



# Deddf Diddymu'r Hawl i Brynu a Hawliau Cysylltiedig (Cymru) 2018

2018 dccc 1

# Abolition of the Right to Buy and Associated Rights (Wales) Act 2018

2018 anaw 1

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Lluniwyd Nodiadau Esboniadol yn gymorth i ddeall y Ddeddf hon ac maent ar gael ar wahân.

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately.

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# Abolition of the Right to Buy and Associated Rights (Wales) Act 2018

2018 anaw 1

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# Deddf Diddymu'r Hawl i Brynu a Hawliau Cysylltiedig (Cymru) 2018

Deddf Cynulliad Cenedlaethol Cymru i wneud darpariaeth ynghylch diddymu'r hawl i brynu, yr hawl i gaffael a hawliau cysylltiedig; ac at ddibenion cysylltiedig. [24 Ionawr 2018]

**Gan ei fod wedi ei basio gan Gynulliad Cenedlaethol Cymru ac wedi derbyn cydsyniad Ei Mawrhydi, deddfir fel a ganlyn:**

## 1 Trosolwg

- (1) Mae'r adran hon yn rhoi trosolwg o brif ddarpariaethau'r Ddeddf hon.
- (2) Mae adran 2 yn cyfyngu ar arfer yr hawl i brynu hyd nes i'r hawl honno gael ei diddymu (gweler adran 6); ac mae adran 3 yn gwneud darpariaeth ar gyfer eithriadau i'r cyfyngiad hwnnw.
- (3) Mae adran 4 yn cyfyngu ar arfer yr hawl i gaffael hyd nes i'r hawl honno gael ei diddymu (gweler adran 6); ac mae adran 5 yn gwneud darpariaeth ar gyfer eithriad i'r cyfyngiad hwnnw.
- (4) Mae adran 6 yn gwneud darpariaeth i'r hawl i brynu a'r hawl i gaffael beidio â bodoli yng Nghymru.
- (5) Mae adran 7 yn dileu pŵer Gweinidogion Cymru i roi grantiau i landlordiaid cymdeithasol cofrestredig a darparwyr preifat cofrestredig tai cymdeithasol mewn cysylltiad â disgowntiau a roddir i denantiaid sy'n prynu eu hanheddau.
- (6) Mae adran 8—
  - (a) yn ei gwneud yn ofynnol i Weinidogion Cymru ddarparu gwybodaeth i landlordiaid a phersonau eraill sydd â buddiant ynglŷn â newidiadau i'r gyfraith a wneir gan y Ddeddf hon, a
  - (b) yn ei gwneud yn ofynnol i landlordiaid roi gwybod i'w tenantiaid am y newidiadau hynny.
- (7) Mae adrannau 9, 10, 11 a 12 yn cynnwys darpariaethau cyffredinol ynglŷn â'r Ddeddf; effaith adran 11 yw—
  - (a) bod adran 8 (darparu gwybodaeth) yn dod i rym pan geir y Cydsyniad Brenhinol,



# Abolition of the Right to Buy and Associated Rights (Wales) Act 2018

An Act of the National Assembly for Wales to make provision for the abolition of the right to buy, the right to acquire and associated rights; and for connected purposes. [24 January 2018]

**Having been passed by the National Assembly for Wales and having received the assent of Her Majesty, it is enacted as follows:**

## **1 Overview**

- (1) This section gives an overview of the main provisions of this Act.
- (2) Section 2 restricts the exercise of the right to buy pending its abolition (for which see section 6); and section 3 provides for exceptions to that restriction.
- (3) Section 4 restricts the exercise of the right to acquire pending its abolition (for which see section 6); and section 5 provides for an exception to that restriction.
- (4) Section 6 provides for the right to buy and the right to acquire to cease to exist in Wales.
- (5) Section 7 removes the Welsh Ministers' power to make grants to registered social landlords, and private registered providers of social housing, in respect of discounts given to tenants who purchase their dwellings.
- (6) Section 8—
  - (a) requires the Welsh Ministers to provide landlords and other interested persons with information about changes to the law made by this Act, and
  - (b) requires landlords to inform their tenants about those changes.
- (7) Sections 9, 10, 11 and 12 contain general provisions about the Act; the effect of section 11 is that—
  - (a) section 8 (provision of information) comes into force on Royal Assent,

- (b) bod adrannau 2 i 5 (cyfyngu ar arfer yr hawliau) yn dod i rym ddau fis ar ôl cael y Cydsyniad Brenhinol, ac
- (c) y caniateir dod ag adrannau 6 a 7 (diddymu'r hawliau etc.) i rym drwy orchymyn a wneir drwy offeryn statudol heb fod yn gynharach na deuddeg mis ar ôl cael y Cydsyniad Brenhinol.

*Cyfyngiad ar arfer yr hawl i brynu a'r hawl i gaffael*

## 2 Cyfyngiad ar arfer yr hawl i brynu

- (1) Mae Deddf Tai 1985 (*Housing Act 1985 (c. 68)*) wedi ei diwygio fel a ganlyn.
- (2) Ar ôl adran 121 (amgylchiadau na ellir arfer yr hawl i brynu ynddynt), mewnosoder –

### **“121ZA Restriction on exercising the right to buy in Wales**

- (1) The right to buy cannot be exercised in respect of a dwelling-house in Wales unless –
  - (a) the dwelling-house is from previously let social housing stock, or
  - (b) any of the cases specified in section 121ZB applies, or has applied, in respect of the dwelling-house.
- (2) For the purposes of this Part –
  - (a) a dwelling-house is from previously let social housing stock if, at any time during the period of six months ending with the relevant date, it has been –
    - (i) let under a secure tenancy,
    - (ii) let under an introductory tenancy (within the meaning given by Chapter 1 of Part 5 of the Housing Act 1996 (c. 52)),
    - (iii) let under a demoted tenancy (within the meaning given by section 143A of the Housing Act 1996), or
    - (iv) a qualifying dwelling-house in relation to the preserved right to buy (see section 171B);
  - (b) “relevant date” means the day on which section 2 of the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 comes into force.
- (3) This section does not affect the computation of any period under Schedule 4.”
- (3) Yn adran 171B (rhychwant yr hawl i brynu a gadwyd), ar ôl is-adran (6), mewnosoder –
  - “(7) Nothing in subsection (6) gives a person the right to exercise the preserved right to buy in respect of a dwelling-house in Wales unless –
    - (a) the dwelling-house is from previously let social housing stock (see section 121ZA), or

- (b) sections 2 to 5 (restricting the exercise of rights) come into force two months after Royal Assent, and
- (c) sections 6 and 7 (abolition of rights etc.) may be brought into force by an order made by statutory instrument no earlier than twelve months after Royal Assent.

*Restriction on exercising the right to buy and the right to acquire*

**2 Restriction on exercising the right to buy**

- (1) The Housing Act 1985 (c. 68) is amended as follows.
- (2) After section 121 (circumstances in which the the right to buy cannot be exercised), insert—

**“121ZA Restriction on exercising the right to buy in Wales**

- (1) The right to buy cannot be exercised in respect of a dwelling-house in Wales unless—
  - (a) the dwelling-house is from previously let social housing stock, or
  - (b) any of the cases specified in section 121ZB applies, or has applied, in respect of the dwelling-house.
- (2) For the purposes of this Part—
  - (a) a dwelling-house is from previously let social housing stock if, at any time during the period of six months ending with the relevant date, it has been—
    - (i) let under a secure tenancy,
    - (ii) let under an introductory tenancy (within the meaning given by Chapter 1 of Part 5 of the Housing Act 1996 (c. 52)),
    - (iii) let under a demoted tenancy (within the meaning given by section 143A of the Housing Act 1996), or
    - (iv) a qualifying dwelling-house in relation to the preserved right to buy (see section 171B);
  - (b) “relevant date” means the day on which section 2 of the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 comes into force.
- (3) This section does not affect the computation of any period under Schedule 4.”
- (3) In section 171B (extent of the preserved right to buy), after subsection (6), insert—
  - “(7) Nothing in subsection (6) gives a person the right to exercise the preserved right to buy in respect of a dwelling-house in Wales unless—
    - (a) the dwelling-house is from previously let social housing stock (see section 121ZA), or

- (b) any of the cases specified in section 121ZB applies, or has applied, in respect of the dwelling-house.”

### 3 Eithriadau i'r cyfyngiad ar arfer yr hawl i brynu

- (1) Mae Deddf Tai 1985 (*Housing Act 1985 (c. 68)*) wedi ei diwygio fel a ganlyn.  
 (2) Ar ôl adran 121ZA (cyfyngiad ar arfer yr hawl i brynu yng Nghymru), mewnosoder –

#### **“121ZB Exceptions to restriction on exercising the right to buy in Wales**

- (1) The first case applies in respect of a dwelling-house (the “exempted dwelling”) if –
- (a) after the relevant date, the court orders a person who has the right to buy to give up possession of a dwelling-house,
  - (b) the order is made on any of the grounds set out in Parts 2 or 3 of Schedule 2,
  - (c) the person becomes the tenant of the exempted dwelling, and
  - (d) the exempted dwelling is suitable alternative accommodation for the purposes of the order.
- (2) The second case applies in respect of a dwelling-house (the “exempted dwelling”) if –
- (a) after the relevant date, the court orders a person who has the preserved right to buy (see section 171B) to give up possession of a dwelling-house,
  - (b) the order is made –
    - (i) on Ground 9 in Schedule 2 to the Housing Act 1988 (c. 50) (possession of dwelling-house let under assured tenancy on grounds that there is suitable alternative accommodation), or
    - (ii) in pursuance of section 98(1)(a) of the Rent Act 1977 (c. 42) (limitation on recovery of possession of dwelling-houses let under certain tenancies),
  - (c) the person becomes the tenant of the exempted dwelling, and
  - (d) the exempted dwelling is suitable alternative accommodation for the purposes of the order.
- (3) The third case applies in respect of a dwelling-house (the “exempted dwelling”) if –
- (a) the exempted dwelling has, at some time during the period of six months ending with the relevant date, been let by a registered social landlord or a private registered provider of social housing under an assured tenancy (other than a long tenancy),

- (b) any of the cases specified in section 121ZB applies, or has applied, in respect of the dwelling-house.”

**3 Exceptions to the restriction on exercising the right to buy**

- (1) The Housing Act 1985 (c. 68) is amended as follows.
- (2) After section 121ZA (restriction on exercising the right to buy in Wales), insert—

**“121ZB Exceptions to restriction on exercising the right to buy in Wales**

- (1) The first case applies in respect of a dwelling-house (the “exempted dwelling”) if—
  - (a) after the relevant date, the court orders a person who has the right to buy to give up possession of a dwelling-house,
  - (b) the order is made on any of the grounds set out in Parts 2 or 3 of Schedule 2,
  - (c) the person becomes the tenant of the exempted dwelling, and
  - (d) the exempted dwelling is suitable alternative accommodation for the purposes of the order.
- (2) The second case applies in respect of a dwelling-house (the “exempted dwelling”) if—
  - (a) after the relevant date, the court orders a person who has the preserved right to buy (see section 171B) to give up possession of a dwelling-house,
  - (b) the order is made—
    - (i) on Ground 9 in Schedule 2 to the Housing Act 1988 (c. 50) (possession of dwelling-house let under assured tenancy on grounds that there is suitable alternative accommodation), or
    - (ii) in pursuance of section 98(1)(a) of the Rent Act 1977 (c. 42) (limitation on recovery of possession of dwelling-houses let under certain tenancies),
  - (c) the person becomes the tenant of the exempted dwelling, and
  - (d) the exempted dwelling is suitable alternative accommodation for the purposes of the order.
- (3) The third case applies in respect of a dwelling-house (the “exempted dwelling”) if—
  - (a) the exempted dwelling has, at some time during the period of six months ending with the relevant date, been let by a registered social landlord or a private registered provider of social housing under an assured tenancy (other than a long tenancy),

- (b) after the relevant date, a person having the preserved right to buy in respect of another dwelling-house ("the relevant dwelling-house") becomes the tenant of the exempted dwelling, and
  - (c) the exempted dwelling becomes the relevant dwelling-house for the purposes of section 171B(6).
- (4) The Welsh Ministers may, by regulations made by statutory instrument, amend this section by adding additional cases.
- (5) Regulations under subsection (4) may not be made unless a draft of the statutory instrument containing the regulations has been laid before and approved by a resolution of the National Assembly for Wales."

#### 4 Cyfyngiad ar arfer yr hawl i gaffael

- (1) Mae Deddf Tai 1996 (*Housing Act 1996 (c. 52)*) wedi ei diwygio fel a ganlyn.
- (2) Ar ôl adran 16A (estyn yr hawl i gaffael i anheddau a ariannwyd drwy grantiau o dan adran 27A), mewnosoder –

##### **"16B Restriction on exercising the right to acquire**

- (1) But the right to acquire cannot be exercised in respect of a dwelling unless –
- (a) the dwelling is from previously let social housing stock, or
  - (b) section 16C applies, or has applied, in respect of the dwelling.
- (2) For the purposes of this Part –
- (a) a dwelling is from previously let social housing stock if, at any time during the period of six months ending with the relevant date –
    - (i) it has been let by a registered social landlord or a private registered provider of social housing under an assured tenancy (other than a long tenancy), or
    - (ii) it has been let under a secure tenancy, and
  - (b) "relevant date" means the day on which section 4 of the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 comes into force.
- (3) This section does not affect the computation of any period under Schedule 4 to the Housing Act 1985."
- (3) Yn adran 16 (hawl tenant i gaffael annedd), yn is-adran (1), ar y dechrau, mewnosoder "Subject to section 16B,".
- (4) Yn adran 21 (grant prynu mewn cysylltiad â gwarediadau penodol), ar ôl is-adran (2), mewnosoder –
- "(2A) But subsection (2) does not apply in respect of a discount on a disposal of a dwelling unless –

- (b) after the relevant date, a person having the preserved right to buy in respect of another dwelling-house (“the relevant dwelling-house”) becomes the tenant of the exempted dwelling, and
  - (c) the exempted dwelling becomes the relevant dwelling-house for the purposes of section 171B(6).
- (4) The Welsh Ministers may, by regulations made by statutory instrument, amend this section by adding additional cases.
  - (5) Regulations under subsection (4) may not be made unless a draft of the statutory instrument containing the regulations has been laid before and approved by a resolution of the National Assembly for Wales.”

#### **4 Restriction on exercising the right to acquire**

- (1) The Housing Act 1996 (c. 52) is amended as follows.
- (2) After section 16A (extension of the right to acquire to dwellings funded by grants under section 27A), insert –

##### **“16B Restriction on exercising the right to acquire**

- (1) But the right to acquire cannot be exercised in respect of a dwelling unless –
    - (a) the dwelling is from previously let social housing stock, or
    - (b) section 16C applies, or has applied, in respect of the dwelling.
  - (2) For the purposes of this Part –
    - (a) a dwelling is from previously let social housing stock if, at any time during the period of six months ending with the relevant date –
      - (i) it has been let by a registered social landlord or a private registered provider of social housing under an assured tenancy (other than a long tenancy), or
      - (ii) it has been let under a secure tenancy, and
    - (b) “relevant date” means the day on which section 4 of the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 comes into force.
  - (3) This section does not affect the computation of any period under Schedule 4 to the Housing Act 1985.”
- (3) In section 16 (right of tenant to acquire dwelling), in subsection (1), at the beginning, insert “Subject to section 16B,”.
  - (4) In section 21 (purchase grant in respect of certain disposals), after subsection (2), insert –
    - “(2A) But subsection (2) does not apply in respect of a discount on a disposal of a dwelling unless –

- (a) the dwelling is from previously let social housing stock, or
- (b) section 16C applies, or has applied in respect of the dwelling."

## 5 Eithriad i'r cyfyngiad ar arfer yr hawl i gaffael

- (1) Mae Deddf Tai 1996 (*Housing Act 1996 (c. 52)*) wedi ei diwygio fel a ganlyn.
- (2) Ar ôl adran 16B (cyfyngiad ar arfer yr hawl i gaffael), mewnosoder –

### "16C Exception to restriction on exercising the right to acquire

- (1) This section applies in respect of a dwelling (the "exempted dwelling") if –
  - (a) after the relevant date, the court has ordered a person to give up possession of a dwelling,
  - (b) the order is made –
    - (i) on any of the grounds set out in Parts 2 or 3 of Schedule 2 to the Housing Act 1985 (c. 68) (discretionary grounds for possession of dwelling let under secure tenancy), or
    - (ii) on Ground 9 in Schedule 2 to the Housing Act 1988 (c. 50) (possession of dwelling let under assured tenancy on grounds that there is suitable alternative accommodation),
  - (c) the person becomes the tenant of the exempted dwelling, and
  - (d) the exempted dwelling is suitable alternative accommodation for the purposes of the order.
- (2) The Welsh Ministers may, by regulations made by statutory instrument, amend this section by making provision for further circumstances in which this section applies in respect of a dwelling.
- (3) Regulations under subsection (2) may not be made unless a draft of the statutory instrument containing the regulations has been laid before and approved by a resolution of the National Assembly for Wales."

*Diddymu'r hawl i brynu a'r hawl i gaffael*

## 6 Diddymu'r hawl i brynu a'r hawl i gaffael

- (1) Nid yw'r hawliau a ganlyn yn bodoli mwyach mewn perthynas ag anheddau yng Nghymru –
  - (a) yr hawl i gaffael rhydd-ddaliad tŷ annedd, na'r hawl i gael les ar dŷ annedd, yn unol â Rhan 5 o Ddeddf Tai 1985 (*Housing Act 1985 (c. 68)*) (yr hawl i brynu);
  - (b) yr hawl i gaffael annedd yn unol ag adran 16 o Ddeddf Tai 1996 (*Housing Act 1996 (c. 52)*) (yr hawl i gaffael).
- (2) Yn unol â hynny, diddymir y deddfiadau a ganlyn –

- (a) the dwelling is from previously let social housing stock, or
- (b) section 16C applies, or has applied, in respect of the dwelling.”

**5 Exception to the restriction on exercising the right to acquire**

- (1) The Housing Act 1996 (c. 52) is amended as follows.
- (2) After section 16B (restriction on exercising the right to acquire), insert –

**“16C Exception to restriction on exercising the right to acquire**

- (1) This section applies in respect of a dwelling (the “exempted dwelling”) if –
  - (a) after the relevant date, the court has ordered a person to give up possession of a dwelling,
  - (b) the order is made –
    - (i) on any of the grounds set out in Parts 2 or 3 of Schedule 2 to the Housing Act 1985 (c. 68) (discretionary grounds for possession of dwelling let under secure tenancy), or
    - (ii) on Ground 9 in Schedule 2 to the Housing Act 1988 (c. 50) (possession of dwelling let under assured tenancy on grounds that there is suitable alternative accommodation),
  - (c) the person becomes the tenant of the exempted dwelling, and
  - (d) the exempted dwelling is suitable alternative accommodation for the purposes of the order.
- (2) The Welsh Ministers may, by regulations made by statutory instrument, amend this section by making provision for further circumstances in which this section applies in respect of a dwelling.
- (3) Regulations under subsection (2) may not be made unless a draft of the statutory instrument containing the regulations has been laid before and approved by a resolution of the National Assembly for Wales.”

*Abolition of the right to buy and the right to acquire*

**6 Abolition of the right to buy and the right to acquire**

- (1) The following rights no longer exist in relation to dwellings in Wales –
  - (a) the right to acquire the freehold of a dwelling-house, or to be granted a lease of a dwelling-house, pursuant to Part 5 of the Housing Act 1985 (c. 68) (the right to buy);
  - (b) the right to acquire a dwelling pursuant to section 16 of the Housing Act 1996 (c. 52) (the right to acquire).
- (2) Accordingly, the following enactments are repealed –

- (a) adrannau 2 a 3 o'r Ddeddf hon (cyfyngiad ar arfer yr hawl i brynu etc.), ac adrannau 121ZA, 121ZB a 171B(7) o Ddeddf Tai 1985 (a fewnosodir gan adrannau 2 a 3 o'r Ddeddf hon);
  - (b) adrannau 4 a 5 o'r Ddeddf hon (cyfyngiad ar arfer yr hawl i gaffael etc.), ac adrannau 16B, 16C ac 21(2A) o Ddeddf Tai 1996 (a fewnosodir gan adrannau 4 a 5 o'r Ddeddf hon);
  - (c) adran 8 o'r Ddeddf hon.
- (3) Mae Atodlen 1 (sy'n gwneud diwygiadau a diddymiadau canlyniadol) yn cael effaith.

*Grantiau disgownt*

**7 Dileu'r pŵer i roi grantiau mewn cysylltiad â disgowntiau**

- (1) Mae Deddf Tai 1996 (*Housing Act 1996 (c. 52)*) wedi ei diwygio fel a ganlyn.
- (2) Mae adran 21 (grant prynu gan Weinidogion Cymru mewn cysylltiad â gwaredu anheddau am bris gostyngol ac eithrio yn unol â'r hawl i gaffael) wedi ei diddymu.

*Dyletswydd i ddarparu gwybodaeth i denantiaid a darpar denantiaid*

**8 Gwybodaeth i denantiaid a darpar denantiaid**

- (1) Rhaid i Weinidogion Cymru, o fewn mis i'r adran hon ddod i rym –
  - (a) llunio dogfen yn cynnwys gwybodaeth y maent yn ystyried y bydd yn cynorthwyo tenantiaid a darpar denantiaid i ddeall effaith y Ddeddf hon, a
  - (b) cyhoeddi'r wybodaeth ar wefan a gynhelir ar eu rhan.
- (2) Rhaid i Weinidogion Cymru hefyd, o fewn mis i'r adran hon ddod i rym, gymryd pob cam rhesymol i ddarparu copi o'r wybodaeth i –
  - (a) pob landlord cymwys;
  - (b) unrhyw gyrff yr ymddengys i Weinidogion Cymru eu bod yn cynrychioli buddiannau tenantiaid yng Nghymru;
  - (c) unrhyw gyrff yr ymddengys i Weinidogion Cymru eu bod yn cynrychioli buddiannau awdurdodau tai lleol;
  - (d) unrhyw gyrff yr ymddengys i Weinidogion Cymru eu bod yn cynrychioli buddiannau landlordiaid cymdeithasol cofrestredig;
  - (e) unrhyw gyrff eraill y mae Gweinidogion Cymru yn ystyried eu bod yn briodol.
- (3) Rhaid i'r wybodaeth, yn benodol, gynnwys y canlynol –
  - (a) y dyddiad y bydd yr hawl i brynu a'r hawl i gaffael yn peidio â bod yn arferadwy mewn perthynas ag anheddau penodol yn rhinwedd adran 121ZA o Ddeddf Tai 1985 (*Housing Act 1985 (c. 68)*) ac adran 16B o Ddeddf Tai 1996 (*Housing Act 1996 (c. 52)*),
  - (b) y dyddiad y bydd yr hawl i brynu a'r hawl i gaffael yn peidio â bodoli mwyach yng Nghymru, ac
  - (c) unrhyw wybodaeth arall y mae Gweinidogion Cymru yn ystyried y bydd yn cynorthwyo tenantiaid a darpar denantiaid i ddeall effaith y Ddeddf hon.

- (a) sections 2 and 3 of this Act (restriction on exercising the right to buy etc.), and sections 121ZA, 121ZB and 171B(7) of the Housing Act 1985 (inserted by sections 2 and 3 of this Act);
  - (b) sections 4 and 5 of this Act (restriction on exercising the right to acquire etc.), and sections 16B, 16C and 21(2A) of the Housing Act 1996 (inserted by sections 4 and 5 of this Act);
  - (c) section 8 of this Act.
- (3) Schedule 1 (which makes consequential amendments and repeals) has effect.

*Discount grants*

**7 Removal of power to make grants in respect of discounts**

- (1) The Housing Act 1996 (c. 52) is amended as follows.
- (2) Section 21 (purchase grant by Welsh Ministers in respect of discounts on disposals of dwellings otherwise than in pursuance of the right to acquire) is repealed.

*Duty to provide tenants and prospective tenants with information*

**8 Information for tenants and prospective tenants**

- (1) The Welsh Ministers must, within one month of the coming into force of this section—
  - (a) prepare a document containing information that they consider will assist tenants and prospective tenants to understand the effect of this Act, and
  - (b) publish the information on a website maintained on their behalf.
- (2) The Welsh Ministers must also, within one month of the coming into force of this section, take all reasonable steps to provide a copy of the information to—
  - (a) every qualifying landlord;
  - (b) any bodies appearing to the Welsh Ministers to represent the interests of tenants in Wales;
  - (c) any bodies appearing to the Welsh Ministers to represent the interests of local housing authorities;
  - (d) any bodies appearing to the Welsh Ministers to represent the interests of registered social landlords;
  - (e) any other bodies the Welsh Ministers consider appropriate.
- (3) The information must, in particular, include the following—
  - (a) the date on which the right to buy and the right to acquire will cease to be exercisable in relation to certain dwellings by virtue of section 121ZA of the Housing Act 1985 (c. 68) and section 16B of the Housing Act 1996 (c. 52),
  - (b) the date on which the right to buy and the right to acquire will cease to exist in Wales, and
  - (c) any other information that the Welsh Ministers consider would assist tenants and prospective tenants to understand the effect of this Act.

- (4) Rhaid i bob landlord cymwys, o fewn dau fis i'r adran hon ddod i rym neu, os yw'n gynharach, o fewn mis i dderbyn copi o'r wybodaeth a gyhoeddwyd gan Weinidogion Cymru o dan is-adran (1) –
- (a) darparu i bob un o'i denantiaid perthnasol, hynny o'r wybodaeth y mae'n ystyried ei bod yn berthnasol iddynt (y mae'n rhaid iddi, yn benodol, gynnwys yr wybodaeth a grybwyllir yn is-adran (3)(a) a (b)),
  - (b) cyhoeddi hynny o'r wybodaeth y mae'n ystyried ei bod yn berthnasol i'w denantiaid a'i ddarpar denantiaid ar ei wefan (y mae'n rhaid iddi, yn benodol, gynnwys yr wybodaeth a grybwyllir yn is-adran (3)(a) a (b)), ac
  - (c) sicrhau bod copi o'r wybodaeth a gyhoeddir yn unol â pharagraff (b) ar gael i edrych arno (yn ddi-dâl) ym mha bynnag fannau y mae'n ystyried eu bod yn briodol.
- (5) Mae is-adran (6) yn gymwys pan fo, ar ôl y diwrnod y mae'r adran hon yn dod i rym –
- (a) person yn cynnig gosod annedd yng Nghymru o dan denantiaeth ddiogel neu denantiaeth ragarweiniol, neu
  - (b) person sy'n landlord cymdeithasol cofrestredig neu'n ddarparwr preifat cofrestredig tai cymdeithasol yn cynnig gosod annedd yng Nghymru o dan denantiaeth sicr (ac eithrio tenantiaeth hir).
- (6) Rhaid i'r person sy'n gwneud y cynnig (y "darpar landlord"), cyn gynted ag y bo'n rhesymol ymarferol ar ôl i'r cynnig gael ei wneud, ddarparu i'r darpar denant hynny o'r wybodaeth a gyhoeddwyd gan Weinidogion Cymru o dan is-adran (1) y mae'r darpar landlord yn ystyried ei bod yn berthnasol i'r darpar denant (y mae'n rhaid iddi, yn benodol, gynnwys yr wybodaeth a grybwyllir yn is-adran (3)(a) a (b)).
- (7) Wrth wneud trefniadau at ddibenion darparu gwybodaeth o dan is-adrannau (4)(a) a (6), rhaid i landlord neu ddarpar landlord –
- (a) rhoi sylw i anghenion a nodweddion tebygol, mewn cysylltiad â darparu gwybodaeth, y personau y mae'r wybodaeth o dan sylw i'w darparu iddynt, a
  - (b) ystyried a yw'n briodol, gan roi sylw i'r anghenion a'r nodweddion hynny, darparu'r wybodaeth, neu unrhyw ran ohoni, i unrhyw un neu ragor o'r personau hynny mewn modd sy'n wahanol i'r modd y byddai'n cael ei darparu fel arfer.
- (8) Yn yr adran hon –
- (a) ystyr "awdurdod tai lleol" yw cyngor sir neu gyngor bwrdeistref sirol yng Nghymru;
  - (b) ystyr "landlord cymwys" yw –
    - (i) landlord sy'n gosod annedd yng Nghymru o dan denantiaeth ddiogel;
    - (ii) landlord cymdeithasol cofrestredig;
    - (iii) darparwr preifat cofrestredig tai cymdeithasol sy'n gosod annedd yn Nghymru (gweler adran 80(3) o Ddeddf Tai ac Adfywio 2008 (*Housing and Regeneration Act 2008 (c. 17)*));
  - (c) ystyr "tenant perthnasol" yw –

- (4) Every qualifying landlord must, within two months of the coming into force of this section or, if earlier, within one month of having received a copy of the information published by the Welsh Ministers under subsection (1) –
  - (a) provide all its relevant tenants with such of the information as it considers to be relevant to them (which must, in particular, include the information mentioned in subsection (3)(a) and (b)),
  - (b) publish such of the information as it considers to be relevant to its tenants and prospective tenants on its website (which must, in particular, include the information mentioned in subsection (3)(a) and (b)), and
  - (c) secure that a copy of the information published in accordance with paragraph (b) is available for inspection (without charge) at such places as it considers appropriate.
- (5) Subsection (6) applies where, after the day on which this section comes into force –
  - (a) a person offers to let a dwelling in Wales under a secure tenancy or an introductory tenancy, or
  - (b) a person who is a registered social landlord or a private registered provider of social housing offers to let a dwelling in Wales under an assured tenancy (other than a long tenancy).
- (6) The person making the offer (the “prospective landlord”) must, as soon as is reasonably practicable after the offer is made, provide the prospective tenant with such of the information published by the Welsh Ministers under subsection (1) as the prospective landlord considers relevant to the prospective tenant (which must, in particular, include the information mentioned in subsection (3)(a) and (b)).
- (7) In making arrangements for the purposes of providing information under subsections (4) (a) and (6), a landlord or prospective landlord must –
  - (a) have regard to the likely needs and characteristics, in respect of the provision of information, of persons to whom the information in question is to be provided, and
  - (b) consider whether, having regard to those needs and characteristics, it is appropriate to provide any of the information to any of those persons otherwise than in the way in which it would normally be provided.
- (8) In this section –
  - (a) “local housing authority” means the council of a county or county borough in Wales;
  - (b) “qualifying landlord” means –
    - (i) a landlord that lets a dwelling in Wales under a secure tenancy;
    - (ii) a registered social landlord;
    - (iii) a private registered provider of social housing that lets a dwelling in Wales (see section 80(3) of the Housing and Regeneration Act 2008 (c. 17));
  - (c) “relevant tenant” means –

- (i) tenant sydd â thenantiaeth ddiogel, tenantiaeth ragarweiniol neu denantiaeth isradd ar annedd yng Nghymru, os oedd y denantiaeth honno'n bodoli ar y diwrnod y daeth yr adran hon i rym;
- (ii) mewn perthynas â landlord cymdeithasol cofrestredig neu ddarparwr preifat cofrestredig tai cymdeithasol yn unig, tenant sydd â thenantiaeth sicr ar annedd yng Nghymru (ac eithrio tenantiaeth hir), os oedd y denantiaeth honno'n bodoli ar y diwrnod y daeth yr adran hon i rym;
- (d) mae i "tenantiaeth ddiogel", "tenantiaeth ragarweiniol" a "tenantiaeth hir" yr un ystyr ag sydd i "secure tenancy", "introductory tenancy" a "long tenancy" yn Neddf Tai 1985;
- (e) ystyr "landlord cymdeithasol cofrestredig" yw corff a gofrestrwyd ar y gofrestr a gedwir o dan adran 1 o Ddeddf Tai 1996;
- (f) mae i "tenantiaeth sicr" yr un ystyr ag sydd i "assured tenancy" yn Neddf Tai 1988 (*Housing Act 1988 (c. 60)*) (ac mae'n cynnwys tenantiaeth fyrddaliol sicr);
- (g) ystyr "tenantiaeth isradd" yw tenantiaeth y mae adran 143A o Ddeddf Tai 1996 yn gymwys iddi.

### *Cyffredinol*

## **9 Pŵer drwy reoliadau i wneud diwygiadau canlyniadol etc.**

Caiff Gweinidogion Cymru, drwy reoliadau, wneud unrhyw ddarpariaeth atodol, gysylltiedig, ganlyniadol, ddarfodol neu drosiannol neu unrhyw ddarpariaeth arbed y maent yn ystyried ei bod yn angenrheidiol neu'n hwylus o ganlyniad i, neu at ddiben rhoi effaith lawn i, unrhyw ddarpariaeth o'r Ddeddf hon neu unrhyw ddarpariaeth a wneir oddi tani (pa un ai o ganlyniad i unrhyw ddarpariaeth a wneir yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) neu oddi tani, neu fel arall).

## **10 Darpariaeth bellach ynghylch rheoliadau o dan adran 9**

- (1) Mae'r pŵer yn adran 9 i wneud rheoliadau yn arferadwy drwy offeryn statudol.
- (2) Caiff rheoliadau o dan adran 9 ddiwygio, diddymu, dirymu neu addasu unrhyw ddeddfiad (gan gynnwys darpariaeth o'r Ddeddf hon).
- (3) Os yw'r is-adran hon yn gymwys, ni chaniateir i reoliadau o dan adran 9 gael eu gwneud oni bai bod drafft o'r offeryn statudol sy'n cynnwys y rheoliadau wedi ei osod gerbron Cynulliad Cenedlaethol Cymru a'i gymeradwyo drwy benderfyniad ganddo.
- (4) Mae is-adran (3) yn gymwys pan fo rheoliadau o dan adran 9 yn diwygio, yn addasu neu'n diddymu unrhyw ddarpariaeth mewn Deddf Seneddol neu Fesur neu Ddeddf Cynulliad Cenedlaethol Cymru, pa un a yw'r offeryn statudol yn cynnwys unrhyw reoliadau eraill ai peidio.
- (5) Pan na fo is-adran (3) yn gymwys, mae rheoliadau o dan adran 9 yn ddarostyngedig i'w diddymu yn unol â phenderfyniad gan Gynulliad Cenedlaethol Cymru.

## **11 Dod i rym**

- (1) Daw'r adran hon ac adrannau 1, 8, 9, 10 a 12 i rym ar y diwrnod y caiff y Ddeddf hon y Cydsyniad Brenhinol.

- (i) a tenant who has a secure tenancy, an introductory tenancy or a demoted tenancy of a dwelling in Wales, if that tenancy existed on the day on which this section came into force;
- (ii) in relation to a registered social landlord or a private registered provider of social housing only, a tenant who has an assured tenancy of a dwelling in Wales (other than a long tenancy), if that tenancy existed on the day on which this section came into force;
- (d) “secure tenancy”, “introductory tenancy” and “long tenancy” have the same meaning as in the Housing Act 1985;
- (e) “registered social landlord” means a body registered in the register maintained under section 1 of the Housing Act 1996;
- (f) “assured tenancy” has the same meaning as in the Housing Act 1988 (c. 60) (and includes an assured shorthold tenancy);
- (g) “demoted tenancy” means a tenancy to which section 143A of the Housing Act 1996 applies.

*General*

**9 Power by regulations to make consequential amendments etc.**

The Welsh Ministers may, by regulations, make any supplemental, incidental, consequential, transitory, transitional or saving provision they consider necessary or expedient in consequence of, or for the purpose of giving full effect to, any provision of this Act or any provision made under this Act (whether as a consequence of any provision made in or under the Renting Homes (Wales) Act 2016 (anaw 1) or otherwise).

**10 Further provision about regulations under section 9**

- (1) The power in section 9 to make regulations is exercisable by statutory instrument.
- (2) Regulations under section 9 may amend, repeal, revoke or modify any enactment (including a provision of this Act).
- (3) If this subsection applies, regulations under section 9 may not be made unless a draft of the statutory instrument containing the regulations has been laid before and approved by a resolution of the National Assembly for Wales.
- (4) Subsection (3) applies where regulations under section 9 amend, modify or repeal any provision of an Act of Parliament or a Measure or Act of the National Assembly for Wales, whether or not the statutory instrument contains any other regulations.
- (5) Where subsection (3) does not apply, regulations under section 9 are subject to annulment in pursuance of a resolution of the National Assembly for Wales.

**11 Coming into force**

- (1) This section and sections 1, 8, 9, 10 and 12 come into force on the day on which this Act receives Royal Assent.

- (2) Daw adrannau 2 i 5 i rym ar ddiwedd y cyfnod o 2 fis sy'n dechrau â'r diwrnod y caiff y Ddeddf hon y Cydsyniad Brenhinol.
- (3) Daw adrannau 6 a 7 i rym ar ddiwrnod a bennir gan Weinidogion Cymru mewn gorchymyn a wneir drwy offeryn statudol.
- (4) Ond ni chaiff Gweinidogion Cymru bennu diwrnod i unrhyw un neu ragor o adrannau 6 neu 7 ddod i rym sydd cyn diwedd y cyfnod o 12 mis sy'n dechrau â'r diwrnod y caiff y Ddeddf hon y Cydsyniad Brenhinol.
- (5) Caiff gorchymyn o dan yr adran hon wneud darpariaeth ddarfodol neu drosiannol neu ddarpariaeth arbed mewn cysylltiad â dod ag unrhyw ddarpariaeth o'r Ddeddf hon i rym.

## **12 Enw byr**

Enw byr y Ddeddf hon yw Deddf Diddymu'r Hawl i Brynu a Hawliau Cysylltiedig (Cymru) 2018.

- (2) Sections 2 to 5 come into force at the end of the period of 2 months beginning with the day on which this Act receives Royal Assent.
- (3) Sections 6 and 7 come into force on a day appointed by the Welsh Ministers in an order made by statutory instrument.
- (4) But the Welsh Ministers may not appoint a day for any of sections 6 or 7 to come into force which is before the end of the period of 12 months beginning with the day on which this Act receives Royal Assent.
- (5) An order under this section may make transitory, transitional or saving provision in connection with the coming into force of any provisions of this Act.

**12 Short title**

The short title of this Act is the Abolition of the Right to Buy and Associated Rights (Wales) Act 2018.

ATODLEN 1  
(a gyflwynir gan adran 6(3))

DIWYGIADAU A DIDDYMIADAU CANLYNIADOL

*Deddf Cyllid 1981 (Finance Act 1981 (c. 35))*

- 1 (1) Mae Deddf Cyllid 1981 wedi ei diwygio fel a ganlyn.  
(2) Yn adran 107 (awdurdodau lleol yn gwerthu tai am bris gostyngol), hepgorer is-adran (3C).

*Deddf Tai 1988 (Housing Act 1988 (c. 50))*

- 2 (1) Mae Deddf Tai 1988 wedi ei diwygio fel a ganlyn.  
(2) Yn adran 81 (cydsyniad yn ofynnol ar gyfer gwarediadau dilynol penodol), yn is-adran (8), ym mharagraff (ab), hepgorer y geiriau o "or Part I" i ddiwedd y paragraff.

*Deddf Tai 1996 (Housing Act 1996 (c. 52))*

- 3 (1) Mae Deddf Tai 1996 wedi ei diwygio fel a ganlyn.  
(2) Yn adran 10 (gosod anheddau a gwarediadau eraill nad yw'n ofynnol cael cydsyniad Gweinidogion Cymru iddynt), hepgorer is-adran (3).  
(3) Mae adran 16 (hawl tenant i gaffael annedd) wedi ei diddymu.  
(4) Mae adran 16A (estyn yr hawl i gaffael i anheddau a ariannwyd drwy grantiau o dan adran 27A) wedi ei diddymu.  
(5) Mae adran 17 (hawl tenant i gaffael annedd: darpariaeth atodol) wedi ei diddymu.  
(6) Mae adran 20 (grant prynu pan fo'r hawl i brynu'n cael ei arfer) wedi ei diddymu.  
(7) Yn adran 24 (y gronfa enillion o warediadau), yn is-adran (2) –  
(a) ym mharagraff (a)(i), hepgorer "section 16 above or";  
(b) hepgorer paragraff (b);  
(c) ym mharagraff (c), hepgorer "(b) or".

*Deddf Cyllid 2003 (Finance Act 2003 (c. 14))*

- 4 (1) Mae Deddf Cyllid 2003 wedi ei diwygio fel a ganlyn.  
(2) Yn Atodlen 9 (treth dir y dreth stamp: hawl i brynu, lesioedd rhanberchnogaeth etc.), ym mharagraff 1 (trafodiadau'r hawl i brynu), hepgorer is-baragraff (5).

*Deddf Tai 2004 (Housing Act 2004 (c. 34))*

- 5 (1) Mae Deddf Tai 2004 wedi ei diwygio fel a ganlyn.

SCHEDULE 1  
*(introduced by section 6(3))*

CONSEQUENTIAL AMENDMENTS AND REPEALS

*Finance Act 1981 (c. 35)*

- 1 (1) The Finance Act 1981 is amended as follows.
- (2) In section 107 (sale of houses at discount by local authorities), omit subsection (3C).

*Housing Act 1988 (c. 50)*

- 2 (1) The Housing Act 1988 is amended as follows.
- (2) In section 81 (consent required for certain subsequent disposals), in subsection (8), in paragraph (ab), omit the words from “or Part I” to the end of the paragraph.

*Housing Act 1996 (c. 52)*

- 3 (1) The Housing Act 1996 is amended as follows.
- (2) In section 10 (lettings and other disposals not requiring consent of Welsh Ministers), omit subsection (3).
- (3) Section 16 (right of tenant to acquire dwelling) is repealed.
- (4) Section 16A (extension of the right to acquire to dwellings funded by grants under section 27A) is repealed.
- (5) Section 17 (right of tenant to acquire dwelling: supplementary provisions) is repealed.
- (6) Section 20 (purchase grant where right to acquire is exercised) is repealed.
- (7) In section 24 (the disposal proceeds fund), in subsection (2) –
  - (a) in paragraph (a)(i), omit “section 16 above or”;
  - (b) omit paragraph (b);
  - (c) in paragraph (c), omit “(b) or”.

*Finance Act 2003 (c. 14)*

- 4 (1) The Finance Act 2003 is amended as follows.
- (2) In Schedule 9 (stamp duty land tax: right to buy, shared ownership leases etc.), in paragraph 1 (right to buy transactions), omit sub-paragraph (5).

*Housing Act 2004 (c. 34)*

- 5 (1) The Housing Act 2004 is amended as follows.

- (2) Yn adran 192 (hawl i brynu: atal drwy orchymyn llys), yn is-adran (3), yn lle paragraff (b) rhodder –
- “(b) section 184 of the Housing and Regeneration Act 2008 (c. 17) (application of that Part in relation to the right to acquire a dwelling in England),”.
- (3) Yn adran 194 (datgelu gwybodaeth am orchymynion etc. mewn cysylltiad ag ymddygiad gwrthgymdeithasol), yn is-adran (4), yn lle paragraff (b) rhodder –
- “(b) section 184 of the Housing and Regeneration Act 2008 (c. 17) (application of that Part in relation to the right to acquire a dwelling in England),”.
- (4) Mae adran 202 (hawl tenant sicr i gaffael annedd nad yw rhyddfrait ar y cyd yn effeithio arni) wedi ei diddymu.
- (5) Mae adran 221 (estyn yr hawl i gaffael) wedi ei diddymu.
- (6) Yn Atodlen 11 (landlordiaid cymdeithasol cofrestredig), hepgorer paragraffau 9 a 10.

*Deddf Tai ac Adfywio 2008 (Housing and Regeneration Act 2008 (c. 17))*

- 6 (1) Mae Deddf Tai ac Adfywio 2008 wedi ei diwygio fel a ganlyn.
- (2) Yn adran 62 (cyfeiriadau at Weinidogion Cymru), yn y tabl, yn y golofn gyntaf hepgorer y cyfeiriad at adran 17(1), (2)(b), (5)(b) a (6), ac yn yr ail golofn hepgorer y cofnod cyfatebol.
- (3) Yn adran 63 (cyfeiriadau at Gynulliad Cenedlaethol Cymru), yn y tabl, yn y golofn gyntaf hepgorer y cyfeiriad at adran 17(7), ac yn yr ail golofn hepgorer y cofnod cyfatebol.
- (4) Yn adran 149 (gwarediadau esempt), yn is-adran (8), hepgorer paragraff (b) (a'r “or” sy'n ei ragflaenu).
- (5) Yn adran 181 (dehongli “publicly funded”), yn is-adran (6), ym mharagraff (b), yn lle “under section 16(4) of that Act” rhodder “by the Welsh Ministers”.
- (6) Yn adran 184 (hawl i gaffael: atodol), yn lle is-adrannau (1) a (2) rhodder –
- “(1) The Secretary of State may by order –
- (a) specify the amount or rate of discount to be given on the exercise of the right conferred by section 180, and
- (b) designate rural areas in relation to dwellings in which the right conferred by that section does not arise.
- (2) The provisions of Part 5 of the Housing Act 1985 apply in relation to the right to acquire under section 180 –
- (a) subject to any order under subsection (1) above, and
- (b) subject to such other exceptions, adaptations and other modifications as may be specified by regulations made by the Secretary of State.

- (2) In section 192 (right to buy: suspension by court order), in subsection (3), for paragraph (b) substitute—
  - “(b) section 184 of the Housing and Regeneration Act 2008 (c. 17) (application of that Part in relation to the right to acquire a dwelling in England),”.
- (3) In section 194 (disclosure of information as to orders etc. in respect of anti-social behaviour), in subsection (4), for paragraph (b) substitute—
  - “(b) section 184 of the Housing and Regeneration Act 2008 (c. 17) (application of that Part in relation to the right to acquire a dwelling in England),”.
- (4) Section 202 (right of assured tenant to acquire dwelling not affected by collective enfranchisement) is repealed.
- (5) Section 221 (extension of right to acquire) is repealed.
- (6) In Schedule 11 (registered social landlords), omit paragraphs 9 and 10.

*Housing and Regeneration Act 2008 (c. 17)*

- 6 (1) The Housing and Regeneration Act 2008 is amended as follows.
  - (2) In section 62 (reference to Welsh Ministers), in the table, in the first column omit the reference to section 17(1), (2)(b), (5)(b) and (6), and in the second column omit the corresponding entry.
  - (3) In section 63 (reference to National Assembly for Wales), in the table, in the first column omit the reference to section 17(7), and in the second column omit the corresponding entry.
  - (4) In section 149 (exempted disposals), in subsection (8), omit paragraph (b) (and the “or” that precedes it).
  - (5) In section 181 (interpretation of “publicly funded”), in subsection (6), in paragraph (b), for “under section 16(4) of that Act” substitute “by the Welsh Ministers”.
  - (6) In section 184 (right to acquire: supplemental), for subsections (1) and (2) substitute—
    - “(1) The Secretary of State may by order—
      - (a) specify the amount or rate of discount to be given on the exercise of the right conferred by section 180, and
      - (b) designate rural areas in relation to dwellings in which the right conferred by that section does not arise.
    - (2) The provisions of Part 5 of the Housing Act 1985 apply in relation to the right to acquire under section 180—
      - (a) subject to any order under subsection (1) above, and
      - (b) subject to such other exceptions, adaptations and other modifications as may be specified by regulations made by the Secretary of State.

- (3) The regulations may provide –
- (a) that the powers of the Secretary of State under sections 164 to 170 of that Act (powers to intervene, give directions or assist) do not apply,
  - (b) that paragraphs 1 and 3 (exceptions for charities and certain housing associations), and paragraph 11 (right of appeal to Secretary of State), of Schedule 5 to that Act do not apply,
  - (c) that the provisions of Part 5 of that Act relating to the right to acquire on rent to mortgage terms do not apply,
  - (d) that the provisions of that Part relating to restrictions on disposals in National Parks etc. do not apply, and
  - (e) that the provisions of that Part relating to the preserved right to buy do not apply.

Nothing in this subsection affects the generality of the power conferred by subsection (2).

- (4) The specified exceptions, adaptations and other modifications shall take the form of textual amendments of the provisions of Part 5 of that Act as they apply in relation to the right to buy under that Part; and any consolidating regulations shall set out the provisions of Part 5 as they so apply.
- (5) Before making an order which would have the effect that an area ceased to be designated under subsection (1)(b), the Secretary of State shall consult –
- (a) the local housing authority or authorities in whose district the area or any part of it is situated or, if the order is general in its effect, local housing authorities in general, and
  - (b) such bodies appearing to the Secretary of State to be representative of private registered providers as the Secretary of State considers appropriate.
- (6) Regulations made under this section are consolidating regulations if they are made for the purposes of consolidating other regulations that are being revoked in the instrument containing the consolidating regulations.”

(7) Mae adran 185 (hawl i gaffael: diwygiadau canlyniadol) wedi ei diddymu.

(8) Yn adran 320 (gorchmynion a rheoliadau), yn is-adran (7), ar ôl paragraff (a), mewnosoder –

“(aa) an order or regulations of the Secretary of State under section 184,”.

*Mesur Tai (Cymru) 2011 (mccc 5)*

- 7 (1) Mae Mesur Tai (Cymru) 2011 wedi ei ddiwygio fel a ganlyn.
- (2) Mae Rhan 1 wedi ei diddymu.

- (3) The regulations may provide –
- (a) that the powers of the Secretary of State under sections 164 to 170 of that Act (powers to intervene, give directions or assist) do not apply,
  - (b) that paragraphs 1 and 3 (exceptions for charities and certain housing associations), and paragraph 11 (right of appeal to Secretary of State), of Schedule 5 to that Act do not apply,
  - (c) that the provisions of Part 5 of that Act relating to the right to acquire on rent to mortgage terms do not apply,
  - (d) that the provisions of that Part relating to restrictions on disposals in National Parks etc. do not apply, and
  - (e) that the provisions of that Part relating to the preserved right to buy do not apply.

Nothing in this subsection affects the generality of the power conferred by subsection (2).

- (4) The specified exceptions, adaptations and other modifications shall take the form of textual amendments of the provisions of Part 5 of that Act as they apply in relation to the right to buy under that Part; and any consolidating regulations shall set out the provisions of Part 5 as they so apply.
- (5) Before making an order which would have the effect that an area ceased to be designated under subsection (1)(b), the Secretary of State shall consult –
- (a) the local housing authority or authorities in whose district the area or any part of it is situated or, if the order is general in its effect, local housing authorities in general, and
  - (b) such bodies appearing to the Secretary of State to be representative of private registered providers as the Secretary of State considers appropriate.
- (6) Regulations made under this section are consolidating regulations if they are made for the purposes of consolidating other regulations that are being revoked in the instrument containing the consolidating regulations.”

(7) Section 185 (right to acquire: consequential amendments) is repealed.

(8) In section 320 (orders and regulations), in subsection (7), after paragraph (a), insert –

“(aa) an order or regulations of the Secretary of State under section 184,”.

*Housing (Wales) Measure 2011 (nawm 5)*

- 7 (1) The Housing (Wales) Measure 2011 is amended as follows.
- (2) Part 1 is repealed.

- (3) Yn adran 89 (gorchmynion), hepgorer is-adrannau (2) i (4).

*Deddf Atal Twyll Tai Cymdeithasol 2013 (Prevention of Social Housing Fraud Act 2013 (c. 3))*

- 8 (1) Mae Deddf Atal Twyll Tai Cymdeithasol 2013 wedi ei diwygio fel a ganlyn.
- (2) Yn adran 7 (rheoliadau ynglŷn â phwerau i fynnu gwybodaeth), yn is-adran (7), ym mharagraff (e)(ii) ar ôl “under section 16 of the Housing Act 1996”, mewnosoder “before the repeal of that section by the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 came into force”.

*Deddf Rhentu Cartrefi (Cymru) 2016 (dccc 1)*

- 9 (1) Mae Deddf Rhentu Cartrefi (Cymru) 2016 wedi ei diwygio fel a ganlyn.
- (2) Yn Atodlen 2, ym mharagraff 8 (ystyr “tenantiaeth hir”), yn is-baragraff (1)(c), yn lle “fel y mae’n cael effaith” rhodder “fel yr oedd y Rhan honno yn cael effaith”.

- (3) In section 89 (orders), omit subsections (2) to (4).

*Prevention of Social Housing Fraud Act 2013 (c. 3)*

- 8 (1) The Prevention of Social Housing Fraud Act 2013 is amended as follows.
- (2) In section 7 (regulations about powers to require information), in subsection (7), in paragraph (e)(ii), after “under section 16 of the Housing Act 1996”, insert “before the repeal of that section by the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 came into force”.

*Renting Homes (Wales) Act 2016 (anaw 1)*

- 9 (1) The Renting Homes (Wales) Act 2016 is amended as follows.
- (2) In Schedule 2, in paragraph 8 (meaning of “long tenancy”), in sub-paragraph (1)(c), for “as it has effect” substitute “as that Part had effect”.







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