

Julie James AS/MS  
Y Gweinidog Newid Hinsawdd  
Minister for Climate Change



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref  
Ein cyf/Our ref: WQ88986

27 September 2023

Dear Rhys Ab Owen MS,

Unfortunately, I was unable to answer your Written Senedd Question (ref WQ88986) on the issues of combatting service charges some leaseholders in the Celestia apartment complex have to pay for remediation work, some totalling £7000 a year. As a result, I am writing to you to set out the Government's position on the matter.

Redrow, the developer for Celestia, has signed the Welsh Government's contract, which commits them to remediate fire safety issues to an appropriate standard; they will be held to account against the terms of this contract.

My officials have received workplans from Redrow as part of their obligations under the developer contract and I am pleased that Redrow have already gone some way in reimbursing leaseholders for costs incurred for remediation of internal fire safety issues and wakening watch. I also understand that repayment of these costs is subject to an ongoing legal case, and therefore it would be inappropriate for me to comment further.

In respect of service charges, whilst I am unable to comment on individual cases, I am aware that these include costs such as utilities, insurance premiums and maintenance.

Regarding insurance premiums, the provisions to improve the issues leaseholders are experiencing in the placing of buildings insurance is being pursued via UK Government as this is a non-devolved issue.

My officials are working closely with UK Government counterparts to ensure the upcoming Parliamentary Bill will give effect on reforming the legal costs regime, improving transparency in the levying of service charges and banning commissions in the arrangements of buildings insurance for multi-occupancy buildings.

I have recently written to the UK Minister with responsibility for leasehold reform to emphasise my interest in these matters.

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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.

To gain an understanding of the issues faced by leaseholders, I am meeting with Celestia tenant representatives to discuss their concerns and progress in early October.

Yours sincerely

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

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