Llywodraeth Cymru
Welsh Government

Welsh Government Integrated Impact Assessment Record

November 2026

Proposal summary

The proposed Community Right to Buy Scheme aims to strengthen the ability of communities to influence the future of assets that are important to local people. The Scheme would enable eligible community groups to seek to acquire assets delivering community benefit across the public and private sectors, supporting long-term community stewardship, resilience and local wellbeing. It is intended to complement existing community asset transfer and placemaking arrangements by widening the range of assets that communities can access and helping to retain social, cultural and economic benefits within communities. The proposals are expected to affect community groups, asset owners, local authorities and other public bodies involved in the registration, sale and acquisition of community assets.

The proposed Scheme will support the commitments made in the Programme for Government to “Building more community wealth and legislate for a community right to buy to empower communities to take ownership of local assets”.

Well-being of Future Generations Act questions

1. **How have the five ways of working shaped the development and implementation of this policy or legislation?**

Long-term - The Scheme has been designed to secure the long-term social, economic and cultural benefits of community assets. By enabling communities to acquire and steward assets of community value, the policy seeks to retain facilities and services that support local resilience, wellbeing and prosperity for current and future generations.

Prevention - The policy aims to prevent the loss of valued community assets and the negative consequences that can follow, including reduced community cohesion, social isolation and the loss of local services and opportunities. Registration and the right of first refusal provide an opportunity for communities to act before assets are lost permanently.

Integration - Community assets contribute to multiple well-being goals simultaneously, including prosperity, health, resilience, culture and cohesive communities. The Scheme has been designed around community benefit, with assessment criteria focused on social, economic and cultural outcomes and alignment with the sustainable development principle.

Collaboration - The proposals have been developed through engagement with local authorities, community organisations, support bodies and other stakeholders. The Scheme's success will depend on continued partnership between communities, asset owners, local authorities and support organisations.

Involvement - Stakeholder engagement, workshops and surveys have informed policy development. The Scheme itself increases community involvement by creating opportunities for communities to identify, register and seek to acquire assets that are important to local wellbeing.

2. **Who have you collaborated with and involved when developing the proposal, and to understand its impacts, including on people, households, public bodies, businesses and the third sector (e.g. through engagement with relevant stakeholders or public consultation?)**

Early engagement with stakeholders has been at the forefront of developing the policy proposals. Engagement has been carried out with stakeholders across the public, private and third sectors. This included local authorities, WLGA, Cwmpas, Ystadau Cymru, community ownership organisations, community groups and other interested stakeholders.

Five stakeholder workshops were held in August 2026, including sessions specifically for local authorities. These workshops considered policy design, implementation, support requirements, Welsh language impacts, and alignment with the Well-being of Future Generations Act.

An ongoing stakeholder survey was used to gather wider feedback, including from people with protected characteristics and young people. This engagement has informed the development of the eligibility criteria, community benefit requirements, support arrangements and implementation considerations.

3. **How does the policy contribute to sustainable development and long-term well-being outcomes?**

The proposals have been developed in accordance with the Well-being of Future Generations Act and are intended to support sustainable development by enabling the long-term retention of assets that provide community benefit.

Community assets contribute to social, economic and cultural wellbeing by providing spaces for local services, volunteering, recreation, cultural activity, community participation and local enterprise. Protecting these assets can strengthen resilience, improve health and wellbeing, support local economies, promote culture and the Welsh language, and enhance community cohesion.

The Scheme embeds sustainable development through its focus on community benefit. Community groups will be expected to demonstrate how an asset contributes, or could contribute, to social, economic and cultural wellbeing and the wider well-being goals.

Stakeholders highlighted that successful delivery will also depend on wider support, including guidance, capacity building and access to finance, to enable communities to acquire and manage assets sustainably over the long term.

4. **What are the key impacts (positive, negative, and opportunities) across each of the seven well-being goals?**

Globally Responsible Wales - Positive impact through the sustainable use and long-term stewardship of community assets. Opportunities may arise for environmental improvements such as energy efficiency and sustainable asset management. Negative impacts are expected to be limited and site-specific.

Prosperous Wales - Community ownership can support local economic activity, volunteering, skills development and community wealth retention. Some groups may face challenges in securing funding and developing capacity, highlighting the importance of support mechanisms.

Resilient Wales - The policy will help retain assets that support community resilience and adaptability. There may also be opportunities to enhance biodiversity, environmental sustainability and climate resilience through community management.

Vibrant Culture and Thriving Welsh Language - The proposals support the retention of assets that facilitate cultural activities, heritage preservation, recreation and Welsh language use. Community ownership can strengthen local identity and create opportunities to promote the Welsh language.

Cohesive Communities - This is expected to be one of the most significant positive impacts. The Scheme will help communities retain places for social interaction, participation, volunteering and service delivery, supporting stronger and more connected communities.

More Equal Wales - The policy can improve access to community facilities and opportunities, particularly in disadvantaged and rural areas. There is a risk that communities with greater resources may be better placed to utilise the Scheme, making targeted support important.

Healthier Wales - Community assets support physical activity, social connection and access to services, contributing to improved physical and mental wellbeing. Negative impacts are expected to be minimal.

Overall, the policy is expected to make a positive contribution across all seven well-being goals, with the strongest impacts likely to be on Cohesive Communities, Vibrant Culture and Thriving Welsh Language, More Equal Wales and Prosperous Wales.

5. **What evidence, including reports under the Act, has informed the policy, and how will it support ongoing decision-making?**

The policy has been informed by a range of evidence, including stakeholder engagement, the 2025 Community Asset Commission Task and Finish Group report, following their review of community asset transfer arrangements, the Senedd Local Government and Housing Committee's 2022 inquiry into community assets, and evidence from community ownership practitioners and support organisations.

Reports produced under the Well-being of Future Generations Act have also informed development. In particular, the Future Generations Report 2025 highlighted the contribution community assets make to social cohesion, community connection and wellbeing. National well-being indicators, milestones and Future Trends Reports provide additional evidence on long-term social, economic, environmental and cultural challenges and opportunities.

The proposed national register of assets of community value will generate further evidence on the scale and distribution of community assets across Wales. Together with future evaluation, stakeholder feedback and national wellbeing evidence, this will support ongoing monitoring of the Scheme and its contribution to the well-being goals.

Summary of Impact Assessments for this proposal

Mandatory publication

Equality Impact Assessment

Completed: **Yes**

Published: **Yes**

Children's Rights Impact Assessment

Completed: **Yes**

Published: **Yes**

Health Impact Assessment

Completed: **Yes**

Published: **Yes**

Welsh Language Impact Assessment

Completed: **Yes**

Data Protection Impact Assessment Screening

Completed: **Yes**

Other Impact Assessments

Biodiversity Impact Assessment

Completed: **Yes**

Rural Proofing Impact Assessment

Completed: **Yes**

Sustainable Land Management Impact Assessment

Completed: **Yes**

Carbon Impact Assessment

Completed: **Yes**

Duty of Quality (Health) Impact Assessment

Completed: **Yes**

Socio-economic Impact Assessment

Completed: **Yes**

Contents

1. **Equality Impact Assessment**.....7
2. **Children's Rights Impact Assessment**.....20
3. **Health Impact Assessment**.....27

1. Equality Impact Assessment

EQUALITY IMPACT ASSESSMENT (EQIA)

MAKING BETTER AND FAIRER DECISIONS

A. Proposal

1. Title of proposal

Community Right to Buy Scheme in Wales

2. What is your proposal aiming to achieve?

The proposed Community Right to Buy Scheme aims to strengthen the ability of communities to shape the future of assets that are important to local people. The Scheme would enable eligible community organisations to nominate assets that provide community benefit for inclusion on a register. Where a registered asset is subsequently offered for sale, an eligible community organisation could seek an opportunity to acquire that asset through a statutory right of first refusal. The Scheme would not itself provide funding for acquisition.

The Scheme is intended to support long-term community stewardship, resilience and local wellbeing, and to complement existing community asset transfer and placemaking arrangements by helping communities retain social, cultural and economic benefits within their area.

The Welsh Government has prioritised this Scheme as a Programme for Government commitment for this Senedd term and it is intended that a Bill will be introduced as part of the first phase of the legislative programme.

Wales does not currently have a statutory Community Right to Buy framework comparable to arrangements operating elsewhere in the UK. While community assets can and have been obtained in Wales, they can take decades to reach fruition. This means 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. Putting a community right to buy on a statutory footing would rebalance the power between communities and asset owners and actively promote the use of underutilised buildings or land for the benefit of the community.

3. When did work start on the proposal?

Summer 2026

4. Which organisations, groups or communities are likely to be affected?

- Community Groups and Organisations including community and town councils, charities, community benefit societies etc.

- Asset owners including Local Authorities, Welsh Government sponsored bodies and other public bodies, private sector owners, third sector owners
- Support organisations including Cwmpas, Ystadau Cymru, community support organisations
- Communities and residents
- Public Sector partners

B. Impact on, and engagement with, people in protected groups

Lack of evidence is not a reason for not assessing equality impact.

AGE

1. **What evidence is available and what is its source? Include the findings from any engagement.**

Evidence from the Senedd's 2022 inquiry into community assets (Inquiry into community assets), the Community Asset Task and Finish Group report (community-asset-commission-task-finish-group-final-report-december-2025.pdf), stakeholder workshops and surveys indicates that community assets play an important role in supporting people of all ages. Community centres, libraries, youth facilities, recreational spaces and community hubs provide opportunities for social interaction, learning, volunteering and recreation. Stakeholders highlighted the importance of protecting spaces that support young people's development and reduce social isolation amongst older people.

Evidence suggests that volunteering participation varies across age groups. Younger adults are generally less likely to participate in formal volunteering than older adults, while retired people and those aged 65-74 have historically shown some of the highest rates of volunteering in Wales. (National Survey for Wales, 2016-17: Volunteering and caring / WCVA Youth volunteering and Welsh schools - Paper-1.pdf) Community ownership and management of assets may therefore provide opportunities for older people and retirees to contribute their skills, experience and time, and to have access to valued assets. There may also be opportunities to encourage greater participation by younger people through involvement in the governance, development and use of community assets.

Survey responses also highlighted the benefits of education and skills development, particularly for young people that can be derived from community held land and buildings. Also, the Plunkett UK's 2026 impact report was signposted (Plunkett-Impact-Report-2026.pdf) which shows that over half of community-owned businesses employ young people aged 16 – 25.

Evidence from the Older People's Commissioner for Wales indicates that digital exclusion remains a significant issue for older people, particularly those aged 75 and over, with around one-third estimated to be digitally excluded. Older people report

difficulties accessing healthcare, banking and other everyday services as organisations increasingly move towards digital-first delivery models. Barriers include affordability, lack of digital skills and confidence, and concerns about online security, creating risks of social exclusion, reduced independence and poorer access to essential services. (olderpeople.wales - Older People's Commissioner for Wales (2024), *Access Denied: Older People's Experiences of Digital Exclusion in Wales)*.

2. **Is any evidence unavailable or uncertain?**

   No evidence suggests the policy will have a negative impact based on age. However, limited evidence is available on the extent to which younger people currently participate in community ownership initiatives and governance structures in Wales.

3. **Who have you engaged with, why and how?**

   Engagement has been undertaken with community organisations, local authorities, community ownership practitioners and support organisations through workshops, stakeholder surveys and policy discussions. Stakeholders were asked to identify who benefits from community assets and whether any groups could face barriers in accessing the Scheme. The stakeholder survey was adapted to seek views specifically from young people.

4. **How has evidence affected your proposal?**

   Evidence reinforced the importance of community assets as spaces for intergenerational activity, education, recreation and social support. This has informed the focus on retaining assets that provide broad community benefit and ensuring eligibility criteria recognise social and wellbeing outcomes.

5. **What are the likely impacts of the proposal?**

   The policy is expected to have a positive impact on younger and older people by helping to retain facilities and services that support learning, recreation, community participation and social connections. No direct negative impacts have been identified.

6. **What steps will you take to enhance positive or reduce negative impacts?**

   Guidance and engagement activity will encourage community groups to consider the needs of different age groups when developing community benefit proposals. Opportunities will also be explored to encourage participation by younger people and older people in community ownership and governance.

   As the policy develops further, we will continue to seek views to identify whether any communities could experience barriers in accessing the Scheme and will take steps to resolve these.

   Digital exclusion of older people is recognised as a potential barrier, where we may need to provide additional support if processes are reliant on digital access.

DISABILITY

7. **What evidence is available and what is its source? Include the findings from any engagement.**

   Stakeholder feedback highlighted that community assets frequently provide services, support networks and opportunities for participation for disabled people. This reflects wider evidence in Wales that disabled people continue to face barriers to participation in community life and accessing services. Welsh Government research has highlighted the importance of accessible and inclusive environments in enabling disabled people to live independently and participate fully in their communities. (Evidence sources: Locked Out (Welsh Government, 2021) - Locked out: liberating disabled people's lives and rights in Wales beyond COVID-19 | GOV.WALES; Disability Rights Taskforce recommendations 2025 - Recommendations of the Disability Rights Taskforce | GOV.WALES
   ; Framework for Action on Independent Living - Action on disability: the right to independent living framework and action plan | GOV.WALES).

   Evidence from community ownership organisations suggests that community-led ownership can create opportunities to improve the accessibility and inclusivity of local facilities. Our stakeholder survey identified disabled people, including people with physical disabilities, sensory impairments, learning disabilities and neurodivergent people, as groups whose needs should be actively considered in the design and implementation of the Scheme. Respondents highlighted the importance of accessible assets, information and processes, and recognised that some individuals may require additional support to nominate assets or participate in the Scheme.

8. **Is any evidence unavailable or uncertain?**

   Limited evidence is available on the specific accessibility characteristics of assets that may be registered under the Scheme. Further information would only become available during implementation.

9. **Who have you engaged with, why and how?**

   Engagement has included community organisations, local authorities and third-sector stakeholders through workshops and surveys. Views have been, and continue to be, sought regarding access to and participation in the Scheme.

10. **How has evidence affected your proposal?**

    The evidence highlighted the importance of ensuring the Scheme is accessible and that community assets continue to support disabled people. Consideration will be given to accessible guidance, communications and implementation arrangements.

11. **What are the likely impacts of the proposal?**

    The policy is expected to have a positive impact by helping to protect assets that provide services, activities and social support for disabled people. Retaining community facilities may help support participation, inclusion and independent living. Although no direct negative impacts have been identified, barriers could arise if information,

guidance, nomination processes or engagement activities are not designed to be accessible.

12. What steps will you take to enhance positive or reduce negative impacts?

Implementation will seek to ensure that information, guidance and engagement materials are accessible.

Eligible community organisations will be able to express an interest and use a protected period to undertake due diligence, prepare business plans (which would include consideration of accessibility) and secure funding.

Opportunities to support accessibility and inclusion through the management and development of community assets will continue to be considered.

As the policy develops further, we will continue to seek views to identify whether any communities could experience barriers in accessing the Scheme and will take steps to resolve these.

RACE

13. What evidence is available and what is its source? Include the findings from any engagement.

Stakeholder engagement highlighted the role community assets can play in supporting diverse communities through cultural activities, advice services, community events and opportunities for social participation. This reflects wider Welsh Government evidence that ethnic minority communities can experience barriers to participation and access to opportunities and services, and that inclusive community spaces can play an important role in supporting community cohesion and wellbeing. Evidence from community ownership organisations also suggests that community-led ownership can help communities shape local facilities to meet local needs.

Our stakeholder survey identified ethnic minority communities as groups whose needs should be actively considered in the design and implementation of the Scheme. Respondents highlighted the importance of safe, accessible and welcoming community spaces and noted that some groups may face barriers because of differing levels of organisational capacity, awareness and access to resources.

(Sources: Equality and Human Rights Monitor 2023: Is Wales Fairer? | EHRC; National Survey for Wales - National Survey for Wales | GOV.WALES; Anti-racist Wales Action Plan: 2024 update | GOV.WALES)

14. Is any evidence unavailable or uncertain?

There is limited evidence on current levels of participation in community ownership activities by different ethnic groups in Wales. The impact on specific communities will depend on local circumstances and uptake of the Scheme.

15. Who have you engaged with, why and how?

Stakeholder engagement was undertaken through workshops and surveys and included organisations with an interest in equality, community development and community ownership. Engagement sought views on who may benefit from, or face barriers to, the proposals.

16. How has evidence affected your proposal?

Evidence noted above highlighted the importance of ensuring that a broad range of communities can access the Scheme and that barriers to awareness and participation are minimised through guidance and outreach.

17. What are the likely impacts of the proposal?

The policy is expected to have a positive impact by helping to retain community spaces that support cultural activities, advice services, social networks and community cohesion. These assets may be particularly important for some ethnic minority communities in providing opportunities for participation and connection. No direct adverse impacts have been identified, although some communities may face practical barriers to participation if awareness, accessibility or support needs are not adequately addressed.

18. What steps will you take to enhance positive or reduce negative impacts?

Communications and engagement activity will seek to reach a diverse range of communities. As the policy develops further, we will continue to seek views to identify whether any communities could experience barriers in accessing the Scheme and will take steps to resolve these.

RELIGION, BELIEF OR NON-BELIEF

19. What evidence is available and what is its source? Include the findings from any engagement.

Stakeholder engagement indicates that community assets support a wide range of activities linked to faith, belief, culture and community participation. Community facilities are frequently used by faith groups and organisations serving people from different religious and non-religious backgrounds. Wider evidence on community cohesion and participation suggests that accessible local facilities can play an important role in supporting social connections, cultural expression and community activity across diverse communities

(Sources: Census - Office for National Statistics; Equality and Human Rights Monitor 2023: Is Wales Fairer?; National Survey for Wales)

20. Is any evidence unavailable or uncertain?

Limited evidence is available on the specific number or type of assets currently used by faith or belief groups that may be affected by the proposals. No evidence of adverse impacts has been identified.

21. Who have you engaged with, why and how?

Engagement has been undertaken with community organisations, local authorities and third-sector stakeholders through workshops and surveys. This provided opportunities for stakeholders to highlight potential impacts on different groups and communities.

22. How has evidence affected your proposal?

Evidence captured through stakeholder engagement has reinforced the importance of ensuring that the Scheme remains inclusive and focuses on community benefit regardless of religion, belief or non-belief.

23. What are the likely impacts of the proposal?

The policy is expected to have a positive impact by helping communities retain assets that support faith-based activities, cultural events and wider community use. These facilities can provide important opportunities for participation, social connection and community cohesion. No negative impacts have been identified, and the proposals apply equally regardless of religion, belief or non-belief.

24. What steps will you take to enhance positive or reduce negative impacts? The Scheme will be implemented on a non-discriminatory basis. Guidance and engagement will encourage participation from communities with different faiths, beliefs and non-belief backgrounds to ensure equitable access to opportunities under the Scheme. As the policy develops further, we will continue to seek views to identify whether any communities could experience barriers in accessing the Scheme and will take steps to resolve these.

SEX

25. What evidence is available and what is its source? Include the findings from any engagement.

Evidence from stakeholder workshops and surveys, the Community Asset Commission Task and Finish Group Final Report (community-asset-commission-task-finish-group-final-report-december-2025.pdf) and the Senedd community assets inquiry (Inquiry into community assets) shows that community assets support activities including volunteering, recreation, local services and community participation. Stakeholders also highlighted the importance of representative governance and ensuring that decisions are not concentrated among a small number of people. Public Health Wales's submission to the Senedd Inquiry into Community Assets identifies community empowerment, participation, social relationships and greater control over decisions

affecting people's lives as relevant to wellbeing. However, the evidence reviewed does not identify a specific differential impact on the basis of sex. Evidence relating to community ownership suggests that volunteer availability, governance capacity and available time may influence participation, although impacts by sex are uncertain.

26. Is any evidence unavailable or uncertain?

There is limited evidence on participation in community ownership and asset governance by sex in Wales. It is also unclear whether caring responsibilities, working patterns or differences in available time may affect participation. Further evidence may emerge through consultation, stakeholder engagement and ongoing policy development.

27. Who have you engaged with, why and how?

Engagement has taken place through stakeholder workshops, surveys and discussions with community organisations, local authorities and support bodies. Participants were asked who might benefit from the Scheme, who might face barriers and what support communities may require. The engagement was not designed to provide a representative breakdown of views by sex.

28. How has evidence affected your proposal?

The evidence gained through stakeholder engagement has reinforced the importance of proportionate participation requirements, representative community governance and accessible engagement. Detailed eligibility, governance and support arrangements remain subject to consultation.

29. What are the likely impacts of the proposal?

No direct impact based on sex has been identified. The proposals may help retain or repurpose assets that support volunteering, recreation, community activity and local services.

However, participation could be affected by differences in available time, caring responsibilities or access to established community networks. There is not currently enough evidence to determine whether either sex would be disproportionately affected.

30. What steps will you take to enhance positive or reduce negative impacts?

Consultation responses will be reviewed for evidence of differential impacts. Further consideration will be given to proportionate application requirements, inclusive engagement and the monitoring of participation, subject to the final Scheme design.

GENDER REASSIGNMENT

31. What evidence is available and what is its source? Include the findings from any engagement.

Evidence from stakeholder workshops and surveys, the Community Asset Commission Task and Finish Group Final Report (community-asset-commission-task-finish-group-final-report-december-2025.pdf) and the Senedd community assets inquiry (Inquiry into community assets) shows that community assets can provide places for community activity, support, culture and social participation. The evidence reviewed has not identified an impact specifically linked to gender reassignment.

32. Is any evidence unavailable or uncertain?

There is limited evidence about participation in community ownership by people with this protected characteristic or whether they face particular barriers to taking part. Further evidence may emerge through consultation.

33. Who have you engaged with, why and how?

Engagement has taken place through stakeholder workshops, surveys and discussions with community organisations, local authorities and support bodies. This engagement considered potential beneficiaries, barriers and support needs. No targeted engagement has been undertaken specifically with people with this protected characteristic or representative organisations.

34. How has evidence affected your proposal?

The evidence gathered through stakeholder engagement has reinforced the importance of inclusive community engagement, transparent decision-making and accessible participation. These matters will continue to be considered as eligibility, governance and implementation arrangements are developed.

35. What are the likely impacts of the proposal?

No direct differential impact relating to gender reassignment has been identified. The proposals may help retain or repurpose inclusive community spaces used for community activity and support.

However, the effect would depend on the assets involved, their future use and the inclusiveness of community decision-making.

36. What steps will you take to enhance positive or reduce negative impacts?

Consultation responses will be reviewed for relevant evidence. Consideration will be given to inclusive guidance and engagement and to whether further targeted evidence is needed before the EqIA is revised.

SEXUAL ORIENTATION

37. What evidence is available and what is its source? Include the findings from any engagement.

Evidence from stakeholder workshops and surveys, the Community Asset Commission Task and Finish Group Final Report (community-asset-commission-task-finish-group-final-report-december-2025.pdf) and the Senedd community assets inquiry (Inquiry into community assets) shows that community assets can support social participation, cultural activity, community groups and access to local services. The evidence reviewed has not identified an impact specifically linked to sexual orientation.

38. Is any evidence unavailable or uncertain?

There is limited evidence about participation in community ownership by sexual orientation or whether particular groups face barriers to accessing community assets or governance structures. Further evidence may emerge through consultation.

39. Who have you engaged with, why and how?

Engagement has taken place through stakeholder workshops, surveys and discussions with community organisations, local authorities, businesses and support bodies. No targeted engagement has been undertaken specifically with representative organisations for this protected characteristic.

40. How has evidence affected your proposal?

The evidence gathered through stakeholder engagement has reinforced the importance of inclusive community benefit, representative governance and accessible participation. These matters will continue to be considered as the detailed Scheme is developed.

41. What are the likely impacts of the proposal?

No direct differential impact relating to sexual orientation has been identified. The proposals may help retain or repurpose community spaces used for social participation, community activity and local support.

The effect would depend on the assets involved, their future use and whether community decision-making is inclusive.

42. What steps will you take to enhance positive or reduce negative impacts?

Consultation responses will be reviewed for evidence of differential impacts. Consideration will be given to inclusive engagement and guidance and to any need for further targeted evidence.

PREGNANCY AND MATERNITY

43. What evidence is available and what is its source? Include the findings from any engagement.

Evidence from stakeholder workshops and surveys, the Community Asset Commission Task and Finish Group Final Report (community-asset-commission-task-finish-group-final-report-december-2025.pdf) and the Senedd community assets inquiry (Inquiry into community assets) shows that community assets can support family activities, recreation, social participation and access to local facilities and services. Stakeholders identified community centres, family facilities and community hubs as assets that may provide community benefit. The evidence does not establish specific impacts on pregnancy or maternity.

44. Is any evidence unavailable or uncertain?

There is limited evidence about the specific experiences of pregnant people and people on maternity leave in relation to community ownership. It is also unclear whether caring responsibilities, childcare, accessibility, transport or the timing of engagement could affect participation.

45. Who have you engaged with, why and how?

Engagement has taken place through stakeholder workshops, surveys and discussions with community organisations, local authorities and support bodies. Participants were asked about community benefit, barriers to participation and the types of assets that communities value. No targeted engagement has been undertaken specifically with pregnant people, people on maternity leave or representative organisations.

46. How has evidence affected your proposal?

The evidence gathered through stakeholder engagement has reinforced the importance of accessible engagement and recognising the potential community benefit of assets used by families. The detailed community benefit and implementation arrangements remain subject to consultation.

47. What are the likely impacts of the proposal?

The proposals may have positive effects where they help retain or repurpose assets used for family activities, local services and social participation.

No direct adverse impact has been identified. However, participation could be affected if engagement and application processes do not take account of accessibility, caring responsibilities or available time.

48. What steps will you take to enhance positive or reduce negative impacts?

Consultation responses will be reviewed for relevant evidence. Accessible engagement methods and proportionate processes will be considered as the final Scheme is developed.

MARRIAGE AND CIVIL PARTNERSHIP

49. What evidence is available and what is its source? Include the findings from any engagement.

Evidence from stakeholder workshops and surveys, the Community Asset Commission Task and Finish Group Final Report (community-asset-commission-task-finish-group-final-report-december-2025.pdf) and the Senedd community assets inquiry (Inquiry into community assets) has not identified an impact specifically linked to marriage or civil partnership status. The proposals concern the eligibility and activities of community organisations rather than an individual's marital or civil partnership status.

50. Is any evidence unavailable or uncertain?

There is limited evidence on marriage or civil partnership status and participation in community ownership. No evidence currently suggests that this status would affect eligibility or access to the proposed Scheme.

51. Who have you engaged with, why and how?

Engagement has taken place through stakeholder workshops, surveys and discussions with community organisations, local authorities and support bodies. No targeted engagement has been undertaken specifically in relation to marriage or civil partnership.

52. How has evidence affected your proposal?

The evidence noted above has not identified a need for a policy change specifically in relation to marriage or civil partnership. The emerging proposals are intended to operate irrespective of this status.

53. What are the likely impacts of the proposal?

No direct positive or negative impact has been identified in relation to marriage or civil partnership. No eligibility requirement based on this status is currently proposed.

54. What steps will you take to enhance positive or reduce negative impacts?

Consultation responses will be reviewed for any relevant evidence. No specific mitigation is identified as necessary at this stage.

C. Publication and Monitoring

1. **Is this EqIA ready for publication on the Welsh Government website?** Yes
2. **If you cannot publish the EqIA please explain why.**

   N/A
3. **Is this EqIA an update on a version previously published?**

   No
4. **How will you monitor and evaluate progress on the equality issues identified in this EqIA?**

   The EqIA will be reviewed following consultation and updated if legislation is taken forward. Consultation responses will be analysed for evidence of differential impacts, barriers to participation and suggested mitigation.

   Subject to the final design of the Scheme and data-protection requirements, future monitoring could consider:

   - the geographical distribution of nominations, registrations and acquisitions;
   - the types of organisations participating;
   - use of non-digital and accessible routes;
   - uptake of advice and support;
   - reasons organisations do not progress;
   - initial nominations versus completed registrations;
   - sale notifications;
   - expressions of interest;
   - progression to preferred purchaser status;
   - completed acquisitions;
   - withdrawal and non-progression reasons at each stage;
   - whether repeated requirements create disproportionate burdens;
   - use of digital and non-digital channels;
   - accessibility-related feedback, complaints, reviews and appeals; and
   - evidence of differential barriers affecting protected groups.

   The Scheme will not collect protected-characteristic data unless collection is necessary, proportionate and supported by an appropriate lawful basis. Alternative approaches, including periodic research and voluntary feedback, will be considered.

   Monitoring arrangements will be proportionate to the final Scheme and the information that can lawfully and practically be collected. The EqIA will be reviewed before any Bill is introduced and again as implementation arrangements are developed.

D. Authorisation

Declaration by the Deputy Director / Senior Responsible Officer (SRO):

I am satisfied that the impact of the proposal has been properly assessed and recorded in accordance with guidance, and that the requirement for publication has been duly considered.

Signature: Richard Baker

Department: Housing & Regeneration Directorate, Place Division

Date: 09 November 2026

2. Children's Rights Impact Assessment

1. Policy objectives

- **What is the proposal you are impact assessing?**

The Community Right to Buy Scheme (the Scheme) aims to strengthen the ability of communities to shape the future of assets that are important to local people. The Scheme would provide a statutory basis to enable eligible community groups to seek to acquire public and privately owned assets delivering community benefit, supporting long-term community stewardship, resilience and local wellbeing. It is intended to complement the existing community asset transfer and placemaking arrangements by widening the range of assets communities can access and helping to retain social, cultural and economic benefits within communities. The Welsh Government has prioritised this Scheme as a Programme for Government commitment for this Senedd term and it is intended that a Bill will be introduced as part of the first phase of the legislative programme.

Wales have fallen behind other UK nations in providing community groups with a statutory basis to obtain and use assets for the benefit of local residents. While community assets can and have been obtained in Wales, they can take decades to reach fruition. This means 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. Putting a community right to buy on a statutory footing would rebalance the power between communities and asset owners and actively promote the use of underutilised buildings or land for the benefit of the community.

Although the proposed Community Right to Buy Scheme is not specifically targeted at children and young people, many assets which may be protected or acquired through the Scheme are regularly used by children, young people and families, including parks, libraries, sports facilities, community centres, cultural venues and green spaces. The Scheme therefore has the potential to have indirect positive impacts on children and young people through safeguarding access to facilities that support play, recreation, wellbeing, learning, social connection and participation in community life. However, there is also a potential risk that, where community ownership results in a change of use or service provision, the needs of children and young people may not always be prioritised. These impacts are considered further in this assessment.

This Children's Rights Impact Assessment (CRIA) should be read alongside the proposals set out in the consultation document.

2. Gathering evidence and engaging with children and young people

- **What existing research and data on children and young people is available to inform your specific policy? Your policy objective may impact on other policy areas – discussions with other policy teams will be an important part of the impact assessment process ensuring you have gathered a range of information and evidence.**

While the Scheme is not specifically targeted at children and young people, many community assets are regularly used by children and families, such as parks, community centre, libraries, sports facilities and cultural venues which may fall under the scope of the scheme. Therefore, consideration has been given to the potential challenges facing young

people that have recently been highlighted through published reports, and where the Scheme could support some of the mitigations.

Public Health Wales conducted research (reporting in May 2026) on the mental health of babies, children and young people (BCYP) in Wales and concluded that "there has been a rise in poor mental wellbeing and mental health conditions among BCYP in Wales in recent years" and suggests that one factor could be social inequalities and physical inactivity. One recommendation to support positive actions is to "Develop social prescribing approaches for families, children and young people - develop pathways to strengthen social support and connections with community assets and activities, including evidence-based arts and nature-based approaches" Health-Needs-Assessment-Mental-Health-of-Babies-Children-and-Young-People-in-Wales.pdf. The Scheme could support this recommendation through providing facilities and opportunities that help address these issues.

In addition, Public Health Wales reported in 2026 that, when comparing the nations of the United Kingdom, Wales had the highest numbers of children living with obesity Obesity and overweight - Public Health Wales. The proposed approach to the Scheme is to include both land and buildings as eligible assets, with the community group being required to demonstrate whether their interest would provide a social, economic and/or cultural benefit to the local community. This has the potential to safeguard existing community assets, such as green spaces that can be used for physical wellbeing, and to enable the acquisition of new spaces that could provide additional areas to encourage and promote healthier lifestyles.

The Annual Population Survey statistics for 2025 on the number of young people in Wales that are not in education, employment or training (NEET) suggests that the proportion of young people that are NEET is on the increase, with North Wales having the highest rate in Wales Young people not in education, employment or training (NEET): 2025 [HTML] | GOV.WALES. Including an economic benefit as a proposed eligibility criteria for the scheme could encourage community groups to identify and register assets that could in future provide work or volunteering opportunities for young people in their local community.

- **Using this research, how do you anticipate your policy will affect different groups of children and young people, both positively and negatively? Please remember policies focused on adults can impact children and young people too.**

Community assets play a vital role in supporting children and young people by providing connections, places to learn and socialise and be creative. They can also enhance mental health and wellbeing, providing a platform for social interaction, physical activity and emotional support, which are vital for their development and resilience.

The Scheme has the potential to positively support children's rights by empowering communities to acquire assets that provide opportunities for play, recreation, participation, learning, wellbeing and cultural engagement.

However, it is also acknowledged that there could be a risk that community assets could become less accessible to children and young people if existing services are repurposed by a community group where their objectives are aimed more at facilities, to support older generations and may not always prioritise children's needs. For example, there is a risk that places hosting facilities for young people such as clubs may change to services that offer wider community use and the voices and needs of children aren't fully taken into account.

Further assessments are being undertaken to understand the demographic nature of voluntary groups in Wales and where support may be needed. This includes circumstances where there may be a lack of community groups that represent children and young people

in more fragile communities, and where the acquisition of an asset to support their specific needs could be deemed to be an essential requirement. For example, children and young people may be disproportionately affected by the loss of local facilities because of transport barriers and reduced alternative provision.

The consultation seeks views on community benefit, community accountability, local connection and community support requirements. Further policy consideration could consider whether evidence or an assessment of the needs of young people have been taken into account, either through direct engagement or consideration of the impact any proposed change of use may have on this demographic group.

- **What participatory work with children and young people have you used to inform your policy? If you have not engaged with children and young people, please explain why.**

As part of the initial policy design process, we engaged with the Children in Wales group, the national umbrella body for organisations and individuals who work with children, young people and their families in Wales, to identify how we could get early engagement. We agreed to develop a short survey for distribution to young people linked to organisations affiliated with Children in Wales. We are grateful for their support, with the survey being shared and open for responses between 15 September and 15 October 2026. The survey was shared with:

- 131 Young Wales volunteers (aged 11-25)
- Young Wales Newsletter (165 Young Wales volunteers and interested organisations)
- Participating organisations in our Young Wales Big Conversation
- 30 secondary school contacts
- 48 partner organisations
- 90 All Wales Participation Network Members
- 3 additional organisations working in appropriate field.
- We understand the survey was shared more widely via email and social media by some of the above contacts.

We received 32 responses from young people aged 11 to 24, with an average age of approximately 15 years. The survey included questions about their understanding of community right to buy, the importance of community right to buy in supporting the Welsh culture and language and the types of services or activities that may suit being a community asset. Annex A provides a summary of the responses received.

This feedback will be considered alongside consultation responses and other evidence when refining policy proposals.

Officials also attended a Children's Rights Advisory Group in September 2026 to share early considerations and seek views on additional stakeholders that we could engage with as part of the ongoing development. As a result of these discussions, further work is underway to engage with Play Wales and the Council of Voluntary Youth Services during the consultation period in order to build on our evidence base and understand how the Bill can interact with existing statutory functions that support children and young people in their daily lives.

3. Analysing the evidence and assessing the impact

- **Using the evidence you have gathered, what impact is your policy likely to have on children and young people? What steps will you take to mitigate and/or reduce any negative effects?**

We believe the introduction of a Scheme will have a positive benefit to children and young people as it has the potential to increase the number of community facilities that will service the needs of local people and reduce the risk of existing benefits being lost.

The places and communities people live in are important for their social, emotional and physical wellbeing. We are aware than many local areas have lost or reduced available spaces for community engagement, education, socialisation and physical activities – from a child or young person's perspective, this could be buildings that host youth centres, libraries and green spaces for play and exercise.

Introducing a community right to buy scheme will help communities save or retain essential assets that support young people in their physical, social and emotional wellbeing such as parks, community hubs, sports and cultural venues. A statutory scheme that results in increasing community owned assets could support health and wellbeing objectives by providing safe spaces and opportunities to improve wellbeing and mental health through access to nature, food growing projects and safe outdoor spaces for sports activities and recreation.

Community run assets can help with connecting people at a local level to socialise and learn from each other, building relationships and help reduce isolation and loneliness. It has the potential to also provide support for families through the building of networks.

- **How does your proposal enhance or challenge children's rights, as stipulated by the UNCRC articles and its Optional Protocols? Please identify <u>each</u> relevant article which applies to your policy and provide an explanation of how your proposal enhances or challenges that right. Where a potential negative impact has been identified, explain any mitigating actions that will be taken.**

The proposals have been assessed against the United Nations Convention on the Rights of the Child (UNCRC). The following UNCRC articles have been identified as being relevant to this policy area and the assessment will be further refined during the consultation period and following its analysis.

Article 2: Non-Discrimination – Article 2 requires that all children enjoy their rights without discrimination of any kind.

A community right to buy scheme could support the retention or introduction of community assets that provide services that benefit young people as a whole, reducing inequalities between children, particularly in rural, deprived or Welsh-speaking areas where a loss of an asset may disproportionately affect children and young people.

Disabled children and young people may rely particularly on accessible community facilities, transport links, recreational spaces and local support services. The extent to which community assets are physically accessible and inclusive may influence the benefits experienced by disabled children and young people. Consultation responses will help inform the development of the Scheme and supporting guidance by identifying any specific barriers or opportunities that should be taken into account.

Article 3 - Best Interests of the Child - Article 3 requires that the best interests of the child are a primary consideration in decisions affecting them.

Although the proposals are not directed specifically at children and young people, decisions relating to community assets can affect facilities, services and spaces that are important to them. This assessment has therefore considered how the proposals may support children's wellbeing and access to community opportunities. The consultation process, including engagement with organisations representing children and young people, will provide further evidence to inform the development of the policy and ensure that children's interests are considered as proposals are refined.

Article 12 - Respect for the views of the child - Article 12 provides children and young people with the right to express their views on matters affecting them and to have those views given due weight.

Engagement has been undertaken to seek the views of children and young people on the proposals. This has included engagement through the Children in Wales umbrella body and the development of consultation materials intended to support participation by younger audiences. The evidence gathered has informed the assessment of impacts and will continue to inform policy development following consultation.

There are potential opportunities for the Registration Authority to take into account the specific needs of children, families and young people through the application process and subsequent assessment where community groups submit an expression of interest at the acquisition stage.

The proposals therefore may have an indirect positive impact on Article 12 where community ownership and management of local assets create additional opportunities for children and young people to engage in local decision making and community activity.

Article 15 - Freedom of association and peaceful assembly - Article 15 protects children's rights to meet together, join groups and participate in community life.

Many community assets provide safe spaces where children and young people can come together for recreational, cultural, educational and social activities. By supporting the retention and sustainability of community assets, the proposals may help maintain opportunities for children and young people to participate in community organisations, activities and events.

Article 23 – Children with Disabilities - Article 23 recognises the rights of disabled children to enjoy a full and decent life and to participate actively in their community.

While the proposed Community Right to Buy Scheme is not specifically directed towards disabled children, community assets may provide opportunities for recreation, social interaction, learning, support services and community participation. The proposals may therefore have indirect positive impacts where they help retain facilities that are accessible and inclusive for disabled children and young people. No specific negative impacts have been identified; however, consideration will continue to be given to accessibility and inclusion as proposals are refined.

Article 24 - Health and health services - Article 24 recognises children's right to the highest attainable standard of health.

Community assets can contribute to physical and mental wellbeing by providing opportunities for recreation, exercise, social interaction and access to community support. A community right to buy scheme could support communities in retaining or obtaining assets that contribute towards healthier childhoods, such as community food growing projects, access to nature, wellbeing and mental health activities. As such, the Scheme may

contribute indirectly to positive health and wellbeing outcomes for children and young people.

Article 27 - Adequate standard of living – Article 27 sets out that standard of living should be good enough to meet physical and social needs and support development.

Community assets can provide access to support services for families to meet and socialise to learn from each other, building relationships and social networks.

Article 29 - Goals of education - Article 29 sets out that education should support the development of children's abilities, talents and respect for their cultural identity and communities.

Community assets often support informal learning opportunities, cultural activities, volunteering and skills development. The proposals may therefore have indirect positive impacts by supporting access to environments that contribute to children's personal, social and cultural development alongside formal education, such access to homework clubs, skills training, youth activities, arts, culture and heritage projects and environmental education.

Article 30 - Children from minority or indigenous groups - Article 30 protects the rights of children from minority groups to enjoy their own culture, religion and language.

Some community assets play an important role in supporting Welsh language, cultural and community activities. A Community Right to Buy scheme could support Welsh-medium youth activities, cultural events and community hubs that enable everyday use of Welsh. This may contribute to children's ability to enjoy and participate in Welsh language and culture. The proposals may help communities safeguard assets that contribute to cultural participation and community identity, thereby supporting opportunities for children and young people to engage with their language, culture and heritage.

Article 31 - Leisure, play and culture - Article 31 is considered particularly relevant to these proposals. It recognises children's rights to rest, leisure, play, recreation and participation in cultural life.

Many of the community assets that could benefit from the Scheme provide opportunities for play, recreation, sport, culture and social activity including parks, green spaces, youth clubs, community centres, art and cultural venues. These assets can make an important contribution to children’s physical, social and emotional wellbeing.

The proposals may therefore have positive impacts where they help communities retain facilities and spaces that support these activities. This could be particularly important in communities where alternative facilities are limited or where valued assets are at risk of closure or disposal.

Potential negative impacts are expected to be limited. However, there may be circumstances in which changes to the ownership or operation of a community asset do not fully reflect the needs of children and young people. Ongoing engagement and consultation will help identify and address any such risks, ensuring that these needs continue to be considered as policy development progresses.

Particular consideration should be given to the importance of accessible opportunities for play, recreation, sport and cultural participation for disabled children and young people. Community assets can provide inclusive spaces which support these activities and contribute to wellbeing and social participation.

Article 42 - Knowledge of rights - Article 42 requires governments to make the Convention and children's rights widely known.

The preparation of child-friendly engagement activities will help raise awareness of children's rights and support children's participation in policy development. The publication of this assessment alongside the consultation materials will also promote transparency regarding how children's rights have been considered throughout the development of the proposals.

Overall assessment

Relevant UNCRC Concluding Observations and UN Committee General Comments have also been considered in developing this assessment, particularly those relating to participation, non-discrimination, respect for views, children with disabilities, leisure and recreation and the implementation of children's rights.

The assessment has identified no significant negative impacts on children's rights arising from the proposed Community Right to Buy Scheme. The likely impacts are predominantly indirect and positive, resulting from the potential to support the retention, sustainability and community use of assets that contribute to children's wellbeing, participation, recreation, culture and community life.

Further evidence will be gathered through the consultation process and ongoing engagement with children, young people and representative organisations. This assessment will be reviewed and updated as proposals are refined and before final policy decisions are made.

4. Communicating with children and young people

- **If you have sought children and young people's views on your proposal, how will you inform them of the outcome?**

A summary of the survey responses provided by young people as part of the initial policy development will be shared with the Children in Wales group and is annexed to this impact assessment.

5. Monitoring the policy and reviewing the impact

- **Please outline what monitoring and review mechanism you will put in place to review this CRIA.**

This CRIA will be reviewed once the consultation exercise has closed and responses analysed to identify any relevant and additional information, to refine the assessment. Continued engagement with the Children's Rights Advisory Group and other relevant organisations will take place before the introduction of the Bill.

- **Following this review, are there any revisions required to the policy or its implementation?**

This will be considered after the consultation exercise has been completed.

3. Health Impact Assessment

Name of decision:

Consultation on proposals for a Community Right to Buy Scheme for Wales

Purpose /aim of decision:

To seek views and evidence on proposals to establish a Community Right to Buy Scheme in Wales and use consultation findings to inform the development of the Scheme and future legislation.

The Welsh Government has committed through its Programme for Government to introducing legislation to establish a Community Right to Buy Scheme in Wales. The consultation seeks views on the detailed design of the Scheme, including its scope, eligibility requirements and implementation arrangements.

The proposed Scheme would enable eligible community organisations to nominate assets providing community benefit for inclusion on a register and, where a registered asset is offered for sale, provide an opportunity to seek to acquire that asset.

This is a consultation-stage assessment and will be reviewed following consultation as policy proposals develop.

The Scheme is not currently intended as a community-led housing intervention and residential housing is proposed for exclusion, except where it forms part of a wider mixed-use asset.

Population Group(s) affected by decision / policy

The proposed Scheme may affect communities across Wales. The nature and extent of any effects will depend on the final design of the Scheme, the assets involved and whether community organisations are able to acquire and manage them successfully.

Potentially affected groups include:
• people of all ages;
• disabled people and people with long-term health conditions;
• people experiencing socio-economic disadvantage;
• Welsh-speaking communities;
• rural, coastal and geographically isolated communities;
• people who use community facilities and services;
• community volunteers and trustees;
• asset owners; and
• local authorities and other organisations involved in administering or supporting the Scheme.

Community assets may include community centres, libraries, sports and cultural facilities, allotments, green spaces and local services. The Community Asset Commission Task and Finish Group Final Report identifies the contribution such assets can make to the social, cultural and economic vitality of communities and environmental resilience.

Public Health Wales's submission to the Senedd Inquiry into community assets identifies community empowerment, participation, social relationships and greater control over decisions affecting people's lives as potential contributors to wellbeing. It also cautions that communities have different levels of capacity, skills and resources, and that support may be needed to avoid widening health and social inequalities.

Early engagement also identified possible barriers for smaller or newly formed organisations, rural communities, disabled people, unpaid carers, people affected by digital exclusion and communities with limited access to finance or professional expertise. These findings represent stakeholder views and experience and will be considered alongside consultation responses and wider evidence.

There is a health-equity consideration. Welsh research shows that many communities experiencing deprivation also have weaker community infrastructure, lower civic engagement or poorer connectivity. These communities may have more to gain from retaining local facilities but face greater barriers to acquisition and long-term sustainability.

Identification and assessment of effects on health

The proposed Scheme is not a health intervention. Any health effects are more likely to arise indirectly through social, economic, cultural and environmental determinants of health.

Intended effects of the decision

Potential positive effects may include:
• increased community participation, volunteering and social connection;
• greater community influence over locally important assets;
• retention or development of facilities, services and activities that support wellbeing;
• support for local culture, heritage, Welsh-language use and community identity; and
• recreation, physical activity or access to green space where relevant to the asset.

Public Health Wales identifies community assets as part of the infrastructure supporting social prescribing. The Scheme could help retain some of that infrastructure, but it would not itself establish or fund health or social-prescribing services. Methodological support is available from the Wales Health Impact Assessment Support Unit.

These effects are not automatic. Registration would not itself generate a health benefit. Any positive effects would depend on an eligible asset being offered for sale, community interest, successful and sustainable acquisition, access to support, the suitability of the asset and accessible and inclusive future use. Acquisition would not necessarily preserve an asset's existing use; any future use would need to continue providing community benefit.

Likely unintended effects of the decision

Potential unintended effects may include:
• communities with greater capacity, finance or specialist support being better placed to use the Scheme;
• additional demands on volunteers and trustees;
• community disagreement or disappointment where proposals do not progress;

• financial or organisational pressure where an acquired asset is difficult to sustain;
• accessibility barriers for some users; and
• uncertainty, delay or administrative costs for owners and administering bodies.

Evidence submitted to the Senedd Inquiry into community assets identifies practical risks including financial sustainability, repair and operating costs, governance requirements, access to funding, organisational skills and reliance on volunteers. It also highlights the risk that benefits may be distributed unevenly if appropriate support is not available.

Wider determinants of health and health equity factors

Relevant wider determinants include:
• social connection, isolation, volunteering and community cohesion;
• employment, skills, enterprise, access to finance and long-term sustainability;
• Welsh-language use, heritage, identity and cultural participation;
• access to green space, recreation and local environmental quality;
• access to local facilities, activities and community-based support; and
• community participation in decisions affecting locally important assets.

These determinants are consistent with the preventative and place-based approach of the Well-being of Future Generations (Wales) Act 2015, including the goals of a more equal Wales, a Wales of cohesive communities, and a Wales of vibrant culture and thriving Welsh language.

Building Communities Trust research maps differences in civic assets, community engagement and connectivity across Wales. It reports a strong overlap between deprivation and weak community infrastructure, supporting consideration of place-based inequality in the Scheme's design.

Potential benefits may not be distributed equally. Socio-economic circumstances, community infrastructure, rurality, transport, digital access, disability, language, volunteer capacity and access to professional advice may affect communities' ability to participate. Complex, costly or digital-only processes could widen existing inequalities.

Short-term and long-term effects

In the short term, the proposals may increase awareness, discussion and collaboration around local assets. Possible negative effects include volunteer workload, administrative burden, owner uncertainty and raised expectations where an acquisition cannot progress.

Longer-term effects may include retained or repurposed facilities, continued cultural activity and stronger community organisations. Risks include volunteer burnout, financially unsustainable assets and unequal participation. At consultation stage, there is insufficient evidence to determine the scale, distribution or duration of these effects.

Evidence and engagement

This assessment has been informed by five stakeholder workshops held in August 2026, stakeholder surveys and direct engagement with community organisations, local authorities, businesses and support organisations.

The engagement identified potential benefits relating to social connection, participation, culture, local services and resilience, alongside barriers involving organisational capacity, funding, professional expertise, digital access, volunteer pressure and long-term sustainability.

The assessment has also drawn on:
• the Community Asset Commission Task and Finish Group Final Report;
• Public Health Wales's submission to the Senedd Inquiry into community assets, including evidence on empowerment, place-based assets, social prescribing, community capacity and health inequalities;
• the Senedd Local Government and Housing Committee's Inquiry into community assets, including the Committee's report, evidence submissions and the Welsh Government response;
• Resilient communities: meeting the challenge of being at the margins, including the Wales Community Assets Index and Wales Community Resilience Index;
• comparative evidence from Scotland and England, including the Scottish Government evaluation of Community Right to Buy and the UK Government final-stage impact assessment for Community Right to Buy in England, used as contextual rather than directly transferable evidence.

Stakeholder views are treated as evidence of perceived opportunities, risks and barriers, not as proof that the Scheme will produce particular health outcomes. Evidence remains uncertain about uptake, geographical distribution, impacts on specific groups, support needs, long-term sustainability and the distribution of benefits.

Consultation responses may provide additional evidence and perspectives on potential impacts, risks and implementation considerations. They will be considered alongside wider stakeholder engagement, policy development and future analytical work. The HIA will be reviewed following consultation and updated as the detailed policy and legislative proposals develop.

Mitigation and enhancement

Potential negative effects could be reduced through:
• proportionate and accessible registration and acquisition processes;
• clear, bilingual and accessible guidance, including supported and non-digital routes;
• appropriate legal, governance, valuation, business-planning and financial advice;
• targeted assistance for communities facing greater barriers;
• inclusive engagement and transparent decision-making; and
• proportionate protections, review arrangements and post-acquisition support where appropriate.

Potential positive effects could be enhanced through partnerships, accessible and inclusive community use, Welsh-language and intergenerational activity, appropriate changes of use that maintain community benefit, and monitoring whether communities facing greater barriers are able to participate.

These are matters for further consideration, not commitments to particular funding, statutory requirements or implementation arrangements at this stage.

Overall health impacts

The most significant potential positive effects are greater community influence over locally important assets and the possible retention or repurposing of places that support social connection, participation, recreation, culture and access to local activities or services.

Welsh evidence supports plausible links between community empowerment, social connection, participation and wellbeing. It does not establish that the proposed Scheme will itself produce measurable improvements in physical or mental health. Positive effects would depend on an asset being offered for sale, successful and sustainable acquisition, and accessible and inclusive future use. Potential negative effects include volunteer stress, financial pressure, community disagreement, owner uncertainty and unequal access.

Physical and mental health effects: Mixed (provisional).

Effect on health inequalities: Unclear. Communities with limited facilities may benefit, but disadvantaged communities may face greater barriers to participation. The eventual effect will depend on the Scheme's final design, uptake and support arrangements.

Influence on decision-making

The HIA has highlighted the importance of treating health effects as indirect and asset-specific, avoiding assumptions that ownership automatically improves wellbeing, recognising differences in community capacity, developing accessible processes, considering support alongside legislation and monitoring participation across different communities.

The assessment has not identified a health-related reason why the proposals should not proceed to consultation. Consultation responses may provide additional evidence or perspectives, which will be considered alongside wider stakeholder engagement, policy development and future analytical work.

Monitoring and ongoing review

The HIA will be reviewed following consultation and updated as the policy proposals develop. Consultation responses will be one source of information alongside ongoing engagement, policy development and future analytical work. Potential monitoring information could include:

- nominations, registrations and completed acquisitions;
- participation across different communities and geographical areas;
- use of any advice or support;
- reasons organisations do not progress;
- the sustainability and accessibility of acquired assets; and
- feedback from communities, volunteers, users, owners and administering bodies.

Contextual data may help interpret patterns but would not establish that any observed outcome was caused by the Scheme. Monitoring and evaluation arrangements will be developed further alongside implementation planning.

Further review will take place following consultation, as the detailed policy and implementation arrangements are settled, before any Bill is introduced and, if applicable, during the development of subordinate legislation and after implementation.

Deputy Director Statement of Assurance

I hereby confirm that I, Richard Baker, am satisfied that the proposed decision to which the assessment relates *is* of a strategic nature about how to exercise the functions of the Welsh Ministers.

Annex A - Young Persons Survey

Summary:

A survey of **32 young people aged 11-24** (average age approximately **15 years**) explored views on Community Right to Buy, community ownership and local assets. Awareness of Community Right to Buy was generally low, with most respondents reporting little or no prior knowledge of the policy.

Young people were most supportive of community ownership of:

- **Sports pitches (63%)**
- **Wellbeing/community hubs (63%)**
- **Village halls (53%)**
- **Woodlands (50%)**
- **Play parks (47%)**
- **Museums (47%)**

The findings suggest that facilities which support recreation, wellbeing, social connection and environmental stewardship are viewed as the most appropriate for community ownership.

The assets most frequently identified as needing to be protected were:

- **Woodlands (39%)**
- **Sports pitches (36%)**
- **Play parks (36%)**
- **Leisure centres (36%)**
- **Wellbeing/community hubs (32%)**
- **Family centres (29%)**

Respondents also highlighted the importance of protecting local libraries, churches and community green spaces.

Community projects young people want to support

- Wellbeing and mental health services.
- Projects and activities specifically for young people.
- Community gardening and food-growing initiatives.
- Local economic regeneration and support for businesses.
- Creative, arts and media projects.

What creates a strong sense of community

- Neighbours supporting one another.
- Opportunities to meet and socialise.
- Community events and shared spaces.
- Strong local identity and cultural diversity.

Conclusions

The survey findings demonstrate strong support for community ownership of **wellbeing facilities, sports facilities, and community spaces**. Young people place a high value on **safe places to meet, mental health support, outdoor spaces and community connection**. The findings also suggest there is scope to increase awareness and understanding of Community Right to Buy among younger people.