



Eich cyf/Your ref: PO/JB/606/2025
Ein cyf/Our ref: PO/JB/WQ97615

25 November 2025

Dear Joel,

Thank you for your Written Senedd Question (ref WQ97615). Please accept my apologies that we were unable to respond by the given deadline.

You asked me to outline how the estimated £62 average annual cost for HMOs, set out in table 3b in the Building Safety (Wales) Bill explanatory memorandum was calculated. The figure was calculated by the independent economists who undertook the cost and benefit analysis for the regulatory impact assessment, based on their knowledge of the sector. It includes annualised average costs of conducting and reviewing a fire risk assessment and responding to resident complaints and requests for information over a 10-year period.

It is important to note that it is an estimate of additional cost, i.e. cost arising from the Bill, over and above that incurred in complying with the existing regulatory framework. We will continue to work with stakeholders to keep costs under review as we move towards a phased implementation of the new regime.

I hope this explanation is helpful. Please don't hesitate to contact me if you have further questions about the Bill.

Yours sincerely,

Jayne Bryant AS/MS
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government

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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.