Easy Read

Llywodraeth Cymru
Welsh Government

Community Right to Buy Scheme

What do you think



November 2026

How to use this document

This is an Easy Read version of: **Community Right to Buy Scheme for Wales.**



You might need help to read it. You can ask someone you know to help you.

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Easy Read Wales made this Easy Read document.
Click here to tell us what you think.

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About this survey



We want to know what you think about the **Community Right to Buy Scheme for Wales**.

Scheme

We will call this the **scheme** for short.

The scheme could help communities:



- Ask for important and special community places to be added to a list - or **register**.



- Have the first chance to buy important places for the community.



This survey will help us make the scheme and the laws needed for it.



Please read this document. Then answer the questions in the response form.

About the Community Right to Buy Scheme



There are many important parts to a community.



Some things help bring the community together. Like buildings, land, or places. We call these **assets**.



We want to make sure communities can keep important assets.



For example, sometimes buildings that a community uses a lot are sold. If it is sold, the community may not be able to use it anymore.



In the scheme, a community group could ask for important assets to be added to a **register**.



The **register** is a list that shows us what places and buildings are important to the community.



If assets on the register are put up for sale, community groups would have the first chance to buy it.



If they decide not to buy it, it would be sold as normal.



We want to know what you think about this, and how it could work.



This idea is not new. We already have some ways to help communities use important assets.



This new scheme would give an extra option to help a community group own an asset.

Why community assets are important



Assets like buildings and land play an important part in community life. They can:



- Help people meet and connect.



- Help people get to and use services.



- Support activities.



- Make communities stronger.



Right now, there are a few ways communities can use assets.



But there are some issues with how this works. For example:



- Communities do not have many rights about owning assets.



- The way this works can be different across Wales.



Community groups and other organisations have asked for stronger rights and support for communities.



Many community assets have been lost in Wales.



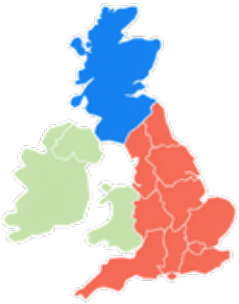
They have gone up for sale and the community has not had enough time to buy them.



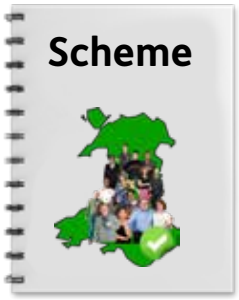
Or there have been issues that have made buying assets difficult.



We did research and asked for the views of many groups of people and organisations.



And we have looked at what is happening in England and Scotland.



This has helped us decide that we need a Welsh scheme.

What the scheme will do

We think the scheme would:



- Give communities more chance to own their own assets.



- Make things clearer.



- Make sure things work in the same way across Wales.



- Be fairer to communities and make them stronger.



Community benefit

Communities could keep assets that are important to them.



Local connection

The scheme could support groups that use the asset, in its local area.



Balance

The scheme should support communities and the rights of people who own assets.



Flexible

Communities should be able to use assets in new ways when needed.

Examples of community assets



Buildings like libraries, church halls, pubs, swimming pools, pieces of land, allotments.

For example:



- A pub becoming a community hub.



- A library becoming a wellbeing centre.



- An outdoor space kept for community gardening.



- A theatre for arts events to keep running.



Not all places could become a community asset.



For example, where it is only used as someone's home. Or some places that come under certain laws.



A place that is used as a home and for something else may still be included if it meets the rules.

Community benefit



For an asset to be registered we believe it needs to benefit the community.



We think this is the main thing needed to decide if an asset can be added to the register.

For example, it should help with things like:



- Connecting people.
- Improving health and wellbeing.
- Supporting the Welsh language.

Cymraeg

Who can register or buy assets



They would need to be community groups, or a Town or Community Council.



They would need to show they are connected to the local community.



They would need to say how they could support their community and why this was important.



The group should have at least 10 members to register an asset. Most of the members should not be from the same family.



There would be fewer rules for a group to register an asset. There would be stricter rules for a community group to buy an asset.



For example, maybe a newly formed group wants to register an asset.



Then they develop and grow into a stronger group if they want to buy it.



They would then need to show:

- They can run a community group well.
- They have enough money to do so.

Communities of place and communities of interest



Communities of interest are based on a common interest. For example, faith, or shared history.



Communities of place are based in a local area. They focus on supporting the whole local community.



We believe that the scheme should focus more on place than interest. The benefit must be to the community itself.

Who will run the scheme



There are different ways the scheme could be run.



Local councils could run it.



Or it could be run by a national team.



Here are some of the benefits and risks of it being run by local councils:

Benefits:



- Good understanding of local area and communities.



- Will work with other local plans.



- Will support involving the community better.

Risks:



- Puts more pressure on local councils.



- Decisions could be made differently across Wales.



- Might be difficult when councils assess things they own.



Here are some of the benefits and risks of it being run by a national team:

Benefits:



- It will work the same way across Wales.



- 1 national register.



- More independent decision-making.

Risks:



- We would need to set up 1 main national team.



- It would be harder to meet and understand local needs.



We could do a bit of both. This is called a **Hybrid Model**.



We would prefer this way.

Benefits:



- Local knowledge and working the same way.



- Help will be available from a central team.



- Single way of collecting information.



- Still have local involvement.

Risks:



- Local council and national team would need to work together.



- It would need to be clear how to run things.

How this would work



Local councils would check applications.



All councils would follow the same guidelines.



All information would be stored in 1 place.



Councils can think about community groups and the other plans they have in place.

How the scheme could work

The scheme can be broken down into 5 stages:



1. A community group finds an asset. They apply to add it to the register.



2. The local council checks the application. The owner is asked for their views before a decision is made.



3. If it is agreed to register the asset, it will be on the register for up to 10 years.



4. If the asset goes up for sale, community groups are asked if they want to buy it.



5. The group then starts the process of buying the asset. The group has 12 months to arrange the purchase. After 12 months, the owner can try to sell the asset to someone else.



Community groups may also need advice, support and funding to take part and manage an asset for the long term.

More about how the scheme could work



The register would be a list of places that have been confirmed as community assets.



It would also show which assets were not accepted on the register. It would give the reason why.



There should also be a way for groups to appeal. For example, if an asset did not make it to the register.



We believe the assets should stay on the register for 10 years. It would then need to be applied for again.

Buying the Asset



The owner would need to say if they wanted to sell their asset.



The community group would then have the first chance to buy it.



The group would need to decide if they want to buy it and show they are able to do so.



The types of community groups we are talking about would be organisations like:

- Town and community councils.
- Charities.
- Community Interest Companies.
- Some other types of organisations.



They may need to show they have the support of the community.



They would need to show they could afford it and be able to manage it.



Sometimes, another community group may also want to buy the asset. If this happens 1 of them would need to be chosen.



This would be done based on how well they meet the rules. For example, how much support they have from the community.



We think the buying process should last for up to 12 months.



This would give the community group enough time to carry out the steps they need to. But it also needs to be fair on the seller.



Some other steps would be taken to make sure the process is fair for everyone. For example:



- Making sure the asset is sold for a fair price.



- Looking after the rights of the owner.



- Steps to take if the owner does not follow the rules.



We also think there needs to be enough advice and support about the scheme.



We would like your views on what is needed.
For example:

- Guidance.
- Legal advice.
- Checking how much an asset is worth.
- Funding.

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