



Llywodraeth Cymru  
Welsh Government

1 October 2019

Dear

### **ATISN 13394 – Fire Safety breaches in private residential buildings in Wales**

Thank you for your request which I received on 6 September about fire safety in private residential buildings in Wales. The information you requested is enclosed.

**You asked** - How many buildings in Wales have been identified to have serious fire safety breaches since the Grenfell disaster in June 2017?

Given your reference to the Grenfell tragedy, we have made the assumption that your request refers to high rise residential buildings (HRRBs). We define HRRB as those being 18m (7 storeys) or more. We define serious fire safety breaches as where the local authority has issued an improvement notice under the Housing Act 2004 or the Fire and Rescue Service has issued an enforcement notice under the Fire Safety Order 2005.

We do not hold a full set of this information as we are not required to do so; for full information, please contact the relevant local authorities and the fire and rescue services. In addition, you can search for buildings which have had enforcement notices issued by the Fire and Rescue Service on the National Fire Chiefs Council website - see <http://www.cfoa.org.uk>.

We are aware of three high rise residential developments which fall under this definition.

**You asked** - Please state the location of the building, a brief outline of the issues identified and, in the cases of an apartment block, the number of stories and flats.

- i) Celestia – Celestia development, Falcon Drive, Cardiff Bay, CF10 4RD. These buildings have been issued Enforcement Notices by South Wales Fire and Rescue Service
- Altair House – 7 storeys and 64 residential apartments
  - Atlas House – 11 storeys and 49 residential apartments
  - Capella House – 9 storeys and 75 residential apartments
  - Electra House – 7 storeys and 63 residential apartments
  - Maia House – 9 storeys and 76 residential apartments
  - Vega House - 16 storeys and 79 residential apartments.

Building issues include behind the exterior wooden cladding an omission of fire stopping/blockwork, deficiencies of the compartmentation within the blocks, balcony

*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.*



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defects and flood risks which may prevent FRS vehicles gaining access to one of the buildings.

ii) Meridian Quay – Meridian Quay development, Trawler Road, Swansea. These buildings have been issued with an Improvement Notice by Swansea local authority.

- Meridian Wharf – 10 storeys with 40 residential apartments; and
- Meridian Bay – four buildings of 10 storeys with a total of 107 residential apartments.

Defects found in these buildings consist of inadequate internal compartmentation and compromised integrity of external fire breaks. Further defects, to the Bay buildings only, involve water ingress.

iii) Altamar – Kings Road, Swansea Docks, Swansea - 9 storeys and 149 residential apartments. This building was issued an Enforcement Notice by Mid and West Wales Fire and Rescue Service.

Building found to have issues with fire resisting compartmentation, protection of ducts, fire protection of structural steelwork.

**You asked** - Please specify the cases in which the buildings were found to have aluminium composite cladding similar to that one in Grenfell.

Non-compliant aluminium composite material (ACM) cladding was found on 15 HRRBs in Wales. 12 buildings are privately owned and 3 are in the social housing sector.

The residential buildings are:

Prospect Place, Ferry Road, Cardiff Bay (7 buildings)  
Quayside Apartments, Cardiff Bay  
The Fitzalan, Newport Road, Cardiff  
Lumis Student Living – Tyndall Street, Cardiff (2 buildings)  
Meridian Plaza, Bute Terrace, Cardiff  
Milton Court, Ringland Court, Newport (social housing)  
Hillview, Gaer Road, Newport (social housing)  
Greenwood, Beaufort Road, Newport (social housing)

All residents have been informed and remediation plans are in place or work is completed.

**You asked** - How much funding has the Welsh Government given in relation to this and for which buildings/projects.

The former Minister for Housing and Regeneration, Rebecca Evans, announced on 22 May 2018 £3 million capital funding to enable Newport City Homes to replace cladding on the three social housing high-rise blocks in Newport.

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,  
Welsh Government,  
Cathays Park,

Cardiff,  
CF10 3NQ

or Email: [Freedom.ofinformation@gov.wales](mailto:Freedom.ofinformation@gov.wales)

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office,  
Wycliffe House,  
Water Lane,  
Wilmslow,  
Cheshire,  
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely