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Deputy Minister for Social Partnership



Llywodraeth Cymru
Welsh Government

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28 September 2021

Dear colleague,

I wrote to you in June, setting out my intentions to bring the Fire Safety Act 2021 into force in Wales this autumn. I would like to inform you that I will do so on **1 October 2021**. This Act makes important changes to fire safety law in respect of buildings that contain two or more sets of domestic premises and was developed in close collaboration between the Home Office and Welsh Government, and agreed by the Senedd.

The Act specifically amends the Regulatory Reform (Fire Safety) Order (“the FSO”) to provide that in relation to buildings captured by the legislation, the FSO covers the building’s structure and external walls, including anything attached to the exterior of those walls (including balconies) and doors and windows in those walls. The Act also specifies that all doors between domestic premises and common parts, and the common parts themselves are covered by the FSO regime. In turn, this means that the fire risk assessment for each building covered by these provisions must cover these elements; and, where necessary, risks and hazards identified by that assessment must be addressed. It also means that Fire and Rescue Authorities’ powers of inspection and enforcement cover these elements.

I have also published guidance to accompany the Act coming into force and this can be accessed on the Welsh Government website at [Fire Safety Act 2021 | GOV.WALES](#). I will also publish further and more detailed guidance in the coming months.

Yours sincerely,

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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.