



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

2018 anaw 1

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

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.”