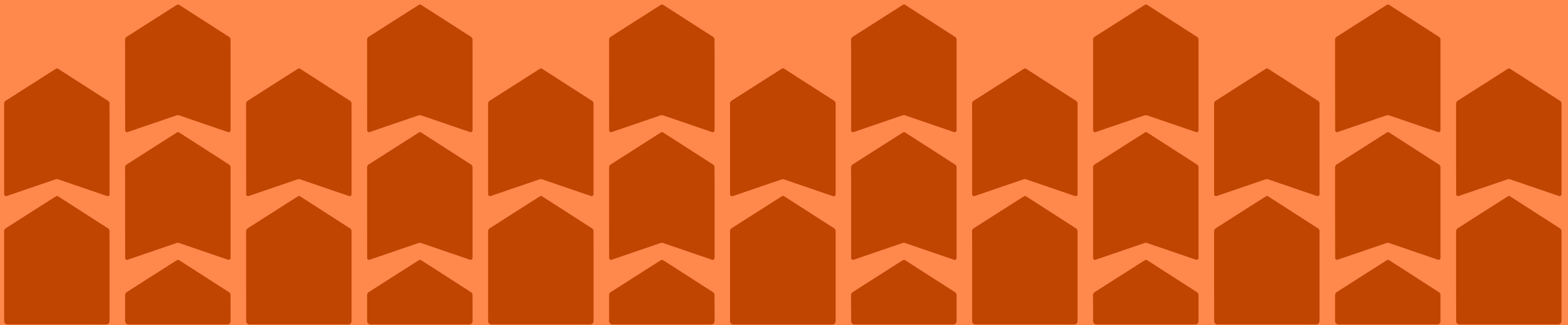


HBF Wales Conference 2026





Cymru | Wales

Rhodri Williams

Technical & Sustainability Director
Home Builders Federation



Building Regulations

Approved Documents

Part L; Conservation of Fuel & Power

- Partial Welsh Government response 27/02/2026
- Full Welsh Government publication **07/04/2026**
- Exemption and Guidance on lower PV provisions proposed with minimum generation of 720 kWh/year.
- HEM & SAP 10.3 DESNZ announced 10/02/26 **At least a 3-month delay.**
- FHS comes into effect **4 March 2027.**
- Transitional Arrangement; **4/03/27 to 3/03/28.**
- Welsh Part L **94% uplift** on Part L 2013 standard (England 75%).
- Notional Wall fabric 0.13 (W/m2k) from a limiting factor of 0.18 (W/m2k).
- Heat Pumps max flow rate temp 45° (England 55°).

Building Safety Wales

Building Safety Authority (BSA Wales)

7 July 2025,
Building Safety
(Wales) Bill
introduced

WG published response
on 7 July 2025 to Grenfell
Tower final report 58
recommendations

Building Safety Wales
Act received Royal
Assent on 10 March
2026 into effect April
2027

Transition period &
Secondary Legislation
from April 2027
onwards

Current and continued
consultations expected
over coming years.

Category 1; Over 18m
Category 2; 11m-18m
Category 3; below 11m

469 buildings in Welsh
Building Safety programme;
339 11m–18m and 130 18m+

- Staged Applications
- Limiting liability to Leaseholders
- Landlord & Leaseholders
Certificates on respective duties



Llywodraeth Cymru
Welsh Government



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