

**NATIONAL ASSEMBLY FOR WALES**

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STATUTORY INSTRUMENTS

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**2003 No. (W. )**

**HOUSING, WALES**

**The Housing (Right to Acquire and  
Right to Buy) (Designated Rural  
Areas and Designated Regions)  
(Wales) Order 2003**

**EXPLANATORY NOTE**

*(This note is not part of the Order)*

Under section 157 of the Housing Act 1985 (“the 1985 Act”) where in pursuance of Part V of that Act (the right to buy) a conveyance or grant is executed by a local authority or a housing association (the landlord) of a dwelling-house situated in –

- a National Park,
- an area designated under section 82 of the Countryside and Rights of Way Act 2000 as an area of outstanding natural beauty, or
- an area designated by order of the National Assembly for Wales as a rural area,

the conveyance or grant may contain a covenant limiting the freedom of the tenant to dispose of the dwelling-house in the manner specified by that section.

Under section 16 of the Housing Act 1996 (“the 1996 Act”) a tenant of a registered social landlord has a right in certain circumstances to acquire the dwelling of which he or she is a tenant. This is however subject to section 17 of the 1996 Act whereby the National Assembly may by order designate rural areas in relation to dwellings in which the right conferred by section 16 does not arise.

This order designates rural areas for the purposes of section 157 of the 1985 Act and section 17 of the 1996 Act. It replaces the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (Wales) Order 1980. In addition, for tenancies which commenced on or after 7<sup>th</sup> February 2003, this Order replaces Article 3(b) of the Leasehold Reform and Housing (Excluded Tenancies) (Designated Rural

Areas) (Wales) Order 1997. For tenancies which commenced before 7<sup>th</sup> February 2003, article 3(b) of the Leasehold Reform and Housing (Excluded Tenancies) (Designated Rural Areas) (Wales) Order 1997 continues to be effective and this Order shall not apply to the same.

**2003 No. (W.)**

**HOUSING, WALES**

**The Housing (Right to Acquire and  
Right to Buy) (Designated Rural  
Areas and Designated Regions)  
(Wales) Order 2003**

*Made* 2003

*Coming into force* 7<sup>th</sup> February 2003

The National Assembly for Wales in exercise of the powers conferred upon it by section 157 of the Housing Act 1985(1) and section 17 of the Housing Act 1996(2), having consulted, in accordance with subsection (6) of section 17 of the Housing Act 1996, such local authorities and bodies as are mentioned in that subsection, makes the following Order:-

**Name and commencement**

1. The name of this Order is the Housing (Right to Acquire and Right to Buy) (Designated Rural Areas and Designated Regions) (Wales) Order 2002 and it comes into force on 7<sup>th</sup> February 2003.

**Designation of rural areas**

2. The communities specified in the Schedule to this Order are designated as rural areas for the purposes of section 157(1)(c) of the Housing Act 1985 (restriction on disposal of dwelling houses in National Parks, etc) and section 17(1)(b) of the Housing Act 1996 (right of tenant to acquire dwelling).

**Designated regions**

3. In relation to a dwellinghouse in Wales other than one to which Article 4 of this order applies, which is situated in a National Park or an area designated under section 82 of the Countryside and Rights of Way Act

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(1) 1985 c.68.  
(2) 1996 c.52.

2000(3), or section 87 of the National Parks and Access to the Countryside Act 1949(4) or an area designated by Article 2 of this order as a rural area, the designated region for the purposes of section 157(3) of the Housing Act 1985 shall comprise the following:

- (a) that National Park or area of outstanding natural beauty or designated rural area, as the case may be; and
- (b) so much of the county or county borough in which the dwellinghouse is situated as is not within that National Park, area of outstanding natural beauty or designated rural area.

### **Wye Valley Area**

4.—(1) This article applies to dwellinghouses situated in the areas designated as an area of outstanding natural beauty for the purposes of the National Parks and Access to the Countryside Act 1949 by the Wye Valley Area of Outstanding Natural Beauty (Designation) (Wales) Order 1971.

(2) In relation to a dwellinghouse to which this article applies, the designated region for the purposes of section 19 of the 1980 Act shall be the area comprising the following:

- (a) the area designated by that order, and
- (b) so much of the county in which the dwellinghouse is situated as is not within the area designated by that order.

### **Revocation and amendment**

5.—(1) The Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (Wales) Order 1980(c) is revoked;

(2) For every dwellinghouse in the communities specified in the Schedule to this Order which has been occupied by its current tenant or tenants on or after the 7<sup>th</sup> of February 2003, Article 3 of the Leasehold Reform and Housing (Excluded Tenancies) (Designated Rural Areas) (Wales) Order 1997(d) shall be read as if paragraph (b) has been deleted; and

(3) For every dwellinghouse in the communities specified in the Schedule to this Order which was occupied by its current tenant or tenants before the 7<sup>th</sup> of February 2003, Article 3 of the Leasehold Reform and Housing (Excluded Tenancies) (Designated Rural Areas) (Wales) Order 1997(d) paragraph (b) shall continue to have effect instead of the provisions of this Order.

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(3) 2000 c.37.

(4) 1949 c.97.

Signed on behalf of the National Assembly for Wales  
under section 66(1) of the Government of Wales Act  
1998(e).

Date

The Presiding Officer of the National Assembly

# SCHEDULE

## Article 2

### **In the County Borough of Bridgend**

Coychurch Higher, Llangynwyd Lower, , Merthyr Mawr.

### **In the County Borough of Caerphilly**

Argoed, Darran Valley, Rudry.

### **In the County of Cardiff**

St. Fagans.

### **In the County of Carmarthenshire**

Abergwili, Aber-nant, Bronwydd, Cefn Sidan, Cenarth, Cil-y-cwm, Cilymaenllwyd, Clynderwen, Cynwyl Elfed, Cynwyl Gaeo, Eglwyscummin, Gorslas Henllanfallteg, Kidwelly, Laugharne Township, Llanarthney, Llanboidy, Llanddarog, Llanddowror, Llandeilo, Llandyfaelog, Llanegwad, Llanfair-ar-y-bryn, Llanfihangel Aberbythych, Llanfihangel Rhos-y-Corn, Llanfihangel-ar-Arth, Llanfynydd, Llan-gain, Llangathen, Llangeler, Llangunnor, Llangyndeyrn, Llangynin, Llangynog, Llanllawddog, Llanllwni, Llan-non, Llanpumsaint, Llansadwrn, Llansawel, Llansteffan, Llanwinio, Llanwrda, Llanybydder, Llanycrwys, Manordeilo and Salem, Meidrim, Newcastle Emlyn, Newchurch and Merthyr, Pencarreg, Pendine, Pontyberem, St. Clears, St. Ishmael, Talley, Trelech, Trimsaran, Whitland and those parts of the following communities not located within the Brecon Beacons National Park: Dyffryn Cennen, Llandovery, Llangadog, Myddfai.

### **In the County of Ceredigion**

Aberaeron, Aberporth, Beulah, Blaenrheidol, Borth, Ceulanamaesmawr, Ciliau Aeron, Dyffryn Arth, Faenor, Geneu'r Glyn, Henfynyw, Llanarth, Llanbadarn Fawr, Llanddewi Brefi, Llandyfriog, Llandysiliogogo, Llandysul, Llanfair Clydogau, Llanfarian, Llanfihangel Ystrad, Llangeitho, Llangoedmor, Llangrannog, Llangwryfon, Llanybi, Llangynfelyn, Llanilar, Llanllwchaiarn, Llanrhystyd, Llansantffraed, Llanwenog, Llanwnnen, Lledrod, Melindwr, Nantcwnlle, New Quay, Penbryn, Pontarfynach, Tirymynach, Trawsgoed, Trefeurig, Tregaron, Troed-yr-aur, Y Ferwig, Ysbyty Ystwyth, Ysgubor-y-coed, Ystrad Fflur, Ystrad Meurig.

### **In the County Borough of Conwy**

Betws-yn-Rhos, Cerrigydrudion, Eglwys-bach,

Llanddoged and Maenan, Llanfair Talhaiarn, Llanfihangel Glyn Myfyr, Llangernyw, Llangwm, Llanefydd, Llansanffraid Glan Conwy, Llansannan, Pentrefoelas and those parts of the following communities not located within the Snowdonia National Park: Bro Garmon, Caerhun, Dolgarrog, Henryd, Llanfairfechan, Llanrwst, Trefriw,

**In the County of Denbighshire**

Betws Gwerfil Goch, Bodelwyddan, Cefn Meiriadog, Clocaenog, Corwen, Cyffylliog, Cynwyd, Derwen, Efenechtyd, Gwyddelwern, Henllan, Llandrillo, Llanelidan, Llangollen, Llanrhaedr-yng-Nghinmeirch, Llantysilio, Llanynys, Nantglyn, Trefnant, Waun and those parts of the following communities not located within the Clwydian Range Area of Outstanding Natural Beauty: Aberwheeler, Bodfari, Bryneglwys, Cwm, Dyserth, Llanfair Dyffryn Clwyd, Llandegla, Llanarmon-yn-Ial, Llanbedr Dyffryn Clwyd, Llandrynog, Llangynhafal, Tremeirchion.

**In the County of Flintshire**

Brynford, Halkyn, Llanfynydd, Mostyn, Sealand, Whitford, and those parts of the following communities not located within the Clwydian Range Area of Outstanding Natural Beauty: Caerwys, Cilcain, Llanasa, Nannerch, Nercwys, Trelawnyd and Gwaenysgor, Treuddyn, Ysceifiog.

**In the County of Gwynedd**

Bontnewydd, Criccieth, Llanrug, Llanwnda, Llanystumdwy, Pentir, Y Felinheli; those parts of the following communities not located within the Snowdonia National Park: Aber, Arthog, Barmouth, Betws Garmon, Clynnog, Corris, Dolbenmaen, Ffestiniog, Llanberis, Llanddeiniolen, Llandderfel, Llandwrog, Llandygai, Llanfrothen, Llangywer, Llanllechid, Llanllyfni, Penrhyndeudraeth, Tywyn, Waunfawr; and those parts of the following communities not located within the Lleyn Area of Outstanding Natural Beauty: Aberdaron, Botwnnog, Buan, Clynnog, Llanaelhaearn, Llanbedrog, Llanengan, Llannor, Nefyn, Pistyll, Tudweiliog.

**In the County of Isle of Anglesey**

Bodedern, Bodffordd, Bryngwran, Llanfihangel Ysgeifiog, Llangristiolus, Llannerch-y-medd, Mechell, Penmynydd, Rhosybol, Tref Alaw, Trewalchmai; and those parts of the following communities not located within the Anglesey Area of Outstanding Natural Beauty: Aberffraw, Beaumaris, Bodorgan, Cwm Cadnant, Cylch-y-Garn, Llanbadrig, Llanddaniel Fab, Llanddona, Llanddyfnan, Llanelian, Llaneluog, Llanfachraeth, Llanfaelog, Llanfaethlu, Llanfair-yn-neubwll, Llangoed, Llanidan, Moelfre, Pentraeth, Rhosyr, Trearddur, Valley.

**In the County Borough of Merthyr Tydfil**

That part of the following community not located within the Brecon Beacons National Park: Vaynor.

**In the County of Monmouthshire**

Caer-went, Gwehelog Fawr, Llan-arth, Llanbadoc, Llangattock-Vibon-Avel, Llan-gwm, Llangybi, Llanhennock, Llantilio Crossenny, Llantrisant Fawr, Portskewett, Rogiet, Usk; those parts of the following communities not located within the Brecon Beacons National Park: Crucorney, Goetre Fawr, Grosmont, Llanfoist Fawr, Llanover; and those parts of the following communities not located within the Wye Valley area of Outstanding Natural Beauty: Devauden, Mathern, Mitchel Troy, Raglan, Shirenewton, Trelleck United

**In the County Borough of Newport**

Coedkernew, Goldcliff, Langstone, Llanvaches, Llanwern, Michaelstone-y-Fedw, Nash, Penhow, Redwick, Wentlooge.

**In the County of Pembrokeshire**

Ableston, Boncath, Camrose, Cilgerran, Clydau, Johnston, Kilgetty/Begelly, Lampeter Velfrey, Letterston, Llanddewi Velfrey, Llandissilio West, Llanstadwell, Manordeifi, Narberth, New Moat, Rosemarket, Rudbaxton, Sceddau, Spittal, St. Florence, Templeton, Tiers Cross, Trecwn, Wiston, Wolfscastle; and those parts of the following communities not located within the Pembrokeshire Coast National Park: Amroth, Brawdy, Burton, Carew, Castlemartin, Cosheston, Crymych, Cwm Gwaun, Eglwyswrw, Freystrop, Hayscastle, Herbrandston, Hundleton, Jeffreyston, Lamphey, Llangwm and Hook, Llanrhian, Llawhaden, Maenclochog, Martletwy, Mathry, Mynachlog-ddu, Nevern, Nolton and Roch, Penally, Pencaer, Puncheston, Slebech, Solva, St. Dogmaels, St. Mary Out Liberty, Stackpole, The Havens, Uzmaston and Boulston, Walwyn's Castle.

**In the County of Powys**

Abbey Cwmhir, Aberedw, Aberhafesp, Banwy, Bausley with Criggion, Beguildy, Berriew, Bettws, Bronllys, Builth, Cadfarch, Caersws, Carno, Carreghofa, Castle Caereinion, Churchstoke, Churchstoke (detached), Cilmery, Clyro, Disserseth and Trecoed, Duhonw, Dwyriw, Erwood, Felin-fach, Forden, Gladestry, Glantwymyn, Glasbury, Glascwm, Guilsfield, Kerry, Knighton, Llanafan Fawr, Llanbadarn Fawr, Llanbadarn Fynydd, Llanbister, Llanbryn-mair, Llanddewi Ystradenny, Llandinam, Llandrinio, Llandysilio, Llandyssil, Llanelwedd, Llanerfyl, Llanfair Caereinion, Llanfechain, Llanfihangel, Llanfihangel Rhydithon, Llanfyllin, Llangamarch, Llangedwyn, Llangunllo, Llangurig, Llangyniew, Llangynog, Llanidloes, Llanidloes

Without, Llanrhaeadr-ym-Mochnant (formerly in the county of Clwyd), Llanrhaeadr-ym-Mochnant, Llansantffraid, Llansilin, Llanwddyn, Llanwrthwl, Llanwrtyd Wells, Llanyre, Machynlleth, Manafon, Meifod, Merthyr Cynog, Mochdre, Montgomery, Nantmel, New Radnor, Old Radnor, Painscastle, Pen-y-Bont-Fawr, Pen-y-bont, Presteigne, Rhayader, St. Harmon, Trefeglwys, Treflys, Tregynon, Tre-wern, Welshpool, Whitton; and those parts of the following communities not located within the Brecon Beacons National Park: Gwernyfed, Honddu Isaf, Llanddew, Llanfrynach, Llangors, Llanigon, Llywel, Maescar, Talgarth, Tawe Uchaf, Trallong, Yscir, Ystradgynlais.

**In the County Borough of Rhondda, Cynon, Taff**  
Llwydcoed, Rhigos; and that part of the following community not located within the Brecon Beacons National Park: Hirwaun.

**In the County of Swansea**  
Llangyfelach, Mawr; and that part of the following community not located within the Gower Area of Outstanding Natural Beauty: Llanrhidian Higher.

**In the County Borough of the Vale of Glamorgan**  
Colwinston, Ewenny, Llan-maes, Llancarfan, Llandow, Llanfair, Llangan, Michaelston, Pendoylan, Penllyn, Peterston-super-Ely, St. Bride's Major, St. Donats, St. Georges-super-Ely, St. Nicholas and Bonvilston, Welsh St. Donats, Wenvoe, Wick.

**In the County Borough of Wrexham**  
Abenbury, Bangor-Is-y-Coed, Bronington, Ceiriog Ucha, Erbistock, Glyntraian, Hanmer, Holt, Isycoed, Llangollen Rural, Llansantffraid Glyn Ceiriog, Maelor South, Marchwiell, Minera, Overton, Rossett, Sesswick, Willington Worthenbury.