



John Griffiths MS
Chair
Local Government and Housing Committee
Welsh Parliament
Cardiff Bay
Cardiff
CF99 1SN

Ein cyf/Our ref: CEDRL

25 November 2021

Dear Chair,

Incomplete Housing Estates and Outsourcing of Building Control

I am writing to ask whether the Committee may consider a possible inquiry as part of their future work into the issue of builders failing to complete housing estates to a satisfactory standard. Buying a home is the most important investment most people will undertake in their lives. Unfortunately, in my time as a Member of Parliament I have come across many new housing developments built in my constituency in which infrastructure such as roads, pavements and street lighting are left incomplete. Often homeowners are informed by builders prior to sale that these vital completion works will be undertaken once all properties are sold only to be left living in an unsafe environment, sometimes for many years if not indefinitely. In correspondence with the Local Authority, I am informed they lack the enforcement powers necessary to act, whilst the Welsh Government maintain that this is a matter for LPAs. It seems to me that there is considerable policy failure here which is allowing some unscrupulous developers to avoid their responsibilities.

Problems are often confounded where building control has been outsourced to alternative providers to the Local Authority. Where building control has been undertaken by private providers and where subsequent problems arise within properties or on a development it can be very difficult to achieve recourse for homeowners. If building control has been undertaken by a private provider, Local Planning Authorities will not investigate or enforce where there is clear defective work.

I understand that the Committee will have many issues to consider as a part of its work, however I would be grateful if the Committee will consider this request.

Yours Sincerely

A handwritten signature in purple ink, appearing to read 'J Edwards'.

Jonathan Edwards AS/MP
Dwyrain Caerfyrddin a Dinefwr / Carmarthen East & Dinefwr