



Ein cyf/Our ref JJ/01948/20

Developers working in Wales

23 October 2020

### Open letter to developers in Wales

We are all aware of the Grenfell Tragedy. The Hackitt Review and subsequent Public Inquiry have been scathing of the system and the processes that allowed for the tragic deaths of so many people. I am writing to you as developers to consider your organisation's obligations to the very many people who live in your buildings.

Home should be the place where you feel safe. At the moment it is where we are increasingly spending most of our time as a result of the coronavirus pandemic. Some people living in high-rise properties across Wales do not feel confident that their home is the safe and reassuring place it should be. Instead, they are worried about potential building defects, which pose fire and broader health and safety risks.

I do not believe that responsibility for remedying these issues should lie with the residents of these buildings. People purchased their properties in good faith, believing they met all relevant safety standards. They are now being put in a position where they face significant financial costs to put right faults that should never have occurred.

Some developers have already demonstrated that they can do the right thing. Steps have already been taken, and are ongoing, to remediate non-compliant ACM cladding. However, I am disappointed that in some of these buildings further defects beyond the cladding have been identified and these issues are being left to the residents to resolve. I believe that where developers have clearly failed to build to required standards, they should step up to their responsibility and put these faults right. Without excuse, and without delay.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

I would invite you to meet me to set out your approach to engaging with residents of affected buildings, the approach you are taking to remediate defects, and how you will ensure such mistakes are not repeated.

Yours sincerely

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

**Julie James AS/MS**

Y Gweinidog Tai a Llywodraeth Leol  
Minister for Housing and Local Government