



Llywodraeth Cymru
Welsh Government

Building Safety in Wales Diogelwch Adeiladau yng Nghymru

Jo Larnar

*Head of the Building Safety Remediation Programme
Pennaeth y Rhaglen Cyweirio Diogelwch Adeiladau*



Context



- Falls within the portfolio of the Cabinet Secretary for Housing, Local Government and Planning.
- Sits within the Housing and Regeneration Directorate
- The Welsh Building Safety Programme was developed following the tragic fire in Grenfell in 2017. It has two distinct areas of work:
 - a fundamental reform of building safety, which looks at how we make sure that buildings with multiple dwellings are made as safe as possible in the future.
 - addressing fire safety issues in buildings of 11 metres and over in our existing building stock.
- **Yn dod o dan borfffolio Ysgrifennydd y Cabinet dros Dai, Llywodraeth Leol a Chynllunio.**
- **Yn rhan o'r Gyfarwyddiaeth Tai ac Adfywio**
- **Cafodd Rhaglen Diogelwch Adeiladau Cymru ei datblygu yn dilyn y tân enbyd yn Grenfell yn 2017. Mae ei gwaith wedi'i rannu'n ddwy ran:**
 - **diwygio'r drefn diogelwch adeiladau at ei sylfeni, gan edrych sut i wneud yn siŵr bod adeiladau amlddeiliadaeth yn cael eu gwneud mor ddiogel â phosib yn y dyfodol.**
 - **Delio â phroblemau diogelwch tân adeiladau 11 metr o uchder a mwy yn ein stoc adeiladau.**

Remediation Programme Development

Datblygu Rhaglen Gyweirio

To develop the Programme, we needed to answer some fundamental questions:

- How many residential buildings are there in Wales of 11 metres and over?
- Where were they located?
- What fire safety issues were present internally and externally?
- How do we address these risks in the most efficient way?
- Who is responsible for undertaking and paying for the works?

Wrth ddatblygu'r Rhaglen, roedd angen atebion i gwestiynau sylfaenol:

- **Sawl adeilad preswyl 11 metr ac uwch sydd yng Nghymru?**
- **Ble maen nhw?**
- **Pa broblemau diogelwch tân sy' gyda nhw, yn fewnol ac yn allanol?**
- **Sut mae delio â'r problemau hynny?**
- **Pwy sy'n gyfrifol am y gwaith hwnnw a phwy fydd yn talu?**

Remediation Programme Development

Datblygu'r Rhaglen Gyweirio



Llywodraeth Cymru
Welsh Government

- Learning Lessons from other nations
Dysgu gwersi gwledydd eraill
- Task and Finish Groups
Grwpiau Gorchwyl a Gorffen
- Holistic Approach
Mynd ati mewn ffordd holistig



Phase One

Cam Un



The First Phase of the Building Safety Fund was launched in September 2021. This involved:

- Managing Agents or Responsible Persons submitting an Expression of Interest through an online portal.
- The Welsh Government directly procuring consultants to undertake a desktop assessment to establish the height of the building and an initial risk rating.
- The consultants then carried out internal and external intrusive investigations of the buildings based on the risk profile.

Cafodd Cam Un y Gronfa Diogelwch Adeiladau ei lansio fis Medi 2021. A olygodd:

- **Asiantiaid Rheoli neu Bersonau Cyfrifol yn cyflwyno Datganiad o Ddiddordeb trwy borthol ar-lein.**
- **Llywodraeth Cymru ei hun yn caffael ymgynghorwyr i gynnal asesiad desg i gadarnhau uchder yr adeiladau a mesur lefel y risg.**
- **Yna cynhaliodd yr ymgynghorwyr arolygon ffisegol mewnol ac allanol o'r adeiladau ar sail y proffil risg.**

Progress To Date

Gwaith hyd yma



- 194 buildings have had intrusive surveys completed
- These provide independent information, which can inform further actions needed.
- We have expanded our capacity so more consultants are available to undertake survey work
- We continue to encourage Responsible Persons to submit an Expression of Interest if they have yet to do so
- **Mae arolygon ffisegol wedi'u cynnal ar 194 o adeiladau**
- **Gan roi gwybodaeth annibynnol, i'n helpu i benderfynu beth i'w wneud nesaf.**
- **Rydyn ni wedi cynyddu'n capasiti fel bod mwy o ymgynghorwyr ar gael i gynnal yr arolygon.**
- **Rydyn ni am annog Personau Cyfrifol i gyflwyno Datganiad o Ddiddordeb os nad ydyn nhw eisoes wedi gwneud**



Phase Two – Remediation

Cam Dau – Cyweirio



- The introduction of PAS9980:22 helped to establish a standard, and it is one we have adopted.
- But while it considers other factors it is limited to the external wall system.
- Our works include the identification and remediation of internal fire safety risks which are done alongside a PAS9980:22.
- **Mae cyflwyno PAS9980:22 wedi'n helpu i bennu safon, ac rydyn ni wedi'i mabwysiadu**
- **Ond er ei bod yn ystyried ffactorau eraill, mae wedi'i chyfyngu i system y wal allanol.**
- **Mae ein gwaith yn cynnwys adnabod a chwyeirio risgiau diogelwch tân mewnol sy'n cael ei wneud law yn llaw â'r PAS9980:22**



Remediation Programme

Rhaglen Gyweirio



Wales is the only UK country to have a route to the full (internal and external) fire safety remediation for all residential buildings of 11 metres and over.

Buildings fall into one of four categories:

1. Large Developers
2. Smaller Developers
3. Orphan Buildings
4. Social Housing

Cymru yw'r unig wlad yn y DU sy wedi creu llwybr i wneud gwaith cwyeirio diogelwch tân llawn ar adeiladau preswyl 11m ac uwch (mewnol ac allanol). Rydym wedi rhannu adeiladau'n bedwar categori:

1. **Datblygwyr mawr**
2. **Datblygwyr llai**
3. **Adeiladau amddifad**
4. **Tai cymdeithasol**



Large Developers

Datblygwyr Mawr



The Welsh Government has signed a contract with some of the UK's largest developers.

We worked with the Home Builders Federation to achieve this.

This contract commits developers to address life critical fire safety issues in buildings of 11 metres and above, they have constructed over the last 30 years.

11 developers have signed the contract to date, including Taylor Wimpey, Barratt, Persimmon, Bellway, and Redrow.

Mae Llywodraeth Cymru wedi llofnodi contract â rhai o ddatblygwyr mwya'r DU.

Gwnaethon ni weithio gyda'r Ffederasiwn Adeiladwyr Cartrefi i'r perwyl hwnnw.

Mae'r contract yn ymrwymo datblygwyr i ddelio â phroblemau diogelwch tân all bygwth bywyd mewn adeiladau 11 metr ac uwch, sydd wedi'u hadeiladu yn y 30 mlynedd diwethaf.

Mae 11 o ddatblygwyr wedi llofnodi'r contract hyd yn hyn, gan gynnwys Taylor Wimpey, Barratt, Persimmon, Bellway, a Redrow.



Smaller Developers

Datblygwyr Llai



In November 2023, the Minister for Climate Change agreed a package to support smaller developers with the remediation of buildings they constructed.

This recognises the benefits they and their supply chains bring to the communities in which they operate and live.

The support will ensure the developer can continue to trade and maintain their productivity.

Smaller developers are currently going through the assessment process.

Ym mis Tachwedd 2023, cytunodd y Gweinidog dros Newid Hinsawdd ar becyn o gymorth i ddatblygwyr llai i gynnal gwaith cyweirio ar eu hadeiladau.

Hynny i gydnabod y buddiannau y maen nhw a'u cadwyni cyflenwi yn eu rhoi i'r cymunedau y maen nhw'n gweithio ac yn byw ynddyn nhw.

Bydd y pecyn cymorth yn sicrhau y gall y datblygwr barhau i fasnachu a bod yn gynhyrchiol.

Mae datblygwyr llai wrthi'n cael eu hasesu ar hyn o bryd.

Orphan Buildings Adeiladau Amddifad



These are buildings where:

- The developer cannot be identified
- The developer has ceased trading, or
- The building was constructed or developed before July 1992.

We are currently working with the Managing Agents to identify and complete the works.

Dyma'r adeiladau :

- **Nad ydym yn gwybod pwy sydd wedi'u datblygu**
- **Y mae eu datblygwr wedi rhoi'r gorau iddi, neu**
- **Gafodd eu hadeiladau neu eu datblygu cyn Gorffennaf 1992.**

Rydyn ni'n gweithio gyda'r Asiantiaid Rheoli i nodi a chynnal y gwaith.

Social Housing Tai Cymdeithasol



Since 2020 the Welsh Government has supported fire safety works in social buildings.

Our Programme is still open for applications from social landlords who need to undertake fire safety work.

Works are fully funded by the Welsh Government

Ers 2020 mae Llywodraeth Cymru wedi cynnig help gyda gwaith diogelu rhag tân mewn adeiladau cymdeithasol.

Mae'n dal yn bosib i landlordiaid cymdeithasol sydd am gynnal gwaith diogelu rhag tân wneud cais i'r Rhaglen.

Bydd Llywodraeth Cymru'n talu'n llawn am y gwaith hwn.

Progress To Date

Gwaith hyd yma

- 350 Buildings in the Programme to date
- 169 have been completed or works have started
- Regular Newsletter being issued to keep leaseholders, residents and other up to date.
- **350 o adeiladau yn y Rhaglen hyd yma**
- **Gwaith ar 169 wedi'i gwblhau neu wedi'i ddechrau**
- **Taflen Newyddion reolaidd i lesddeiliaid a thrigolion**



Challenges Heriau



- The need for simple solutions in a complex area
- Timescales
- Supporting leaseholders in immediate need with the **Leaseholder Support Scheme** and the **Leasehold Legal Advice Scheme**.
- **Yr angen am atebion syml mewn maes cymhleth**
- **Amserlenni**
- **Helpu lesddeiliaid sydd mewn angen mawr gyda'r Cynllun Cymorth i Lesddeiliaid a'r Cynllun Cyngor Cyfreithiol i Lesddeiliaid.**



The Building Safety (Wales) Bill Bil Diogelwch Adeiladau (Cymru)



- Safer Buildings in Wales White Paper
- Building Safety Act 2022
- Stakeholder engagement
- Timescales
- **Papur Gwyn Adeiladau Mwy Diogel i Gymru**
- **Deddf Diogelwch Adeiladau 2022**
- **Trafod â rhanddeiliaid**
- **Amserlenni**



The Building Safety (Wales) Bill

Bil Diogelwch Adeiladau (Cymru)



- Scope of the new regime
- The role of the Regulator
- Duties placed on duty holders
- Duties placed on residents
- Enforcement & Sanctions
- **Hyd a lled y drefn newydd**
- **Rôl y Rheoleidddydd**
- **Dyletswyddau'r lesddeiliaid**
- **Dyletswyddau trigolion**
- **Gorfodi a chosbau**

Building Safety

diogelwchadeiladau@llyw.cymru



buildingsafety@gov.wales

If you want to know more, please
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**Os hoffech wybod mwy, tanysgrifiwch i'n
Taflen Newyddion.**

