Llywodraeth Cymru
Welsh Government

Number: 55448

Welsh Government

Consultation on the White Paper

Community Right to Buy Scheme for Wales

We are seeking views on policy proposals to inform the development of the Scheme and the legislation required to establish it.

Date of issue: 10 November 2026

Action required: Responses by 04 January 2027

Mae'r ddogfen hon ar gael yn Gymraeg hefyd / This document is also available in Welsh
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg / We welcome correspondence and telephone calls in Welsh

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Overview

The Welsh Government is seeking views on proposals for a Community Right to Buy Scheme for Wales.

The proposed Scheme would provide communities with an opportunity to register important local assets and, where those assets are later offered for sale, the right of first refusal to acquire them.

This consultation will help inform the development of the Scheme and the legislation required to establish it.

How to respond

You can respond to this consultation by completing the online response form or Easy Read response form, emailing your response, or writing to us using the contact details below.

Please submit your response by 4 January 2027.

Further information and related documents

Large print, Braille and alternative language versions of this document are available on request.

An Easy Read version of this consultation is also available.

Contact details

For further information:

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This document is also available in Welsh: https://www.llyw.cymru/cynllun-hawl-y-gymuned-i-brynu-i-gymru

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Data Protection Officer:
Welsh Government
Cathays Park
CARDIFF
CF10 3NQ
e-mail: dataprotectionofficer@gov.wales

The contact details for the Information Commissioner's Office are:

Wycliffe House
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Cheshire SK9 5AF
Tel: 0303 123 1113
Website: https://ico.org.uk/

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Ministerial Foreword

Strong, resilient communities are at the heart of Wales. Across our towns, villages and neighbourhoods, community assets provide places where people come together, learn, volunteer, participate in cultural life and support one another.

These assets are often far more than buildings or pieces of land. They can be community centres, local shops, pubs, libraries, sports facilities, cultural venues, places of worship, green spaces and heritage buildings. They support economic activity, reduce isolation, strengthen community identity and help sustain the Welsh language.

Communities across Wales have repeatedly demonstrated their ability to successfully manage and own local assets. However, too many communities continue to face challenges in securing ownership of assets that are important to local people. Valuable assets can be lost before communities have had sufficient time to organise, develop proposals or secure funding.

The Welsh Government is committed to empowering communities and strengthening their ability to shape their own future. The proposals will support the commitment in our Programme for Government to build more community wealth and legislate for a Community Right to Buy to empower communities to take ownership of local assets. We therefore intend to introduce a Bill in the Senedd to establish a Community Right to Buy Scheme for Wales.

But legislation alone will not increase community ownership. Communities also need the capacity, advice and support to make effective use of the opportunities the Scheme could provide. We want to understand what support should sit alongside the new statutory framework so that communities across Wales have a meaningful opportunity to participate.

This consultation seeks views on proposals for a Welsh Community Right to Buy Scheme. We want to hear from communities, asset owners, local authorities, voluntary organisations, businesses and anyone with an interest in the future of community ownership in Wales.

Your views will help shape the future design of the Scheme and help ensure that it reflects the needs and aspirations of communities across Wales.

Chapter 1: Introduction

1.1 Purpose of this consultation

This consultation seeks views on proposals to establish a Community Right to Buy Scheme ("the Scheme") in Wales. The views and evidence gathered through this consultation will help inform the development of the Scheme and the legislation required to establish it.

The Scheme would create a legal framework enabling eligible community groups to:

- nominate assets that are important to their communities for inclusion on the register;
- receive notice when a registered asset is put up for sale; and
- have the right of first refusal before it is sold on the open market.

The Welsh Government believes that communities should have meaningful opportunities to secure assets that are important to local people and capable of delivering long-term benefit. We want more, not fewer, places that allow people to meet, learn, organise and make decisions together, and we want these to remain in the hands of our communities.

1.2 Scope of the consultation

This consultation seeks views on the proposed design and operation of the Scheme.

The Scheme would complement, rather than replace, existing arrangements that support community ownership, including Community Asset Transfer (CAT). It would provide an additional route to community ownership where eligible assets are offered for sale.

The Scheme would apply only where the owner of a registered asset chooses to dispose of it. It would not compel an owner to put an asset up for sale and would not give community groups compulsory purchase powers.

Chapter 2: Background and Case for Change

2.1 Community assets and their importance

Community assets play a vital role in the social, economic and cultural life of Wales. They can help communities to:

- meet and connect with one another;
- access services and facilities;
- support local enterprise and employment;
- participate in cultural and sporting activities;
- preserve local heritage, green space and identity;
- support the use of the Welsh language; and
- strengthen community resilience and wellbeing.

Their value often extends beyond the immediate use of a building or parcel of land. Community ownership can also support local decision-making and enable people to influence the future of places that matter to them.

2.2 Current arrangements in Wales

Communities in Wales can currently acquire assets through a number of different routes.

CAT enables public bodies to transfer the ownership or management of publicly owned assets to community organisations, including through leasehold or freehold arrangements. Community ownership is also supported through a range of grant and loan programmes.

These arrangements have supported successful projects across Wales, but they do not provide a consistent route in every circumstance. In particular, existing arrangements:

- do not generally give communities rights in relation to privately owned assets;
- often rely heavily on asset owners choosing to participate;
- can operate differently across Wales; and
- do not guarantee advance notice or sufficient time for communities to prepare for acquisitions.

2.3 Evidence and stakeholder feedback

Over a number of years, independent research, Senedd scrutiny and reports from community-sector organisations have called for stronger rights and support for community ownership in Wales. Stakeholders have consistently highlighted frustration at losing valued community assets, difficulties competing against private buyers and inconsistencies in existing approaches. They also emphasised the importance of community ownership, community benefit, local accountability, flexibility and long-term stewardship of assets.

Most recently, the Welsh Government commissioned the Community Asset Commission Task and Finish Group, working in partnership with Ystadau Cymru, to review existing arrangements and identify opportunities to increase community ownership. Its final report, published in March 2026, recommended that legislation should be developed to establish a Community Right to Buy scheme in Wales.

Further early engagement undertaken by the Welsh Government during 2026, including stakeholder workshops, a stakeholder survey and direct engagement with community organisations, local authorities, asset owners and businesses, helped inform the policy proposals set out in this consultation. Five stakeholder workshops were held between 12 – 19 August. Three focused on stakeholder groups with an interest, and two were specifically designed for engagement with Local Authorities. Across the workshops there were 48 attendees from 35 organisations with a further 120 responses received through the survey. Discussions covered questions around the types of assets, eligibility criteria for community groups, considerations around how our model could be more Wales specific and any other potential impacts of the overall process.

The feedback received and research undertaken by stakeholders has helped inform the policy design and Welsh Government proposals as set out in this consultation.

2.4 Learning from elsewhere

England and Scotland have both introduced statutory approaches to support community ownership.

Scotland introduced a Community Right to Buy through the Land Reform Act 2003. The Act initially comprised of three parts: access rights, Crofting Community Right to Buy and the Community Right to Buy, supported by the Scottish Land Fund, which had been established in 2001. Over the last twenty years the legislation has been refined and expanded, increasing its scope and streamlining the acquisition process. The rights now available to eligible community bodies range from a right of first refusal over registered land to compulsory acquisition powers in certain circumstances, including where land is being neglected or where acquisition would further sustainable development objectives. Scottish Government statistics showed a sustained increase in community owned assets since 2000, with 853 community owned assets recorded in Scotland in 2024[1]

The Localism Act 2011 introduced a Community Right to Bid (the Assets of Community Value regime). While the legislation extends to England and Wales, the relevant provisions were brought into force only in England and have not been brought into force in Wales.

In England, the regime was subsequently reformed by the English Devolution and Community Empowerment Act 2026 (the '2026 Act') (not yet in force), which is soon to replace the Community Right to Bid with a Community Right to Buy and extended the scheme to include specified sporting assets. The explanatory memorandum accompanying the legislation suggested the Community Right to Bid regime was not as successful in achieving increased community ownership the UK Government anticipated, with government data noting that fewer than 20 assets per 1,000 Asset of Community Value nominations were estimated to have resulted in acquisition by a community group[2].

[1] Community Ownership in Scotland 2024 - gov.scot
[2] English Devolution and Community Empowerment Bill: Impact assessment

The Welsh Government has considered lessons from both approaches. However, Wales has its own legislative and policy context, including:

- the Well-being of Future Generations (Wales) Act 2015;
- Cymraeg 2050;
- Welsh placemaking policies;
- the needs of rural and Welsh-speaking communities.

The Future Generations Report 2025[3] recognised the importance of empowering communities to help shape their local environment stating that "*public spaces and community assets—from libraries and cultural hubs to leisure centres and parks—are essential for reducing loneliness and for social cohesion. These 'venues for good' should be protected and prioritised in public spending to create places where people can connect, collaborate, and build relationships across differences.*"

The use and upkeep of community assets can also provide tangible benefits to the development of the Welsh Language. The Report of the Commission for Welsh-speaking Communities in 2024[4] suggested that community assets can play an important role in sustaining and strengthening Welsh-speaking communities, and that policy interventions to facilitate community ownership could support wider Welsh language objectives. Their second phase report, focusing on communities with medium and lower density of Welsh speakers highlighted the importance of having social spaces where Welsh could be used and gave examples of community, leisure and sports groups as being vital in providing opportunities for people to use Welsh in an informal setting.[5]

The proposals in this consultation seek to develop a distinct Welsh model that reflects these priorities and ensures that the Scheme is designed to meet the needs of the people of Wales.

2.5 Why legislation is being considered

Wales does not currently have the same statutory mechanisms for community acquisition available in other parts of the UK. In 2022, the Institute of Welsh Affairs observed that *"despite Wales'[6] reputation as a nation defined by close-knit communities, its communities appear to be some of the least empowered on this island'*. Whilst community ownership has been achieved in Wales, the process can be complex, lengthy and resource-intensive. In some cases, this means that valuable assets that could deliver tangible benefits to a community are being lost due to communities being locked out of purchases, protracted timescales, high market rates, or a lack of knowledge by a community group.

The Building Communities Trust manifesto, published in advance of the Seventh Senedd, highlighted the scale of this challenge. It suggested that, since May 2021, more than 400 council-owned assets in Wales, with an estimated value of around £51million, had been sold or otherwise disposed of. This has prompted calls for

[3] Future-Generations-Report-2025.pdf
[4] Empowering communities, strengthening the Welsh language
[5] Cymraeg in every Community, strengthening the Welsh language
[6] Our Land: Communities and Land Use - Institute of Welsh Affairs

communities to be given greater opportunities to acquire and retain assets of local importance[7].

Communities across Wales have demonstrated that they can successfully own and manage assets that matter to local people. Existing arrangements, such as the CAT scheme have enabled successful community ownership projects across Wales. However, they do not always provide communities with sufficient opportunity to acquire important assets, particularly where assets are privately owned or offered for sale with limited notice.

Whilst the Localism Act 2011 contains powers that could be used to introduce a Right to Bid scheme in Wales, that model is not considered to provide communities with sufficient time or certainty to undertake the necessary due diligence, governance arrangements and funding applications in order to support the acquisition of an asset. In addition, adopting a Community Right to Bid model would still leave community groups in Wales with a less extensive set of rights compared to those available to their counterparts in Scotland and, following the reforms introduced by the 2026 Act, England.

A report published by Plunkett UK in February 2024, which examined possible opportunities that could be pursued in Wales, concluded that a Community Right to Buy is likely to be more effective than a Community Right to Bid. The report noted that approximately 1.5% of nominated community assets in England had entered community ownership, compared with 57% in Scotland[8]. The 2026 Act reforms strengthen the rights of communities in England in order to support increased community ownership and empowerment and have been welcomed by a number of community focused organisations.[9]

The Welsh Government considers that there is a case for a statutory framework that would:

- provide greater opportunities for community ownership;
- increase transparency;
- promote a more consistent approach across Wales; and
- ensure communities have a fair opportunity to participate when assets of community significance become available.

The objective is not to compel an owner to sell their asset, but to ensure that communities have a meaningful opportunity to acquire assets of community significance where an owner has chosen to dispose of them.

The proposed Scheme would provide eligible community groups with a right to buy (first refusal) when qualifying assets become available for sale. However, it will not remove the need for wider regulatory processes to be undertaken. Communities acquiring assets would remain subject to all relevant legal and regulatory requirements, including planning controls, environmental consenting regimes and any other permissions required for the intended use of the asset.

[7] Thriving Welsh Communities - English.
[8] A-Way-Forward-for-Wales_ENGLISH-1.pdf
[9] A Landmark Moment for Community Ownership – and What Comes Next - Plunkett UK

Chapter 3: Policy Objectives and Principles

3.1 Policy objectives

The proposed Scheme is intended to strengthen the ability of communities to shape the future of assets that are important to local people.

The objectives of the Scheme are to:

- empower communities to acquire eligible assets across the public and private sectors, delivering social, cultural and economic benefits;
- build local capacity, vibrancy and resilience through long-term community stewardship; and
- complement existing community asset transfer and placemaking arrangements by widening the range of assets communities can access.

3.2 Potential outcomes

If achieved, these objectives could contribute to:

- greater transparency about assets that are important to communities;
- stronger community groups and acquisition proposals;
- increased opportunities for community ownership; and
- a more consistent national approach to community asset acquisition.

3.3 Core principles

The design of the Scheme is guided by a number of core principles:

- **Continuing community benefit -** The central principle underpinning the proposals is continuing community benefit. The purpose of the Scheme is not simply to facilitate transfers of ownership, but to help ensure that assets which currently, or have previously, provided important benefits to communities can continue to do so into the future, including where their use needs to evolve to remain relevant and sustainable.
- **Community accountability -** The Scheme should support groups that are accountable to the communities they serve.
- **Local connection -** The Scheme should support groups that can demonstrate a genuine connection to both the asset and the community affected by it.
- **Proportionality -** The Scheme should balance community opportunities with the legitimate rights and interests of asset owners.
- **Flexibility -** Communities should be able to develop new uses and new models for assets where those changes continue to deliver community benefit.

Question 1

Do you agree with the policy objectives and core principles of the Scheme?

Chapter 4: How the Scheme could work

4.1 Overview of the proposed Scheme

The detailed arrangements remain subject to consultation and further policy development.

The key stages of the Scheme are set out below.

Stage	What happens
1. Nomination	A community group identifies and nominates an asset that it considers to be of importance to the community.
2. Assessment	The Registration Authority assesses the nomination, including whether the asset and nominating community group meet the relevant requirements as set out in sections 4.2 and 4.3, and invites the owner to make representations.
3. Registration	If the nomination is successful, the asset is entered onto a register. The listing remains on the register for up to 10 years.
4. Notification of Sale and the Community Right to Buy	If the owner decides to sell, they notify the Registration Authority. Eligible community groups then have six weeks to express an interest within a 12-month moratorium period.
5. Acquisition	The Registration Authority assesses expressions of interest and identifies a preferred buyer, which can then use the remaining moratorium period to secure funding and progress the purchase.

Support for community groups is considered at section 4.7 below.

The detailed proposals relating to each stage are set out in the following sections.

4.2 Stage 1: Nomination

A community group will be able to nominate an asset in its local area that it considers important to the community. The asset may be a parcel of land, a building or a mix of both, that is currently being, or has previously been, used to provide a community benefit.

The Task and Finish Group report highlighted that *"Community assets represent a diverse range of buildings, locations and landscapes, ranging from libraries to allotments, as well as the skills, knowledge and networks of people who live and work within a community."* It also highlighted the benefits that community assets could provide through *"basic goods and services on which communities rely for their social, cultural and economic vitality."* The report recognised that the ability to transfer assets, not only from public bodies, but also from the private sector was an important element in facilitating a wide range of benefits through community ownership.

4.2.1 Eligible assets

The Welsh Government recognises that the use of land and buildings by community groups is vital to social cohesion, resilience and wellbeing, particularly in the context of sustained economic pressure. In Wales, communities have repeatedly shown they are able and willing to own and manage assets for public benefit, with case studies of successful community asset transfer schemes available on the Welsh Government website.[10] These assets include examples such as listed buildings renovated into a café and conference centre, a swimming pool rescued from closure and a hotel adapted to provide care and respite for individuals with learning difficulties and their families.

4.2.2 Definition of land

The Welsh Government approach is to adopt a broad definition of land. This is considered necessary to ensure that a range of privately and publicly owned assets, from buildings to open spaces, are included within the Scheme to maximise the potential benefit for communities.

However, the Welsh Government accepts that it is not in the public interest for certain types of land to be included within the Scheme and proposes to expressly exclude certain types, including:

- residential housing and other residential property (such as caravan sites)

This would not automatically exclude a mixed-use asset simply because part of it is residential. A mixed-use asset could still be eligible where the asset as a whole meets the relevant eligibility requirements. For example, this could include a public house with residential accommodation.

The Welsh Government is also considering exclusions relating to land that is subject to legal rights or interests, for example mineral rights.

[10] Ystadau Cymru case studies | GOV.WALES

To ensure the Scheme remains proportionate and can respond to changing circumstances, the Welsh Government is also considering taking a power to amend the list of exclusions in the future, subject to appropriate scrutiny and oversight.

4.2.3 Current, previous and continuing use

Land may be eligible for registration as an asset where it can be demonstrated that it meets the eligibility criteria relating to use and community benefit, as set out below.

It is proposed that an asset be eligible for registration where its current use provides a community benefit, and it is realistic to think that there can continue to be a use of that asset (whether or not in the same way) to provide a community benefit.

Alternatively, an asset may be eligible if there was a time in the past where it provided a community benefit and there is a realistic prospect that a community benefit could be provided again (whether or not in the same way). We do not propose to define ‘time in the past’, as the appropriate period will depend on the circumstances of the individual asset.

The Welsh Government also does not propose to require an asset to continue to be used in the same way following acquisition, so long as it continues to provide a community benefit; for example, a pub becoming a community hub or a chapel becoming a cultural centre.

4.2.4 Community benefit

The Welsh Government proposes that community benefit be the primary test for determining whether an asset is eligible under the Scheme. The test for community benefit has been developed having regard to the principles and objectives of the Well-being of Future Generations Act 2015.

For the purposes of the Scheme, community benefit means that an asset makes, or has the potential to make, a positive contribution to the social, economic and/or cultural wellbeing of the local community. This contribution should arise from the way in which the asset is used, managed or developed. For example, assets providing spaces and opportunities for local services, volunteering, recreation, cultural activity, community participation and local enterprise may be considered to positively contribute, provided the asset is available to the wider community, with reasonable opportunities for people within the community to access, participate in or benefit from them.

Whilst some assets may be used primarily by a particular section of the community, the focus of the Scheme is on community benefit. It is therefore important that the asset can also be demonstrated to deliver wellbeing benefits that extend to the wider community. Examples of assets that may deliver community benefit are set out in Annex B.

The Welsh Government does not propose to include a separate environmental category within the community benefit test. However, assets that are environmental in nature, such as parks, fields and woodlands, may still be eligible where they are demonstrated to contribute to one or more of the other categories of wellbeing.

4.2.5 The Welsh language

The Welsh Government recognises the importance of community assets in supporting Welsh-speaking communities.

Community assets can provide:

- places where Welsh is spoken and used;
- cultural and social spaces;
- opportunities for intergenerational language transmission;
- support for community identity.

A key consideration is how these proposals can support the long-term sustainability and increased use of the Welsh language. This includes creating favourable conditions that help Welsh to thrive as a community language and be used in social settings across Wales.

Central to this approach will be ensuring that the Welsh language is a key consideration within the assessment of cultural benefit. The proposals provide an opportunity to strengthen consideration of the Welsh language within community ownership and management of assets, helping to support places and activities where Welsh is used socially and culturally. In doing so, they can contribute to both the vitality of the Welsh language and wider community cohesion.

Question 2

Do you agree that eligibility for registration should be based on community benefit rather than on a defined list of asset types?

Question 3

Do you agree that an asset should be eligible for registration where it currently provides community benefit, or has provided community benefit and could do so again?

Question 4

To what extent do you agree or disagree that community benefit should be assessed through social, economic and cultural wellbeing considerations?

Question 5

Do you agree with the proposed approach to excluding certain types of land and property from the Scheme?

Please explain your answer, including whether there are any other types of land or assets that you consider should be excluded.

4.2.6 Community groups – nomination criteria

To nominate an eligible asset for inclusion on the register, community groups would need to meet the nomination-stage eligibility criteria. The purpose of these criteria is to ensure that nominations are made by community groups with a demonstrable connection to the local community and which operate for the benefit of the community.

The Welsh Government considers that these eligibility criteria are important to ensuring that the Scheme operates fairly and proportionately for asset owners. The nomination stage would have a relatively low threshold, but community groups would still need to meet minimum requirements to demonstrate a local connection and community benefit purpose. This would help ensure that nominations are credible and reflect local community interests.

Stakeholder feedback received during policy development suggested that incorporation of a community group should not be a prerequisite for nominating an asset. At the same time, stakeholders recognised the importance of legal capacity and robust governance arrangements for the acquisition and long-term management of community assets.

The Welsh Government therefore proposes a proportionate approach. The nomination stage would be open to community groups, including newly established groups. Town and Community Councils would also be eligible to nominate assets, in recognition of their democratic mandate and role in representing local communities**.** More stringent eligibility requirements would apply at the acquisition stage.

This approach would enable community assets to be identified and registered at an early stage, while allowing groups time to develop their governance arrangements and organisational capacity before any future acquisition.

4.2.7 Nomination-stage eligibility criteria

To be eligible to nominate an asset, a community group would, at a minimum, need to demonstrate:

- a local connection to the community served by the asset;
- a community benefit purpose;
- a minimum membership of 10 individuals; and
- that a majority of members do not belong to the same family.

These membership requirements would not apply to Town and Community Councils, which would be eligible to nominate assets as a separate category of body. However, for the purposes of the remainder of this consultation, references to a “community group” should be read as including Town and Community Councils, unless otherwise stated.

More detailed requirements relating to governance, financial sustainability and organisational capability would apply where a community group subsequently seeks to acquire an asset.

Question 6

To what extent do you agree or disagree that the nomination-stage eligibility criteria strike an appropriate balance between enabling a wide range of community groups to nominate assets and ensuring that nominations are credible and proportionate for asset owners?

4.2.8 Communities of place and communities of interest

The Task and Finish Group report raised questions about whether the Scheme should apply to both communities of place and communities of interest. Communities of interest may include faith communities, heritage groups, cultural organisations and language-based organisations.

The Welsh Government's view is that the Scheme should focus primarily on communities of place. Requiring a local connection helps ensure that assets remain connected to, and continue to benefit, the communities most directly affected by them. It also helps ensure that decisions about the future of the community assets are driven by those with a demonstrable connection to the local area.

Communities of interest may still support and work alongside community groups. They may also be eligible to nominate an asset or subsequently seek to acquire an asset where they meet the relevant requirements, if they can demonstrate a clear and direct connection to the local area, for example through an established local branch or membership base.

Question 7

To what extent do you agree or disagree that the Scheme should focus primarily on communities of place, while allowing communities of interest to participate where they can demonstrate a clear and direct connection to the local area?

4.3 Stage 2: Assessment

4.3.1 Registration Authority

In England, responsibility for administering the right to buy scheme rests with local authorities. Alternatively, in Scotland the right to buy scheme is administered nationally on behalf of the Scottish Ministers. These differing approaches demonstrate that both local and national models can operate effectively. The key question for Wales is therefore which model, or combination of models, is best suited to Welsh circumstances.

The Welsh Government is therefore considering whether responsibility for administering the scheme should sit at local level with local authorities, at national level with the Welsh Ministers or on their behalf, or through a hybrid model involving both local and national administration.

Option 1: Local model

The primary benefits of a locally administered scheme include building on local authorities' existing relationships and their knowledge of assets within their areas, developed through the administration of CAT arrangements. Local Authorities may also be better placed to respond to community needs and local priorities, supporting placemaking and community engagement.

However, the primary challenges of this approach include placing additional pressure on local authority resources, the potential for inconsistency in decision-making across Wales, and perceived conflicts of interest where a local authority is required to assess assets it owns.

Option 2: National model

The primary benefits of a national approach include greater consistency and independence in decision-making, together with improved transparency through a single national register.

However, the primary challenges include the possibility that a national administrator may be less responsive to local circumstances and priorities and may require additional central resources to administer the Scheme.

Option 3: Hybrid Model (Preferred)

The Welsh Government’s preferred approach seeks to combine the advantages of both options 1 and 2 in a hybrid model, with local authorities responsible for assessing nominations within a nationally prescribed framework, supported by a central function for oversight. It is also proposed that a single national database be used instead of individual local registers, providing a transparent and accessible record of nominations and decisions across Wales with improved data collection.

This approach aims to balance local knowledge and flexibility with national consistency, transparency and accountability. It also provides Local Authorities the opportunity to consider how their Placemaking Plans can work in conjunction with the interests of community groups and how they may be able to better support asset acquisition either through the Scheme, or through CAT arrangements.

Question 8

To what extent do you agree or disagree with the proposed hybrid model for administering the Scheme, with Local Authorities operating within a nationally prescribed framework supported by national oversight?

4.3.2 Nominations

A community group wishing to nominate an asset for registration would need to submit a nomination to the relevant Registration Authority. A nomination must be submitted before an asset is advertised for sale. Any nominations received after the owner has taken steps to sell the asset on the open market, for example by advertising the asset for sale, would be refused.

The Welsh Government proposes that only one successful nomination should be required for each asset. As registration relates to the asset itself, once registered it would be included within the Scheme irrespective of which community group submitted the nomination. There would therefore be no need for other community groups to submit separate nominations. This would not prevent other eligible community groups from subsequently seeking to acquire the asset at the acquisition stage, when more than one group may submit an expression of interest to purchase it (see sections 4.5.2 to 4.5.4).

In support of a nomination, the nominating community group would be required to provide general information about the asset, for example its location, boundaries, any legal rights or interests and ownership information. The group would also be required to provide its reasons for nomination, including the purposes for which the asset is intended to be used, and evidence of current or previous and future community benefit.

In addition to the information outlined above, information would be required according to the type of nominating community group, for example:

- for an incorporated body, its registered name and office, articles of association and any other relevant details;
- for a charity, its formal name and office, charity registration number (where applicable) and any other relevant information;
- for a Town and Community Council, the full names and addresses of the chair and clerk; or
- for an unincorporated voluntary community group, the full names and addresses of each member and relevant declarations relating to local connection.

A template nomination form setting out the specific information required would be made available for community groups to complete.

The Registration Authority would be the data controller for all personal information provided and would therefore be responsible for its secure storage, management and retention in accordance with the relevant statutory duties.

4.3.3 Due diligence

The Welsh Government proposes that the nominating community group would be responsible for identifying the asset owner's name(s) and address(es), as well as any known issues relating to the legal ownership of the asset, including any rights or interests over the asset and the identification of boundaries, etc. This is intended to minimise future disputes or appeals.

Conducting due diligence at this early stage would demonstrate the nominating community group's willingness and ability to engage with the Scheme and provide assurance that the nomination has been properly considered, helping to mitigate malicious or vexatious nominations.

As of 2025, the Land Registry had records of 89% of the land area of England and Wales[11] Accordingly, it is anticipated that most due diligence checks can be made through Land Registry, for a small fee. Alternatively, checks may be undertaken through Land Explorer, a free to access website that can provide ownership details.

In the small number of cases where an asset is not registered, community groups could take further steps to investigate including engaging with the wider community, applying for information on probate/will records, checking council tax/business rate information and/or publishing notices on the asset itself. The Welsh Government proposes that the nominating community group, already having links to the local area, would be best placed to pursue these checks as they are more likely to have, or can more readily access, evidence or intelligence that the Registration Authority would not.

In the exceptional circumstances where an asset may not be recorded on official databases, the Registration Authority may be able to provide further assistance.

4.3.4 Assessment

Once a nomination has been submitted, the Registration Authority would assess whether the relevant requirements have been met. This would include:

- the nomination-stage eligibility criteria, including:
    - local connection to the community served by the asset;
    - community benefit purpose; and
    - membership details and any relevant declarations.
- eligibility of the asset, including:
    - evidence of current or previous community benefit;
    - information on the owner and any known legal constraints; and
    - whether any relevant exclusion applies.

Where the Registration Authority determines that either the nominating community group does not meet the nomination-stage eligibility criteria or the asset does not meet the relevant eligibility requirements, the nomination would be refused.

[11] CBP-8567.pdf.

Where a nomination is refused because the asset does not meet the relevant eligibility requirements, the asset would be recorded on the register as an unsuccessful nomination.

Where a nomination is refused because the nominating community group does not meet the nomination-stage eligibility criteria, this would not prevent another eligible community group from nominating the same asset.

Further information on notification, appeals and the resubmission of unsuccessful nominations is set out at section 4.4.3.

Where the Registration Authority determines that both the nomination-stage eligibility criteria and the relevant asset eligibility requirements have been met, it may reach an interim decision that the asset should be registered. The Registration Authority must then notify the owner of the interim decision and invite them to make any representations that may affect its final decision. It is proposed that owners will be given a four-week period to make representations.

Asset owners may make representations relating to the asset's current or previous use for community benefit or regarding any restrictions on the asset that would impact its use by the nominating community group, for example legal covenants which may prevent a disposal to a community group.

The Registration Authority must consider any representations made in reaching its final decision. It must then notify in writing both the owner and the nominating community group of its final decision and take the necessary steps to register the asset.

Question 9

To what extent do you agree or disagree with the proposed nomination and assessment process?

In your response, please consider:

- nominations (section 4.3.2);
- due diligence (section 4.3.3); and
- assessment, including owner representations (section 4.3.4).

4.4 Stage 3: Registration

4.4.1 Registration and the national register

Registration is the event that brings the asset within the scope of the Scheme, such that the Scheme's processes apply if the owner later decides to dispose of the asset. However, the act of registration itself would not automatically transfer ownership of an asset, compel an owner to sell an asset, or restrict an owners' normal use of an asset.

The Welsh Government proposes there be created and maintained a single national register as a formal public record of all assets in Wales that are registered following a successful nomination. It is proposed that each entry in the register should contain sufficient information to identify the asset, its location, ownership (where appropriate), the nominating community group, and the registration status of the asset. The register should also contain any other information necessary to support the effective operation and transparency of the Scheme.

The Welsh Government also proposes that a similar formal public record of unsuccessful nominations be created and maintained. Each entry in the register of unsuccessful nominations should set out the reason for the nomination being unsuccessful, in addition to any other relevant information for community groups interested in submitting a further nomination, where this is permitted.

It is proposed that one register could be created for assets both successfully and unsuccessfully registered.

4.4.2 Duration of registration and renewal

The English Right to Bid scheme imposes a 5-year limit on the length of time any asset can remain active on the register. This is due to be extended to 10 years for assets of community value (excluding sporting assets of community value) under the replacement Right to Buy scheme due to come into force shortly.

By contrast, the Scottish Right to Buy scheme imposes a 5-year limit on registration for all assets. However, a recent review [12] of the Scottish scheme has recommended that the registration period be extended from the current 5 years.

During our early engagement with stakeholders, it was suggested that a registration period of 5 years is insufficient. This reflects the fact that owners may retain assets for many years before deciding to dispose of them, particularly where an asset continues to be successful and profitable.

In light of stakeholder feedback and noting the move towards longer registration periods in comparable schemes, the Welsh Government considers that a longer period is necessary to provide meaningful opportunities for community groups to acquire assets of community value. Balancing these factors, among others, against the impact of registration on owners as outlined above, the Welsh Government proposes that assets remain on the register for a period of 10 years following successful nomination.

[12] Community rights to buy review - gov.scot

To ensure that assets continue to be included in the Scheme where there is ongoing community interest, the Welsh Government proposes that the same community group may apply to renew its registration within six months of expiry. Where that community group does not wish to renew the registration, another community group may submit a new nomination.

Question 10
To what extent do you agree or disagree with the proposed 10-year registration period and the approach to renewing a registration?

Please explain your answer, including any views on when a renewal or new nomination should be permitted.

4.4.3 Appeals and reviews

The Registration Authority must notify in writing both the asset owner and the nominating community group of their final decision on the nomination. It is proposed that as a minimum, the notice includes the reasons for the decision and any applicable appeal rights.

A minimum four-week (28 days) period is proposed for either party to appeal a registration decision. Appeals should then be considered through the Scheme's independent appeal process, with a determination made within six weeks of receipt of an appeal.

Where an asset owner has submitted an appeal against a successful listing, the asset should not be advertised for sale until the appeal has concluded. This is to prevent the appeal process from being used to circumvent the right to buy.

However, where a community group appeals an unsuccessful nomination, the owner should remain free to manage and dispose of the asset, including selling it, while the appeal is underway. In this circumstance, if the community group's appeal is successful, the asset may be included on the register with a new owner's details, if the sale is successful.

In either case, the body conducting the appeal must notify, in writing, both parties of their decision to grant or refuse the appeal. The Registration Authority must then take the necessary steps to enter the asset onto the relevant register (either the register of successful or unsuccessful nominations).

The Welsh Government is considering whether there should be a further right of appeal to a Tribunal, following the completion of the Scheme's internal appeals process.

The Welsh Government is also considering whether a minimum period should apply before a substantially similar nomination can be resubmitted following a refusal or a successful owner appeal. Such an approach could help avoid repeated nominations creating unnecessary burdens on owners and Registration Authorities, while ensuring that community groups retain an appropriate opportunity to nominate assets where circumstances have changed.

Question 11

Do you agree that there should be a further right of appeal to an appropriate independent tribunal following completion of the Scheme's internal appeals process?

Question 12: Do you agree that restrictions should apply to the resubmission of substantially similar nominations following an unsuccessful nomination or successful owner appeal?

If so, please provide views on the circumstances in which a restriction should apply and the appropriate period before a further nomination can be made.

4.5 Stage 4: Notification of Sale and the Community Right to Buy

4.5.1 Owner notification

Where the owner of a registered asset intends to sell it, they will be required to notify the Registration Authority.

Receipt of that notification would initiate the Community Right to Buy process.

4.5.2 Expressions of interest (EOIs)

The Registration Authority would notify the nominating community group of the proposed sale and update the register to inform other interested community groups of the opportunity to submit an EOI. The 12-month moratorium period would commence on the date the nominating community group is notified.

The nominating community group, together with any other eligible community groups, would then have six weeks to submit an EOI to acquire the asset. During this six-week period, the owner would be prohibited from advertising the asset for sale on the open market.

4.5.3 Eligible community groups for acquisition

As detailed in the nomination stage, community groups seeking to acquire an asset would first need to satisfy the nomination-stage eligibility criteria. They would also need to meet the additional eligibility requirements that apply at the acquisition stage.

All community groups seeking to acquire an asset would therefore be required to meet the nomination-stage eligibility criteria, together with further requirements relating to governance, financial capacity and organisational capability. The acquisition stage would involve a higher level of scrutiny and organisational readiness than the nomination stage. This reflects the fact that, at this stage, the Scheme would have a direct effect on the owner's ability to sell the asset. A greater level of assurance is therefore required regarding a community group’s ability to progress an acquisition, manage the asset responsibly and deliver long-term community benefit.

Eligible community groups could then use the moratorium period to undertake due diligence, prepare business plans, engage with the community and secure funding for a potential purchase. The Welsh Government proposes that the following types of organisations should be eligible to acquire assets under the Scheme:

- Town and Community Councils;
- Charitable incorporated organisations;
- Community Interest Companies, which do not distribute any surplus they make to their members;
- Co-operatives and Community Benefit Societies, which do not distribute any surplus they make to their members;
- Companies Limited by Guarantee, which do not distribute any surplus they make to their members.

These types of organisations are broadly consistent with those eligible under the equivalent schemes in England and Scotland. The Welsh Government’s view is that

groups seeking to acquire community assets should have transparent and effective governance arrangements, including democratic decision-making processes and clear accountability to their members and the wider community.

Eligible community groups would be required to have a legal structure capable of entering into contracts and holding property. They would also need to demonstrate their ability to manage the asset responsibly, including appropriate measures to protect and preserve community benefit over the long term. Depending on the type of organisational structure, this may include provisions such as an asset lock or other equivalent safeguards.

Question 13

To what extent do you agree or disagree that, once a registered asset is offered for sale, eligible community groups other than the original nominating group should be able to seek to acquire the asset?

4.5.4 EOI requirements

As set out above, eligible community groups wishing to acquire a registered asset would be required to submit an EOI during the six-week period. The EOI would be used to assess whether a community group meets the acquisition-stage eligibility requirements and is eligible to proceed as the preferred buyer.

As part of an EOI, eligible community groups could be required to demonstrate:

- community support;
- financial viability; and
- a credible plan for the acquisition and future management of the asset.

Single EOI

Where a single community group submits an EOI and demonstrates that it satisfies the acquisition-stage eligibility requirements, it would be designated as the preferred buyer.

Multiple EOIs

Where more than one community group submits an EOI, the Registration Authority would have up to four weeks to assess all EOIs received. During this period, it would consider whether each community group satisfies both the nomination-stage and acquisition-stage eligibility requirements and, where more than one group is eligible, determine which group should be selected as the preferred buyer.

In making that determination, the Registration Authority could consider factors including:

- the level of community support demonstrated;
- the anticipated community benefits;
- the group’s capacity to acquire and manage the asset successfully; and
- alignment with wider relevant local plans and placemaking objectives.

At the conclusion of the four-week assessment period, the Registration Authority would notify the preferred buyer, any unsuccessful community groups and the owner of its decision.

The Welsh Government is considering whether unsuccessful community groups should have a right to challenge decisions relating to the selection of a preferred buyer. Views are invited on whether such a mechanism should be included and, if so, how it should operate.

Question 14

To what extent do you agree or disagree that the Registration Authority should take account of community support, anticipated community benefit, organisational capacity and alignment with relevant local placemaking plans when selecting a preferred buyer?

Question 15

Do you agree that unsuccessful community groups should have a right to challenge decisions relating to the selection of a preferred buyer?

Please explain your answer. If you consider that a challenge mechanism should be included, please provide views on how it should operate, including the grounds for challenge, timescales and who should determine the outcome.

4.6 Stage 5: Acquisition

4.6.1 Moratorium period

The preferred buyer will require a reasonable period of time to undertake due diligence, secure the necessary funding, and prepare any relevant business plans for the acquisition of the asset.

This may include obtaining professional advice, undertaking searches and surveys, preparing business and governance plans and engaging with the wider community. Many of these activities form part of a standard property transaction, but the preferred buyer may want to carry out other appropriate checks to ensure the final purchase price reflects the condition of the property, and that they are notified of any liabilities in order to make an informed decision.

There are no official statistics to provide an average timeframe for the purchase of a property, as each asset will have its own unique circumstances, checks to be conducted and loan requirements. However, many estate agents provide an estimate of between six to nine months from the start of the sale process to completion for many property sales in Wales. For a community group, obtaining grant or loan funding can take up to nine months and therefore the moratorium period will need to take into account the ability for community groups to navigate other application processes and governance arrangements in order to obtain the appropriate level of funding to enable it to acquire the asset.

The Welsh Government recognises that a balance must be struck between providing community groups with sufficient time to prepare for an acquisition and ensuring that owners are not subject to unnecessary delays in disposing of their assets.

The Welsh Government therefore proposes that the Scheme should provide a 12-month moratorium period. This period would commence on the date the Registration Authority notifies the nominating community group of the proposed sale.

The proposed timescale is intended to provide community groups with a realistic opportunity to undertake the necessary due diligence, secure funding and prepare for acquisition, while minimising the period for which owners may need to retain an asset before it can be sold. This helps to ensure owners do not incur unnecessary costs or financial disadvantage as a result of the right to buy process.

The proposed 12-month period would include:

- the six-week period for eligible community groups to submit an EOI;
- the four-week assessment period during which the Registration Authority would consider any EOIs received and identify a preferred buyer; and
- the remainder of the 12-month period for the preferred buyer to undertake due diligence checks, secure appropriate funding and complete business planning.

The Welsh Government's view is that a 12-month moratorium period would provide community groups with a realistic opportunity to progress a purchase while ensuring that any restrictions on an owner's ability to sell their asset remain proportionate.

Question 16

Do you agree that the proposed 12-month moratorium period strikes an appropriate balance between providing community groups with sufficient time to prepare for acquisition and minimising delays for asset owners?

4.6.2 Independent valuation

The Welsh Government proposes that independent market valuation must form part of the process to ensure fairness, transparency and certainty to both owners and the purchaser. An independent assessment would provide a sale price at market value that would not disadvantage owners from having had their asset included within the Scheme.

To avoid any delays to the process, it is proposed that the independent valuation assessment begins once an EOI is received by the Registration Authority. This ensures that a valuation is not pursued without the understanding that there is an interested buyer and is arranged sufficiently early to avoid any further delays to the sale process. The Welsh Government is considering how independent valuations should be commissioned and the timescale within which they should be completed.

4.6.3 Owner protections

The Welsh Government recognises the need to protect owners from unreasonable burdens. The Scheme should not result in financial disadvantage to owners, or any other affected party, solely as a consequence of its requirements. Proportionate redress should be in place to enable owners to request a review, appeal a decision and, in certain circumstances, apply for compensation where the operation of the Scheme results in financial loss or expense. Any entitlement to compensation claim would be subject to the conditions set out in the Bill or regulations, including any applicable time limits for making a claim.

To safeguard owners' property rights and ensure that the Scheme does not result in undue delay, it is proposed that the Scheme should include a review point six months into the moratorium period. At that stage, owners would be entitled to request an update on the progress of the proposed acquisition.

This would provide assurance to both owners and community groups that the acquisition remains viable and capable of being completed within the 12-month moratorium period. Where risks or barriers to completion are identified, steps could be taken to provide appropriate support, or where necessary, determine that the acquisition is unlikely to proceed.

As part of the six-month review, the Registration Authority could assess information provided by the preferred buyer regarding progress towards acquisition, including funding, governance requirements and any necessary due diligence. Where it is clear that the acquisition is unlikely to be completed within the remaining period of the moratorium, the owner may be entitled to market the asset for sale on the open market.

The Welsh Government is also mindful that, while the Scheme may restrict the timing of a sale, ownership of the asset remains with the owner throughout the Community Right to Buy process. Therefore, it is recognised that owners should

retain the ability to decide whether they want to continue with a sale, or whether they wish to withdraw from the sale process.

However, where an owner withdraws from a proposed sale, this would not affect the asset's inclusion on the register. The asset would remain listed for the remainder of the registration period unless removed.

The Welsh Government is considering who would be liable for the costs of valuation or other expenses incurred should the owner withdraw, and views are sought.

Question 17

To what extent do you agree or disagree that the proposed owner protections strike an appropriate balance between enabling community acquisition opportunities and protecting owners' property rights?

In your response, please consider:

- representations at registration;
- review and appeal rights;
- the proposed 12-month moratorium period;
- the proposed six-month review, including what should happen where an acquisition is unlikely to be completed within the moratorium period; and
- compensation arrangements.

Question 18

Who should be responsible for any valuation costs or other expenses incurred where an owner withdraws from the sale process?

Please provide reasons for your answer, including any views on the circumstances in which such costs should arise and how liability for those costs should be determined.

4.6.4 Enforcement

The Welsh Government is considering what enforcement measures may be required to support the effective operation of the Scheme. This includes how the Scheme should respond where an owner sells a registered asset without complying with the statutory requirements, including any requirement to notify the Registration Authority or observe the applicable moratorium period.

A range of options are being considered and the Welsh Government welcomes views on what measures would be appropriate, proportionate and effective in ensuring compliance with the Scheme.

Question 19

What enforcement measures, if any, should apply where a registered asset is sold without complying with the requirements of the Community Right to Buy Scheme?

4.7 Scheme Support for Communities

Legislation alone will not increase levels of community ownership. This was clearly outlined in the Task and Finish Group report which set out 18 recommendations in total, one of which being the development of legislation.

Successful community ownership depends not only on legal rights and processes, but also requires:

- advice;
- expertise;
- finance; and
- organisational development.

The Welsh Government therefore seeks views on what support should be provided alongside the Scheme to help community groups participate effectively and maximise opportunities for community ownership.

This support could include:

- guidance on the operation of the Scheme;
- legal advice;
- valuation and surveying support;
- governance and organisational development advice;
- business planning assistance;
- support with feasibility studies and due diligence;
- grant funding; and
- loan schemes.

Question 20

What types of support do you think community groups will require to participate effectively in the Scheme?

Please explain your answer.

Annex A: Glossary and Key Terms

The definitions below explain how key terms are used in this consultation. They are intended to support understanding of the proposals and do not constitute final legislative definitions.

Asset
A building, structure, parcel of land or other property interest that may be capable of registration under the Scheme if it meets the relevant eligibility criteria.

Community benefit
An asset making, or having the potential to make, a positive contribution to the social, economic and/or cultural wellbeing of the local community through the way in which the asset is used, managed or developed.

Community group
A group or body seeking to participate in the nomination or acquisition process under the Scheme, including Town and Community Councils where relevant.

Communities of interest
Groups connected by a shared characteristic, purpose or interest rather than a specific geographical area. Examples may include faith, heritage, cultural or language-based groups.

Communities of place
Communities connected by a shared geographical area, such as a neighbourhood, village, town or locality.

Land
Land is not limited to the physical ground. It also includes buildings and other structures on the land, land covered by water, and legal interests such as freeholds, leaseholds and certain rights over land.

Local connection
A demonstrable connection between a community group and the geographical area or community served by the asset.

Moratorium period
A defined period during which an eligible community group has the opportunity to pursue the purchase of a registered asset before the owner may sell it on the open market.

Nomination
An application submitted to the Registration Authority for the registration of an asset.

Preferred buyer

The eligible community group selected to proceed with the acquisition of a registered asset.

Registration Authority
The body responsible for carrying out relevant functions under the Scheme. Under the proposed model, functions may be allocated between local and national bodies.

Right of first refusal
The opportunity for an eligible community group to seek to purchase a registered asset before the owner may sell it on the open market.

Annex B: Examples of Assets That May Deliver Community Benefit

The type of asset would not, by itself, determine eligibility for registration. Eligibility would depend on whether its current or previous use provides community benefit. The examples below are illustrative only and do not mean that an asset would automatically qualify. The nominating community group would also need to meet the nomination-stage eligibility criteria, and any statutory exclusions would apply separately.

Illustrative asset	**How current or historic use may relate to community benefit**
Community centre or village hall	Social or cultural benefit, where it has provided opportunities for people to meet, volunteer, participate in activities, access local services or use Welsh in community settings.
Local shop or public house	Social or economic benefit where it has retained an important local service, supported employment or enterprise, or provided a place for social interaction.
Library, swimming pool or leisure facility	Social benefit, where it has supported learning, wellbeing, recreation or community participation.
Theatre, arts venue or heritage building	Cultural or social benefit, where it has supported Welsh-language or bilingual events, arts and culture, protected heritage or maintained community identity.
Market or other commercial premises	Economic or social benefit where it has supported local services, employment, enterprise or community activity.
Former industrial building	Economic or cultural benefit, where it has supported local employment or enterprise, or contributed to local heritage and identity.
Woodland, green space or allotments	Social or economic benefit where they have provided opportunities for recreation, participation, learning or food growing, or supported locally connected employment, enterprise or services.
Boating lake or other land covered by water	Social or economic benefit where it has supported recreation, participation or locally connected activity.
Former school or other public building	Social, economic or cultural benefit where it has supported local services, community activities or opportunities to learn or use Welsh.
Community workspace or enterprise hub	Economic benefit where it has supported local employment, enterprise, skills or the retention of local services.
Sports ground or playing field	Social or cultural benefit where it has supported recreation, sporting participation, volunteering or wider community activity.

Consultation Response Form

Your name:

Organisation (if applicable):

email / telephone number:

Your address:

Consultation questions

Question 1

Do you agree with the policy objectives and core principles of the Scheme?

☐ Yes
☐ No
☐ Unsure

Please explain your answer.

Question 2

Do you agree that eligibility for registration should be based on community benefit rather than on a defined list of asset types?

☐ Yes
☐ No
☐ Unsure

Please explain your answer.

Question 3

Do you agree that an asset should be eligible for registration where it currently provides community benefit, or has provided community benefit and could do so again?

☐ Yes
☐ No
☐ Unsure

Please explain your answer.

Question 4

To what extent do you agree or disagree that community benefit should be assessed through social, economic and cultural wellbeing considerations?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 5

Do you agree with the proposed approach to excluding certain types of land and property from the Scheme?

☐ Yes
☐ No
☐ Unsure

Please explain your answer, including whether there are any other types of land or assets that you consider should be excluded.

Question 6

To what extent do you agree or disagree that the nomination-stage eligibility criteria strike an appropriate balance between enabling a wide range of community groups to nominate assets and ensuring that nominations are credible and proportionate for asset owners?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 7

To what extent do you agree or disagree that the Scheme should focus primarily on communities of place, while allowing communities of interest to participate where they can demonstrate a clear and direct connection to the local area?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 8

To what extent do you agree or disagree with the proposed hybrid model for administering the Scheme, with Local Authorities operating within a nationally prescribed framework supported by national oversight?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 9

To what extent do you agree or disagree with the proposed nomination and assessment process?

In your response, please consider:

- nominations (section 4.3.2);
- due diligence (section 4.3.3); and
- assessment, including owner representations (section 4.3.4).

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 10

To what extent do you agree or disagree with the proposed 10-year registration period and the approach to renewing a registration?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer, including any views on when a renewal or new nomination should be permitted.

Question 11

Do you agree that there should be a further right of appeal to an appropriate independent tribunal following completion of the Scheme's internal appeals process?

☐ Yes
☐ No
☐ Unsure

Please explain your answer.

Question 12

Do you agree that restrictions should apply to the resubmission of substantially similar nominations following an unsuccessful nomination or successful owner appeal?

☐ Yes
☐ No
☐ Unsure

If so, please provide views on the circumstances in which a restriction should apply and the appropriate period before a further nomination can be made.

Question 13

To what extent do you agree or disagree that, once a registered asset is offered for sale, eligible community groups other than the original nominating group should be able to seek to acquire the asset?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 14

To what extent do you agree or disagree that the Registration Authority should take account of community support, anticipated community benefit, organisational capacity and alignment with relevant local placemaking plans when selecting a preferred buyer?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 15

Do you agree that unsuccessful community groups should have a right to challenge decisions relating to the selection of a preferred buyer?

☐ Yes
☐ No
☐ Unsure

Please explain your answer. If you consider that a challenge mechanism should be included, please provide views on how it should operate, including the grounds for challenge, timescales and who should determine the outcome.

Question 16

Do you agree that the proposed 12-month moratorium period strikes an appropriate balance between providing community groups with sufficient time to prepare for acquisition and minimising delays for asset owners?

☐ Yes
☐ No
☐ Unsure

Please explain your answer.

Question 17

To what extent do you agree or disagree that the proposed owner protections strike an appropriate balance between enabling community acquisition opportunities and protecting owners' property rights?

In your response, please consider:

- representations at registration;
- review and appeal rights;
- the proposed 12-month moratorium period;
- the proposed six-month review, including what should happen where an acquisition is unlikely to be completed within the moratorium period; and
- compensation arrangements.

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

Please explain your answer.

Question 18

Who should be responsible for any valuation costs or other expenses incurred where an owner withdraws from the sale process?

Please provide reasons for your answer, including any views on the circumstances in which such costs should arise and how liability for those costs should be determined.

Question 19

What enforcement measures, if any, should apply where a registered asset is sold without complying with the requirements of the Community Right to Buy Scheme?

Please explain your answer.

Question 20

What types of support do you think community groups will require to participate effectively in the Scheme?

Please explain your answer.

Question 21

Do you have any evidence, information or views that would help inform the Welsh Government's assessment of the likely impacts, costs or benefits of the proposals set out in this consultation and the supporting draft Regulatory Impact Assessment and Integrated Impact Assessment?

In particular, we welcome views on how the proposals could be developed to increase positive effects, or reduce any negative effects, including in relation to equality, children's rights, health and wellbeing, socio-economic circumstances, rural communities, biodiversity and the environment.

Please provide details and supporting evidence where possible.

Question 22:

What, in your opinion, would be the likely effects of the Community Right to Buy Scheme on the Welsh language? We are particularly interested in any likely effects on opportunities to use the Welsh language and on not treating the Welsh language less favourably than English.

Do you think that there are opportunities to promote any positive effects?

Do you think that there are opportunities to mitigate any adverse effects?

Question 23:

In your opinion, could the Community Right to Buy Scheme be formulated or changed so as to:

- have positive effects or more positive effects on using the Welsh language and on not treating the Welsh language less favourably than English; or
- mitigate any negative effects on using the Welsh language and on not treating the Welsh language less favourably than English?

Question 24:

We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them:

Responses to consultations may be made public. Your response will be anonymous.

However, if you would like your name to be published alongside your response, please insert an x in the box.

I agree to my name being published alongside my response to this consultation.	