

ARTB 04

Bil Diddymu'r Hawl i Brynu a Hawliau Cysylltiedig (Cymru)

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

Ymateb gan: Gwasanaeth Tai Torfaen

Response from: Torfaen Housing Service

- 1. The general principles of the Abolition of the Right to Buy and Associated Rights (Wales) Bill and the need for legislation to deliver the stated policy intention, i.e. to protect the supply of social housing from further erosion in the face of a high level of demand and a supply shortage**

We fully support the WG attempt to sustain social housing by abolishing RTB/A and since there are now other subsidised schemes to support people into home ownership, we do not see any unintended consequences or barrier. More specifically from a Torfaen geographical perspective, we do not anticipate a significant spike in Right to Buy/Acquire prior to any introduction of the change.

- 2. The provisions of the Bill in relation to:**

- the restriction on exercising the right to buy and the right to acquire (sections 2 to 5);
- the abolition of the right to buy and the rights to acquire (section 6);
- the removal of the power for Welsh Ministers to make discount grants (section 7); and
- the duty to provide tenants and prospective tenants with information,

- 3. Any potential barriers to the implementation of the Bill's provisions and whether the Bill takes account of them,**

We are not aware of any potential insurmountable barriers to the implementation of the Bill.

- 4. Whether there are any unintended consequences arising from the Bill, and**

We do not see any unintended consequences arising from the Bill. However, in some geographical pockets/areas there may be greater tenure mix/ community cohesion implications, e.g. large social housing estates or rural areas.

- 5. The financial implications of the Bill (as set out in Part 2 of the Explanatory Memorandum).**

By abolishing Right to Buy/Acquire, assumptions could be made regarding an increased growth of affordable housing stock across Wales, in turn realising increased financial viability of new affordable housing developments and sustainability of social housing landlords and stock quality/maintaining WHQS. A more buoyant social housing sector realises significant and well documented economic, environmental and social returns, much to the benefit of communities and other public services.