

SL(6)712 – The Building Act 1984 (Commencement No. 1) (Wales) Order 2025

Background and Purpose

This Order is the first commencement order made under the Building Act 1984 (“the Act”) in relation to Wales only. However, two commencement orders prior to the devolution of building safety to Wales brought provisions of the Act into force in relation to England and Wales.

This Order brings into force section 33 of the Act in relation to Wales. Section 33 makes provision in relation to testing and sampling for the purpose of ascertaining whether any provision of building regulations have been or may be contravened.

Procedure

No procedure.

Scrutiny under Standing Order 21.7

The English text of the Order brings section 33 of the Act into force on 1 July 2026 in relation to Wales. However, the Welsh text of the Order shows XXXX instead of 1 July 2026 in each place that it occurs.

Government response

A Welsh Government response is required.

Government Response: the Building Act 1984 (Commencement No. 1) (Wales) Order 2025

The Government acknowledges this error. The Order will be amended ahead of the coming into force date of 1 July 2026 to correct the Welsh text.

Committee Consideration

The Committee considered the instrument and Welsh Government response at its meeting on 26 January 2026 and reports to the Senedd in line with the reporting point above.

