WELSH STATUTORY INSTRUMENTS

2011 No. 1865 (W.203)

HOUSING, WALES

The Housing (Purchase of Equitable Interests) (Wales) Regulations 2011

Made - - - -	*26 July 2011*
Laid before the National Assembly for Wales - -	*27 July 2011*
Coming into force - -	*19 August 2011*

The Welsh Ministers, in exercise of the powers conferred upon them by section 450D of the Housing Act 1985(**1**), make the following Regulations:

Title, commencement and application

1.—(1) The title of these Regulations is the Housing (Purchase of Equitable Interests) (Wales) Regulations 2011 and they come into force on 19 August 2011.

(2) These Regulations apply in relation to Wales.

Power to purchase an equitable interest to assist a tenant to meet service charge payments

2.—(1) A housing authority ("the landlord") may with the agreement of the tenant purchase an equitable interest in a flat where the conditions in paragraph (2) are satisfied.

(2) The conditions mentioned in paragraph (1) are that—

(a) a long lease of the flat was granted or assigned by the landlord or another housing authority;

(b) the tenant is liable under the terms of the lease to pay service charges to the landlord in respect of repairs or improvement contributions (whether to the flat, the building in which it is situated or any other building or land); and

(c) the purpose of the purchase is to assist the tenant to meet some or all of the service charge payments.

(**1**) 1985 c. 68. Section 450D was inserted by section 309 of the Housing and Regeneration Act 2008 (c. 17). The power to make regulations under section 450D(1) is conferred on the "appropriate national authority". By virtue of section 450D(10), the appropriate national authority means the Welsh Ministers in relation to Wales.