

# Building safety round-up (Welsh focus)

*Recent developments relating to building control/building safety regulation in Wales*

8 August 2025

Welcome to our round-up of developments on building safety regulation and news in Wales. For further information on the content below or to discuss issues that might affect your business, please get in touch with one of the Key Contacts.

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## Recap on the Welsh approach to building safety

The Building Safety Act 2022 (**BSA 2022**) applies in Wales, but permits Welsh Ministers power to make secondary legislation to implement certain changes to building safety/control processes in Wales (such as defining a higher-risk building (**HRB**) in the design and construction phase). The Welsh Government (**WG**) is taking a phased approach to adopting the BSA 2022 in Wales.

In essence, the Welsh Building Safety Programme comprises two key elements: to fundamentally reform the existing building safety regime in Wales; and to address fire safety issues in buildings 11 metres and above in existing [Welsh] building stock.<sup>1</sup> To date, WG has:

<sup>1</sup> [Written statement: Building Safety in Wales, 4 March 2024](#)

- consulted on and introduced a definition of HRB for Wales for the design and construction phase, which includes buildings with a single, residential unit;
- established legislation relating to the registration and regulation of the Welsh building control profession, including the establishment of new professional standards and codes of conduct;
- introduced requirements for individual building inspectors and private sector building control companies to register with the UK Building Safety Regulator (**BSR**) to continue overseeing building work, as well as requirements for individuals and companies to prove they meet the required professional competency criteria;
- updated statutory guidance (Approved Document B) to improve fire safety standards, including recent changes in 2025;
- collaborated with the UK government and other devolved nations on a number of building-safety-related regulatory reforms;
- engaged in discussions with the UK and devolved governments about establishing a College of Fire to improve professional standards within the fire and rescue services;
- strengthened relationships with the voluntary and faith sectors through the Wales Resilience Framework; and
- most recently, reviewed the recommendations set out in the Grenfell Tower Inquiry phase 2 report (**Grenfell Tower Inquiry Final Report**), noting initially that "a large number [of those recommendations] may equally apply in Wales" and, on 7 July 2025, publishing its [Grenfell Tower Inquiry phase 2 report: Welsh Government response](#).

Unlike England, the Welsh building control regime is not (yet) subject to the dutyholder requirements under section 2A of the Building Regulations 2010, nor are its HRBs subject to the golden thread of information requirements and the gateway regime. WG consulted on its proposals for similar building control reform in Wales over spring 2025 and draft regulations are expected.

In relation to existing buildings, WG heralded its intention to introduce a Building Safety (Wales) Bill (the **Bill**) and "to go significantly further" than the building safety regime introduced in England via the BSA 2022 by introducing a new scheme that "capture[s] all multi-occupied residential buildings in Wales which contain two or more residential units regardless of height" (with any buildings exempt from the new regime being clearly set out in legislation).<sup>2</sup> The Bill was laid before the Senedd on 7 July 2025 and will introduce a number of changes relating to the Welsh remediation programme, the regulation covering HRBs, clearer responsibilities for dutyholders and mandatory regulation of building control professionals.<sup>3</sup> You can read our review of the Bill here: [Building Safety \(Wales\) Bill published](#).

## WG accepts the Grenfell Tower Inquiry Final Report

### ***Initial acceptance of the Grenfell Tower Inquiry Final Report***

WG accepted the recommendations of the Grenfell Tower Inquiry Final Report in its [Written Statement: response to the Grenfell Inquiry Phase 2 Report of 26 February 2025](#) (**Written Statement**)

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<sup>2</sup> Written statement: Building Safety in Wales, 4 March 2024

<sup>3</sup> Press release: New legislation to improve building safety in Wales, 7 July 2025

and the subsequent [message from Jayne Bryant, MS Cabinet Secretary for Housing and Local Government](#). Noting that the "[Grenfell] Inquiry's (**Inquiry**) recommendations are formally addressed to the UK Government and English bodies like the London Fire Brigade", Ms Bryant acknowledged nonetheless that "many of [the Inquiry's] key recommendations have equal resonance to us here in Wales". Broadly accepting the Inquiry's findings, Ms Bryant confirmed: the WG's readiness "to work with the UK Government, and the Governments of Scotland and Northern Ireland, to implement the recommended reforms...on both reserved matters and where it makes sense to take a coordinated and UK-wide approach"; that it would work to drive up safety in the building control and construction sectors; and that it would consult on WG's proposed legislation for building control of HRBs, existing HRBs and wider regulatory reform (on which, see more below). The Written Statement also noted that:

- after the Grenfell Tower fire, all high-rise, residential buildings in Wales were inspected to identify any issues around the use of combustible cladding – issues which were found not to have been so widespread in Wales;
- WG is developing a new Wales Resilience Framework (since published [here](#), see below) drawing significantly on the lessons identified from incidents and inquiries, including the Inquiry; and
- the Building Safety Programme is ongoing with WG's focus being on both ensuring the swift remediation of at-risk buildings and the reform of broader processes and systems, including through the introduction of the Bill (on which, again, see our article [here](#)).

#### ***Formal response to the recommendations***

WG published its [formal response](#) to the Grenfell Tower Inquiry Final Report on 7 July 2025, responding to each of its recommendations and providing an update on the work done to date in Wales. Acknowledging the Grenfell Tower tragedy as "one of the most devastating events in our recent history" and the final report's publication as "a significant moment" in the collective journey to understand how the fire happened (and how to prevent it happening again), WG formally welcomed the recommendations in full or in principle. Reflecting that it had been working to strengthen building safety in Wales, WG also acknowledged that "there is much more to do across the UK". It again confirmed its readiness to work with the UK Government, and the governments of Scotland and Northern Ireland, to implement the recommended reforms, including those on reserved and devolved matters – where it makes sense to take a UK-wide approach.

WG's response was delivered in a Welsh context recognising the shared obligation to prevent future such tragedies. It acknowledges not only that Wales can learn equally with the rest of the UK from the scientific principles governing how fire spreads but also, noting Welsh differences, that the lessons need to be applied across the Welsh built environment thoughtfully, given that Wales has 180 high-rise residential buildings compared to England's 12,500. The WG response also highlighted other differences to the English regime, including Welsh Fire and Rescue Services funding and inspection regimes and approaches to multi-agency emergency response, and local authority housing management.

In accepting the Inquiry's recommendations, WG has undertaken to:

- work closely with the UK Government and devolved administrations relating to the creation of a single construction industry regulator to ensure Welsh interests are taken into account and that any new arrangements respect devolved responsibilities;

- review the definition of HRBs for the design and construction phase in due course, informed by ongoing engagement with the UK Government (also noting that the Bill will introduce an occupation phase regime for multi-occupied residential buildings and not only HRBs);
- continue to engage with the UK Government as it shapes the role of the Chief Construction Adviser to explore how the position can most effectively support the construction industry in Wales;
- continue to monitor and consult on further changes to statutory guidance (Approved Document B, which has already been amended in Wales in 2025), to identify and consider further improvements to the guidance and to carry out another Welsh consultation on further changes over the next 18 months;
- continue to collaborate with the UK Government on regulating the fire engineering profession and, once this is concluded, consult on incorporating the requirement for a fire safety strategy by a registered fire engineer at Gateway 2 in Wales;
- continue to engage with the UK Government and contribute to developing future reforms in product regulation and testing regimes to ensure Welsh interests are represented and any changes support a unified and effective regulatory framework across the UK;
- with the Bill as published on 7 July 2025 requiring all fire risk assessors of multi-occupied residential buildings to be competent, make regulations that stipulate the ways in which fire risk assessors must demonstrate competence and continue to work with UK and devolved governments to ensure consistent standards. The regulations might also specify qualifications and approved accreditation schemes;
- consider introducing legislation (following positive responses in a public consultation already received) to require all Gateway 2 applications for HRBs to be accompanied by a formal declaration from a senior manager of the principal designer confirming that all reasonable steps have been taken to ensure that the building as designed will comply with the safety standards as set out in the Building Regulations upon completion;
- support the establishment of a College of Fire to improve standards of professionalism within the fire and rescue services, working with the UK and devolved governments to develop a viable model and support its establishment as soon as possible;
- strengthen emergency preparedness by ensuring guidance is fit for purpose and consolidated to provide necessary support and advice; and
- overhaul fire safety law through the Bill, requiring accountable persons to take all reasonable steps to reduce the severity of any incident where a fire risk has materialised and, if necessary, introducing further regulation under the Bill to ensure effective evacuation plans are in place.

WG also confirmed:

- that all fire safety matters in Wales remain the responsibility of the Cabinet Secretary for Housing and Local Government, who will continue to exercise devolved powers and coordinate with UK authorities as appropriate; and

- its commitment to being transparent about its progress in implementing the Inquiry's recommendations, promising a progress report before the end of the current Senedd term.

You can read the full WG response here. the Grenfell Tower Inquiry Final Report [here](#).

### **Building occupier focus: Building Safety (Wales) Bill published**

A significant element of WG's building safety reform is focused on the safety of existing buildings and their occupiers. After considerable consultation, WG has now published its draft Bill. For our review of the background to the Bill and the highlights of its provisions, click here: [Building Safety \(Wales\) Bill published](#).

Keep in mind that the Bill deals with buildings in occupation and not building safety/control processes during the design and construction phase and, on that latter topic...

### **WG's proposed changes to the building control regime for HRBs (and wider) (design and construction phase)**

#### ***Consultation on WG's proposed changes to the building control regime in Wales***

A [consultation document](#)<sup>4</sup> setting out WG's proposed changes to the new building control regime for HRBs and wider changes to building regulations in Wales was published in March 2025. The consultation ran until 25 May 2025, during which time WG sought views on its proposals, including the following:

- the introduction of dutyholders and competency requirements **for all building work covered by the building regulations**;
- the introduction of gateways into the building control approval system **for HRBs**, alongside new requirements for mandatory occurrence reporting and producing and maintaining a golden thread of information;
- compliance and stop notices that give local authorities new enforcement powers;
- changes to local authority responsibilities for HRB work and measures to avoid conflicts of interest arising in the exercise of a local authority's responsibilities for in-flight projects;
- wider changes to building regulations including:
  - reform of non-HRB work applications;
  - automatic lapse of building control approval after three years; and
  - public bodies carrying out HRB work; and
- provisions to deal with the transition to the new Welsh building control regime.

WG is currently reviewing the consultation responses and is committed to working with stakeholders to ensure the new building control regime in Wales operates effectively in practice.

As an aside, the consultation included useful flow charts for some of the building control processes such as for creating HRBs at [paragraph 4.24](#). No doubt these will be updated if/as necessary once the regulations are published and will be appreciated by those wanting a snapshot of the processes.

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<sup>4</sup> See [New building control regime for higher-risk buildings and wider changes to the building regulations in Wales](#)

### ***Difference between WG proposals and English regulations***

While the essence of many of WG's proposals for a new Welsh building control regime will be familiar to those implementing the BSA 2022 in England, we will need to review WG responses to the consultation and the subsequent regulations when published to check for differences between the Welsh and English processes and regulations. The WG has already taken a slightly different approach both in establishing the Welsh definition of HRB (a Welsh HRB being a building of at least 18 metres in height or at least seven storeys and containing either at least one residential unit/a hospital that has at least one bed intended to be used by a person admitted for an overnight stay/a care home/children's home)<sup>5</sup> and in its proposals for the new building control regulations.

Some of WG's proposals may result in other differences to the English system, not least because in Wales the local authority is the building safety regulator for HRBs. WG is considering, for example, whether:

- to change the proposed dutyholder titles of "Principal Designer" and "Principal Contractor" (as used in current English building safety regulations) given that the same titles are used for the Construction (Design and Management) Regulations 2015 roles to avoid confusion between the two regimes (Question 2.1);
- domestic clients should be considered a subset of "clients" and, potentially, given relaxed dutyholder requirements compared to the "main client dutyholders type" (Question 2.7);
- the client should be treated as the "missing" dutyholder in cases where no other person holds the appointed position (Question 2.32); and/or
- to introduce a requirement to set up an information management process to ensure that the golden thread can be accessed by different people and transferred between different systems, as well as imposing a requirement on the client to ensure that there is a change history record in the golden thread of who inputs or changes information and documents – and by whom the change was approved (Question 3.5).

### **The BSA 2022 Handbook for Wales Design and Construction Phase**

WG published its [Building Safety Act 2022 Handbook for Wales Design and Construction Phase](#) (the **Handbook**) on 21 June 2024 (as reported in our [September 2024 round-up](#)). The Handbook is intended to explain the current position in Wales on building safety and collates current legislation and other useful information. WG will be updating the Handbook as future regulatory changes are made available.

### **Revised charging scheme for the building control profession**

BSA 2022 amended the Building Act 1984 to provide for registration of registered building inspectors (**RBIs**) and registered building control approvers (**RBCAs**) (amongst other building control profession provisions). WG appointed the BSR to act as the regulator for building control professionals and organisations working in Wales, and to carry out functions such as the registration process.

The BSR may issue approved charges for fulfilling these functions on behalf of the Welsh Ministers and the Building Control Profession (Charges) (Wales) Regulations 2023 detail the building control profession regulatory functions that can be charged for. A revised charging scheme for the regulation of the building control profession ([Publication of a revised charging scheme for the regulation of the](#)

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<sup>5</sup> See the [Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)



[building control profession WGC 003/2025](#)), announced in a circular letter of 24 March 2025,<sup>6</sup> came into force on 1 April 2025. This scheme sets out the building control profession regulatory functions that can be charged for. The amounts of the charges are set on a cost-recovery basis.

An overview of the charges approved for the BSR can be found in the [pdf version here](#) (updated 9 April 2025).

### Changes applying to Welsh Building Control Professionals – a recap

As with the English approach, WG's focus has been on ensuring that building safety professionals in Wales are competent to carry out their responsibilities to ensure the safety of buildings and those who use them. By way of recap, WG had:

- by March 2024,<sup>7</sup> opened up registration for Building Inspectors and Building Control Approvers operating in Wales from 31 January 2024 and asked the BSR to carry out registration and maintenance of the registers on behalf of WG (functions previously performed by the Construction Industry Council). (Note that while the BSR does not oversee Local Authorities in Wales, it does oversee Registered Building Inspectors employed by Local Authorities in Wales);
- from 6 April 2024, brought into force regulations introducing tighter controls on the building control profession, including changes as to who can advise on and carry out certain building control work, for the purpose of improving transparency and accountability. Transitional provisions were also set out (for example, giving building inspectors until September 2024 to complete their registration);
- set out the responsibilities and requirements of the new RBCAs and any public bodies authorised by the Welsh Ministers to act as building control bodies in the [Building \(Registered Building Control Approvers etc\) \(Wales\) Regulations 2024](#) SI 2024/1268 (the **RBCA Regulations 2024**) which became effective from 1 January 2025. The RBCA Regulations 2024, in the main, revoke and replace the [Building \(Approved Inspectors etc.\) Regulations 2010](#) and set out the processes for submitting certain forms required under the Building Act 1984 and Building Regulations 2010, as well as reasons for accepting or rejecting such forms. WG's [circular of 3 December 2024](#) details the changes (such as the removal of provisions relating to the oversight of Approved Inspectors which are no longer needed). It also compares the new RBCA Regulations 2024 to the Building Regulations 2010 so that users can see how the new provisions relate to the old; and
- in March 2025, updated its guidance on how to [find a registered building control approver in Wales](#).

### WG extends Welsh cladding ban (changes to Part B (Fire Safety) of the Building Regulations)

#### **WG consultation on Part B (Fire Safety)**

WG has carried out a consultation<sup>8</sup> on its proposals to amend Part B (Fire Safety) of the Building Regulations 2010 and issued its [Summary of responses and the Government Response for amendments to Part B \(Fire Safety\) of the Building Regulations and associated statutory guidance](#)

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<sup>6</sup> [Publication of a revised charging scheme for the regulation of the building control profession \(WGC 003/2025\)](#)

<sup>7</sup> Written statement: <https://www.gov.wales/written-statement-building-safety-wales-1>

<sup>8</sup> See the consultation document here: [amendments to Part B \(Fire Safety\) of the Building Regulations and associated statutory guidance documents](#) (17 October 2023)

[documents, including a call for evidence](#) on January 2025. In its responses to the consultation, WG confirmed the following:

- hotels, hostels and boarding houses will be included within the scope of Regulation 7 of the Building Regulations 2010, making them subject to the already existing ban on combustible materials in external walls in the same way as other HRBs;
- guidance in Approved Document B will be amended to set limits on the combustibility of materials used in walls for buildings that include a "residential" purpose with a storey of 11-18 metres;
- metal composite materials with an unmodified polyethylene core in external walls of any building, regardless of height or use (including the type used on Grenfell Tower), will be banned;
- clarification and amendments to the guidance relating to solar shading products will be provided;
- guidance will be given on including evacuation alert systems in new blocks of flats with a top storey of 18 metres or more above ground level; and
- guidance will be given on wayfinding signage for the Fire and Rescue Services in new blocks of flats with a storey 11 metres or more above ground level.

***New regulations to give effect to WG proposals on Part B (Fire Safety)***

WG's circular letter [Building \(Amendment\) \(Wales\) Regulations 2025 \(WGC 004/2025\)](#) of 19 June 2025 summarises the changes made to bring WG's proposed amendments into force and confirms that the amendments will come into effect on 20 December 2025 in Wales only:

- The Building (Amendment) (Wales) Regulations 2025 (WSI 2025/504) were made on 17 June 2025 and reflect WG's proposed revisions to the Building Regulations 2010<sup>9</sup> as summarised above).
- The amendments to Approved Document B (Fire Safety) Volumes 1 and 2 were set out in [Amendment slip: amendments to Approved Document B \(Fire Safety\): volume 1 and volume 2](#)<sup>10</sup> (published 19 June 2025). The full titles of the two volumes are:
  - Approved Document B: Volume 1 – Dwellinghouses (2006 edition incorporating 2010, 2016 and 2020 amendments); and
  - Approved Document B: Volume 2 – Buildings other than dwellinghouses (2006 edition incorporating 2010, 2013, 2016, 2017 and 2020 amendments).
- A new Approved Document 7 (Materials and Workmanship) 2013 edition with 2020 and 2025 amendments had been issued (the existing Approved Document 7 will be withdrawn).
- Advice on technical requirements of the Building Regulations 2010 can be found in the Approved Documents.

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<sup>9</sup> Using their powers under section 6 of the Building Act 1984

<sup>10</sup> The WG webpage [Approved Document B: fire safety](#) was also updated to flag that amendments to Approved Document B must be referred to when applying the guidance



Transitional arrangements provide that the changes will not apply in relation to building work where a building notice or an initial notice has been given to, or full plans have been deposited with, a local authority, in respect of that work, before 20 December 2025 – provided that the building work has already started or is started within six months of 20 December 2025. In this regard, "building notice", "initial notice" and "full plans" are as defined in the Building Regulations 2010.

At the same time as the circular, WG also updated its [collection of Building regulations: approved documents](#) (19 June 2025).

## **The Welsh Building Safety Programme and Welsh remediation programme**

### ***Welsh approach to remediation – a recap***

As mentioned earlier, the Welsh Building Safety Programme comprises not only reform to the building safety regime but also to addressing fire safety issues in existing building stock. In its written statement of 4 March 2024, WG confirmed that its remediation programme would not only focus on external cladding issues, as is the case in England, but also internal fire safety issues "to ensure residents in Wales feel safe and secure in their homes". Similar to the approach in England, major Welsh developers signed up to a Welsh developer remediation contract (**Developer's Contract**). WG also reached out to smaller developers who fell outside the terms of the Developer's Contract. Information relating to the remediation of residential buildings of 11 metres and above in Wales was set out in WG's [Welsh Building Safety Fund: fire safety remediation guidance](#) of 28 November 2023, in which it confirmed that:

- "there was now a route for every [such] building to achieve remediation of fire safety issues which relate to the construction of the building";
- "the costs for these works will not be passed to the leaseholders" regardless of whether the building is the responsibility of social sector partners, developers or orphan buildings (where there is no developer available to undertake remediation works); and
- fire safety issues related to maintenance or leaseholder action would remain the responsibility of leaseholders.

### ***Remediation progress reports***

[The most recent Welsh Building Safety Programme newsletter \(published in July 2025\)](#) updated the Remediation Programme Data confirming that 461 buildings are currently in the Welsh Building Safety Programme of which 275 are private tenure buildings and 186 social buildings. Of the 461 buildings, 43% are either complete or works are underway, 47% of buildings are in the planning stages, with the remaining 10% either not requiring works or remediation needs are yet to be identified.

More information was published in a [Senedd Research article on 22 July 2025](#) which:

- confirmed that Aluminium Composite Material cladding has been removed from all affected Welsh buildings;
- drilled down into the WG data for the remediation of buildings for which developers are responsible, noting that WG has changed the way it reports on the remediation programme and now gives percentages for each developer;
- noted that the Bill, introduced into the Senedd's legislative process on 7 July 2025, focuses on establishing future safety regimes rather than accelerating current remediation efforts; and

- notes that it is hard to compare the Welsh position with the UK Government's because WG's approach goes [beyond unsafe cladding](#) and is seeking to tackle both internal and external fire safety risks.

Other differences in approach highlighted in the research article include the UK Government's deadline for the completion of remediation works (namely, the end of 2029), with a Remediation Bill planned to impose a legal duty to remediate on landlords with unlimited fines/imprisonment for failure to meet the deadline.

WG does not have a deadline although, in November 2024, the Welsh Cabinet Secretary, Jayne Bryant, set developers a six-month target for the assessment and planning of remediation works on all buildings for which they are responsible in Wales (see the [letter of 4 April 2025](#)), and referenced the commitment made by developers that they will have at least started work on all their developments by the end of 2026 (see Jayne Bryant's statement made in the plenary session of 8 July 2025). However, in her evidence on the Bill given to the Local Government and Housing Committee on 17 July 2025, Ms Bryant confirmed that the deadline of end 2026 for beginning remediation works is not legally binding and, while she was "keen to see that pace in the system", the complexity of some works is holding up [remediation works].

Finally, the research article raises some key questions including whether Wales needs: a remediation acceleration programme; a target date for completion; and stronger legal sanctions, like those planned in England, to force developers to pick up the pace of remediation works.

You can subscribe to the WG Building Safety Programme newsletter by clicking the link [here](#).

#### ***New guidance on the Welsh Building Safety Fund expected***

[The WG newsletter of July 2025](#) also confirms that two new remediation guidance documents will soon be published on the [Welsh Building Safety Fund: fire safety remediation guidance webpage](#):

- Guidance on the Fire-safety Remediation of Residential Buildings – which outlines what leaseholders and residents can expect from those responsible for carrying out the remediation works; and
- Welsh Government Developer Remediation Contract Guidance: Dispute Resolution – which has been developed to provide clarity on what is expected of developers and responsible persons (such as Managing Agents and Right to Manage companies) when a dispute arises.

The guidance aims "to support developers, responsible persons, leaseholders and residents whilst fire-safety remediation works are conducted on their building" and will be available in the coming weeks.

#### ***Wales Resilience Framework 2025 (insofar as relevant to building safety)***

[The Wales Resilience Framework 2025](#) was published on 12 May 2025 and sets out WG's strategic vision for strengthening the resilience [of the emergency services] in Wales. The framework is extensive and sets out WG's approach to dealing with a wide range of emergencies in the context of "an era of unprecedented challenge and uncertainty". The Grenfell Tower Inquiry Final Report was considered in preparing this vision and a major fire is one of the acute risks identified. The report covers preparedness of, and the interoperability and collaboration between, the emergency services.

The WG commitments of most relevance to ensuring the safety of buildings and those who use them are:

- "a 'Team Wales' and a 'Once for Wales' approach to prevent risks materialising and to prepare for emergencies, that not only makes the most of partnerships across the public, private and voluntary sectors, but also empowers [Welsh] communities and the public to become more resilient in themselves"; and
- "continuous improvement by learning from the past, by locking in lessons learned, such as implementing recommendations from public inquiries".

In the foreword to the framework, First Minister for Wales, Eluned Morgan MS, explained that WG is "adopting a 'whole society' approach to reduce the risk and impacts of emergencies" and encouraged everyone to become familiar with WG's approach and strategic priorities.

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