	✓	✓	✓
Give information and documents to other persons	✓	✓	✓
Duty to operate complaints system	✓		
Duty to arrange consideration of complaints		✓	✓
Co-operation and co-ordination	✓	✓	✓

# Building Registration

- Registration will be required for higher-risk buildings.
- In-scope buildings will need to be registered in accordance with the regime's final regulations and commencement provisions.
- Managed by the relevant local authority acting as the Building Safety Authority
- Requirement introduced as part of the statutory regime

## Likely requirements:

- Building details
- Ownership and dutyholders
- Safety information

Registration is likely to be one of the first visible compliance requirements.

\*Subject to final regulations and commencement provisions under the Building Safety (Wales) regime.



# Building Safety Authority (Wales)

## Enforcement is delivered by:

- Local authorities
- Fire & Rescue Services

## Key difference from England:

- No single national regulator
- Localised oversight

## Implications:

- Greater local accountability
- Direct alignment with housing and fire safety functions
- Potential for variation in enforcement approach

The Bill confers new functions and responsibilities on these authorities Enforcement will be local, active, and aligned with existing housing and fire safety functions.



Gwasanaeth Tân ac Achub  
Fire and Rescue Service



Gwasanaeth Tân ac Achub  
Canolbarth a Gorllewin Cymru  
Mid and West Wales  
Fire and Rescue Service



Gwasanaeth Tân ac Achub  
De Cymru  
South Wales  
Fire and Rescue Service

# Safety Case Reports

Primarily applicable to higher-risk categories under the regime.

A Safety Case Report must:

- Identify key risks
- Explain how risks are managed
- Provide evidence of control measures

**Key characteristics:**

- Living document
- Regularly reviewed
- Evidence based

If you cannot evidence how risks are controlled, you are unlikely to be compliant. Required to demonstrate ongoing control of building safety risks.



# Golden Thread of Information

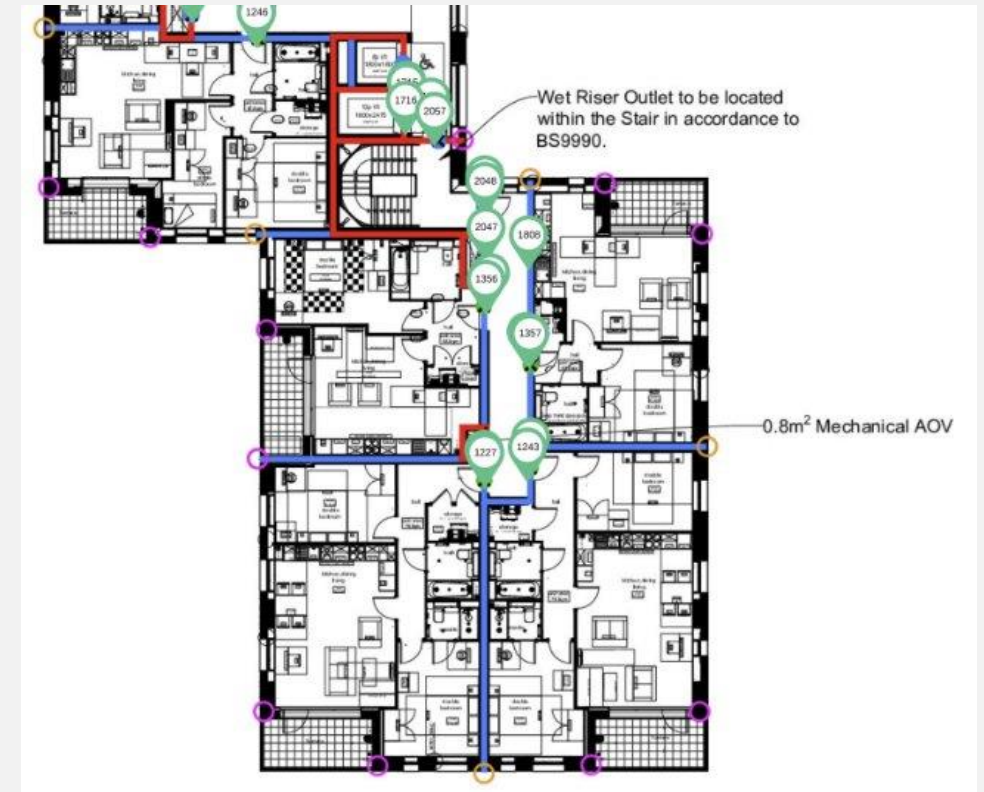
## Requires:

- Accurate data
- Up-to-date records
- Lifecycle tracking

## Examples:

- Building plans
- Fire strategies
- Inspection records

If your building information is incomplete or difficult to access, the golden thread is not in place. Aligns with wider design and construction reforms already being implemented



# Resident Engagement

## Organisations must:

- Provide clear safety information
- Enable reporting of concerns
- Maintain transparency

## Residents must:

- Follow safety measures
- Report risk

The Bill introduces new rights and duties for residents. Resident engagement is a legal requirement, not optional best practice.



# Enforcement & Compliance

## Authorities can:

- Conduct inspections
- Issue compliance notices
- Restrict occupation where necessary

## Consequences of failure:

- Legal penalties
- Reputational damage
- Increased risk to residents

This is a legally enforceable framework, not guidance. A formal statutory enforcement regime is established under the Bill.



# Risk of Non-Compliance

Failure to prepare carries significant risks:

- Enforcement action
- Increased costs (reactive fixes)
- Operational disruption
- Loss of tenant trust

Early preparation reduces risk, cost, and disruption. Risks arise from statutory non-compliance under the new regime.



# What You Need To Do Now (Checklist)

<p><b>1. Identify your buildings</b></p> <ul style="list-style-type: none"> <li>• Map stock</li> <li>• Confirm 2+ units</li> <li>• Categorise by risk</li> </ul>	<p><b>2. Assign dutyholders</b></p> <ul style="list-style-type: none"> <li>• Identify AP / PAP</li> <li>• Define responsibilities</li> <li>• Document governance</li> </ul>	<p><b>3. Assess current compliance</b></p> <ul style="list-style-type: none"> <li>• Review fire &amp; structural safety</li> <li>• Identify gaps</li> <li>• Benchmark against new requirements</li> </ul>
<p><b>4. Start your Golden Thread</b></p> <ul style="list-style-type: none"> <li>• Collect building data</li> <li>• Digitise records</li> <li>• Create central system</li> </ul>	<p><b>5. Prepare Safety Case reports</b></p> <ul style="list-style-type: none"> <li>• Identify risks</li> <li>• Document controls</li> <li>• Gather evidence</li> </ul>	<p><b>6. Plan for registration</b></p> <ul style="list-style-type: none"> <li>• Identify applicable buildings</li> <li>• Prepare data</li> <li>• Assign responsibility</li> </ul>
<p><b>7. Strengthen resident engagement</b></p> <ul style="list-style-type: none"> <li>• Communication strategy</li> <li>• Reporting processes</li> <li>• Transparency</li> </ul>	<p><b>8. Build internal capability</b></p> <ul style="list-style-type: none"> <li>• Train teams</li> <li>• Allocate budget</li> <li>• Engage specialists</li> </ul>	<p><b>9. Understand transition and commencement</b></p> <ul style="list-style-type: none"> <li>• Review implementation timelines</li> <li>• Identify buildings affected first</li> <li>• Plan phased compliance approach</li> </ul>

# Key Takeaways

- Wide scope across Wales
- Clear legal accountability
- Ongoing safety management required
- Action is required now
- Applies to all multi-occupied residential buildings (2+ units)
- Bill introduced July 2025 and subject to ongoing legislative process

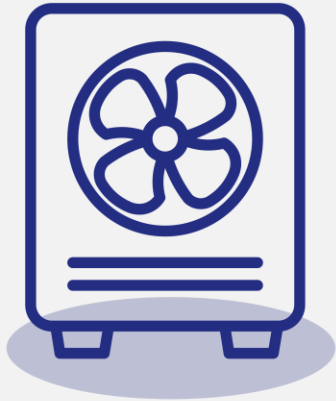
This overview is based on the Building Safety (Wales) Bill and current policy direction. All requirements are subject to final regulations and commencement provisions under the Building Safety (Wales) regime.



# Question & Answers



# Introducing **Air and Water Compliance**



## **Air Compliance**

- TM44 Inspections
- HVAC Maintenance
- Industrial Ventilation
- Commercial HVAC Solutions



## **Water Compliance**

- Legionella Risk Assessments
- Water Monitoring
- Tank Cleaning & Chlorination
- Planned Preventative Maintenance

# Introducing **Project Management Consultancy**



## Service Overview

- Employers Agent (EA)
- Quantity Surveyor (QS)
- Fire Engineer Consultancy
- Structural Engineer Consultancy
- Clerk of Works Services
- Stakeholder / Tenant Liaison
- Project Documentation Coordination & Recording
- Hand-Over & Project Close-Out
- Review of O&M Manuals

## Why Firntec PM?

- Specialists in Compliance Projects
- Understanding of Remediation Projects
- Speed in Execution
- Flexibility of Delivery & Scope
- Existing Knowledge & Relationship



# Knowledge Sharing

## Round Table Events

Ventro and Firntec hold round table events to share industry knowledge and network with like-minded individuals.

## Knowledge Centre

An online community where we share information about our latest events and encourage and value topical posts, respectful debate and professional challenge.





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