



# Regulation of Registered Social Landlords (Wales) Act 2018

2018 anaw 4

## *Disposals of land*

### **13 Disposal of land: consent**

- (1) In the [Housing Act 1985 \(c. 68\)](#), in section 171D (subsequent dealings: qualifying dwelling house), in subsection (2ZA), after “housing” insert “or by a registered social landlord”.
- (2) In the [Housing Act 1988 \(c. 50\)](#), omit section 81 (consent required for certain subsequent disposals).
- (3) Section 133 of the Housing Act 1988 (consents required for subsequent disposals) is amended as follows.
- (4) In subsection (1), omit “as defined in section 81(8) above”.
- (5) In subsection (1B), after “housing” insert “or to a body registered as a registered social landlord under Chapter 1 of Part 1 of the Housing Act 1996.”
- (6) In subsection (7), omit “9 or”.
- (7) After subsection (10), insert—
  - “(11) In this section “exempt disposal” means—
    - (a) the disposal of a dwelling-house to a person having the right to buy it under Part 5 of the Housing Act 1985 (whether the disposal is in fact made under that Part or otherwise);
    - (b) a compulsory disposal, within the meaning of Part 5 of the Housing Act 1985;
    - (c) the disposal of an easement or rentcharge;
    - (d) the disposal of an interest by way of security for a loan;
    - (e) the grant of a secure tenancy or what would be a secure tenancy but for any of paragraphs 2 to 12 of Schedule 1 to the Housing Act 1985;

- (f) the grant of an assured tenancy or an assured agricultural occupancy, within the meaning of Part 1 of this Act, or what would be such a tenancy or occupancy but for any of paragraphs 4 to 8 of Schedule 1 to this Act;
- (g) the transfer of an interest held on trust for any person where the disposal is made in connection with the appointment of a new trustee or in connection with the discharge of any trustee.”

#### **14 Disposal of land: notification**

In the 1996 Act, for section 9 substitute—

##### **“9 Notification to Welsh Ministers of disposal of land**

- (1) If a registered social landlord disposes of land under section 8, the landlord must notify the Welsh Ministers.
- (2) For the purposes of this section disposing of land means selling it, leasing it, mortgaging it, making it subject to a charge, or disposing of it in any other way.
- (3) The Welsh Ministers may give directions to registered social landlords about—
  - (a) the delivery, form and content of notification under this section;
  - (b) the deadline for giving notification under this section.
- (4) The Welsh Ministers may give directions to registered social landlords dispensing with a requirement to give notification under this section.
- (5) A direction under this section may be given generally in respect of all registered social landlords, or in respect of a particular registered social landlord or a particular type of registered social landlord, and may make provision about notifications generally, or about particular notifications or types of notification.
- (6) A direction may vary or revoke a previous direction under this section.
- (7) A registered social landlord must comply with a direction under this section.”

#### **15 Disposal proceeds fund**

In the 1996 Act, omit—

- (a) section 24 (disposal proceeds fund);
- (b) section 25 (application or appropriation of disposal proceeds);
- (c) section 26 (disposal proceeds: power to require information).