

4.03.2021

Dear

**ATISN 14842 – ITV FOI**

**Information requested**

Thank you for your request which I received on 4 February 2021. You asked for:

1. Currently, how many high rise residential buildings are there in Wales?
2. Please provide a breakdown of those buildings in the public residential sector.
3. Please provide a breakdown of those buildings in the private residential sector.
4. Currently, how many high rise residential buildings in the private sector in Wales are you aware of that have fire safety problems?
5. If possible, please specify how many buildings have non-compliant cladding present on the property.
6. If comprehensive data on type of cladding present on high rise residential buildings in either the private or public sector in Wales is not held, could you please provide the estimates you are using to help give an indication of the scale of issues?
7. Please define your interpretation of 'non-compliant cladding', 'fire safety problems' and 'high rise'.

**Our response**

The information you requested is enclosed.

1. There are currently 152 buildings identified as high rise residential on our database. We continue the ongoing process of verification and updating.
2. We have identified 39 buildings in the public residential sector.
3. We have identified 113 buildings in the private residential sector.
4. We are aware of approximately 38 buildings that have been identified as having fire safety concerns ranging from minor to significant. As we do not hold comprehensive data on the fire safety issues affecting high rise residential buildings in either the private or public sector in Wales, this is an estimate only.

5. Welsh Government does not hold comprehensive data on the types of cladding present on high rise residential buildings in either the private or public sector in Wales. With regard specifically to non-compliant ACM cladding; 12 private and 3 social sector high-rise residential buildings were found to have this type of cladding in Wales.
6. Welsh Government use an estimate, for planning purposes, of one third of the buildings having defects ranging from minor to significant. Please note that fire safety issues for a building may extend beyond the type of cladding used. Information on considerations of the type and scale of issues can be found in the White Paper consultation document:  
<https://gov.wales/sites/default/files/consultations/2021-01/consultation.pdf>
7. The following definitions are used by the Welsh Government:
  - Non-compliant cladding. Non-combustible cladding means that a cladding material does not contribute to a fire. The gradation of non-combustibility is determined by the Euroclass system, where classes A1 and A2 are non-combustible and B-F combustible. [Building Regulations Approved document Part B](#) set out comprehensive information on the requirements in relation to building safety.
  - Fire safety problems. Any individual or combination of factors relating to: design, construction, modification, or usage that compromise fire safety regulations and standards.
  - High rise. A building with a storey (not including roof-top plant areas or any storey consisting exclusively of plant rooms) at least 18 metres above ground level, where height is measured from the lowest ground level adjoining the outside of a building to the top of the floor surface of the highest storey. To note: the building safety programme focuses on residential buildings or buildings where there are residential properties within the building (i.e. mixed use). Detailed information on building categorisation can be found in the White Paper consultation document.

## Next steps

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