

27/07/26

Dear

ATISN 27181 - Buildings Requiring External Wall Remediation

Information requested

Thank you for your request which I received on 04/07/26. You asked for:

1. A list of residential buildings of 11 metres and over in height in Wales identified under the Welsh Building Safety Programme as requiring remediation of external wall or cladding-related fire safety defects, including for each building: the building name, address, local authority area, and height or storey category.
2. For each building listed, the applicable remediation route, namely: (a) participant developer under the Developer Remediation Contract, with the developer named; (b) social sector partner, with the registered social landlord named; or (c) the Orphan Building Scheme.
3. The current remediation status of each building (for example: not started, survey complete, works underway, or works complete) as at the most recent reporting date held.

Our response

A copy of the information I have decided to release is enclosed. I have decided that some of the information requested is exempt from disclosure under sections 12(5)(a) and 12(5)(e) of the Environmental Information Regulations and is therefore withheld. The reasons for applying these exceptions are set out in full at Annex 1 to this letter.

Your request allows for the information to be anonymised by Postcode District (e.g., CF10) and Local Authority. The accompanying data set provides the information available using the anonymised format.

An explanation of the various status of works is included below

- No works required – No remediation works required to the building.
- Awaiting Surveys – Either surveys have been commissioned, scheduled, completed and awaiting final report and / or final survey reports obtained -assessing results before works can be planned /scoped.
- Works not started – All required surveys are completed undertaken, preplanning being undertaken before works can start such as negotiating access licenses, trending / negotiating contact, planning permissions.
- Works started – All surveys undertaken, contracts appointed and fire safety works underway.

- Works completed – All fire safety works have been completed, relevant sign off has been obtained.
- No plans in place – Building has been recognised as over 11 metres, no surveys or other preparatory works have been undertaken to date.

The reuse of the data provided is covered by the Open Government Licence, please see the link below.

<http://www.nationalarchives.gov.uk/doc/open-government-licence>

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

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

Annex 1 - Application of exemptions/exceptions

The Freedom of information Act/Environmental Information Regulations provide a right for anyone to ask a public authority to make requested information available to the wider public. As the release of requested information is to the world, not just the requester, public authorities need to consider the effects of making the information freely available to everybody. Any personal interest the requester has for accessing the information cannot override those wider considerations.

I have decided to withhold the following information:

Information being withheld	Exemption under Environmental Information Regulations
Addresses of buildings	Environmental Information Regulation Reg 12(5)(a)
Addresses of buildings	Environmental Information Regulation Reg 12(5)(e)

Environmental Information Regulation Reg 12(5)(a) International relations, defence, national security or public safety

This exception applies where disclosure of environmental information would adversely affect public safety.

The Welsh Government considers that disclosure of the full addresses of these buildings would be likely to adversely affect the safety and security of residents and others associated with the properties. The buildings have previously been identified as having higher-risk fire safety issues and releasing their precise locations into the public domain would increase the risk of them being targeted by individuals with malicious intent. This could expose residents, visitors and emergency responders to an increased risk of harm and therefore have an adverse effect on public safety.

In applying Regulation 12(5)(a), we have considered the public interest in disclosure, including the principles of openness, transparency and accountability in relation to building safety matters. We recognise that there is a public interest in understanding the extent and location of buildings affected by fire safety concerns. However, we consider that the public interest in maintaining the exception outweighs the public interest in disclosure. Releasing the full addresses would create a real and significant risk to public safety, and the potential harm to residents and others associated with these buildings outweighs the benefits that would arise from disclosure. Accordingly, we have concluded that the information should be withheld under Regulation 12(5)(a) of the Environmental Information Regulations 2004.

Regulation 12(5)(e) - Confidentiality of Commercial or Industrial Information

This exception applies where disclosure would adversely affect the confidentiality of commercial or industrial information, where that confidentiality is provided by law to protect a legitimate economic interest.

The Welsh Government considers that disclosure of the requested information would be likely to adversely affect the legitimate economic interests of leaseholders and property owners associated with the buildings concerned. The information relates to buildings that have previously been identified as requiring fire safety remediation and its disclosure could result in the buildings being negatively perceived in the property market. This may have consequential effects on property values, marketability, insurance costs and service charges, leading to financial detriment for leaseholders and other affected parties.

We consider that these economic interests are legitimate and that disclosure would be likely to cause a real risk of commercial and financial harm. As such, the exception under Regulation 12(5)(e) is engaged.

In accordance with the Environmental Information Regulations 2004, we have considered the public interest in disclosure. We recognise there is a significant public interest in openness and transparency regarding the safety of medium and high-rise residential buildings in Wales, and in understanding the progress being made to address identified fire safety concerns.

However, we also consider there to be a strong public interest in protecting the legitimate economic interests of leaseholders and property owners from unnecessary financial harm. Disclosure of the information would be likely to adversely affect those interests without providing a corresponding public benefit that outweighs the harm identified.

Having balanced the competing public interests, we have concluded that the public interest in maintaining the exception outweighs the public interest in disclosure. The information is therefore withheld under Regulation 12(5)(e) of the Environmental Information Regulations 2004.