

2 June 2025

Dear

ATISN 24687 - Grants and Oversight of Coastal Housing / Beacon Cymru and Coastal Housing Group / Beacon Cymru and WHP Joint Ventures

Information requested

Thank you for your requests which I received on 1 May 2025 (Request 1) and 2 May 2025 (Request 2). You asked for:

Request 1 - Grants and Oversight of Coastal Housing / Beacon Cymru:

1. A list of all grants, funding allocations, or public investment awarded to Coastal Housing Group or Beacon Cymru Group Ltd from 2015 to the present day, including:
 - a. The date of award
 - b. The purpose of the funding (e.g. WHQS compliance, retrofitting, tenant engagement, sustainability, maintenance, etc.)
 - c. Any conditions attached to the funding (e.g. delivery targets, resident satisfaction criteria, tenant access to green space)
 - d. Monitoring or compliance requirements attached to those grants
2. Copies of any guidance, policy documents, or briefing notes issued to Registered Social Landlords (RSLs) in Wales regarding:
 - a. The handling of resident complaints and transparency
 - b. Responsibilities under the Welsh Housing Quality Standard (WHQS)
 - c. Access to green spaces and disability adjustments under the Equality Act 2010 and WHQS
3. Any inspection, audit, or performance review reports relating to Coastal Housing Group / Beacon Cymru undertaken by or on behalf of the Welsh Government from 2020 to present.

Request 2 - Coastal Housing Group / Beacon Cymru and WHP Joint Ventures:

1. The total sums paid or invested by Coastal Housing Group / Beacon Cymru into the Welsh Housing Partnership (WHP) and WHP2 between 2019–2025.
2. The Welsh Government's financial stake, if any, in WHP and WHP2.
3. Any public funding granted to Coastal / Beacon which was intended to flow through these joint ventures.
4. Details of any performance reviews or oversight reports of WHP and WHP2 by the Welsh Government.

Our response

Request 1 - Grants and Oversight of Coastal Housing / Beacon Cymru:

Request 1, Part 1 - A list of all grants, funding allocations, or public investment awarded to Coastal Housing Group or Beacon Cymru Group Ltd from 2015 to the present day:

Please see Annex A which notes:

- Total grant and loan funding provided by the Welsh Government's Housing and Regeneration department to Coastal / Beacon Cymru from 2015 - 2025.
- Breakdown of the grant and loan funding provided by the Welsh Government's Housing and Regeneration department to Coastal / Beacon Cymru from 2015 - 2025.
- Purpose of the funding, Conditions attached to the funding, Monitoring or compliance requirements associated with the programmes.

Please note that from my preliminary assessment I estimate that it will cost more than the appropriate limit set out in the Freedom of Information and Data Protection (Appropriate Limit and Fees) Regulations 2004 to answer 1a. The appropriate limit specified for central government is £600. This represents the estimated cost of it taking over 24 hours of time to determine whether we hold the information and to thereafter locate, retrieve and extract it.

In order to provide you with the information requested at 1a would require individual searches of hundreds of schemes across several programmes from 2015 to 2025. I have estimated that it would take around 10 minutes to interrogate each scheme to locate and extract any data relevant to your request. In multiplying this out by programme, I have estimated that the Social Housing Grant could take 16 hours to interrogate fully, and the Physical Adaptation Grant 66 hours. There are also 11 other programmes to gather data for.

Consequently, I have decided to refuse your request for the date of award under section 12 of the Freedom of Information Act on the grounds that complying with it would exceed the appropriate limit. We have however, at Annex A, instead provided annual amounts awarded to Coastal / Beacon Cymru, which I hope will suffice.

You may wish to refine your request by narrowing its scope by being more specific about what information you particularly wish to obtain, including any dates or period of time relevant to the information required. If you do refine your request in this way, this will be treated as a new request.

Request 1, Part 2 - Copies of any guidance, policy documents, or briefing notes issued to Registered Social Landlords (RSLs) in Wales:

Please see link below which takes you to the Social Housing Regulation topic on the Welsh Government website:

[Social housing regulation | Sub-topic | GOV.WALES.](#)

Please see the link below which takes you to the housing section on the Welsh Government website and explains on how to make a complaint about your council house of housing association home:

[Make a complaint about your council house or housing association home | GOV.WALES](https://gov.wales/make-a-complaint-about-your-council-house-or-housing-association-home)

Please see link below which provides the responsibilities under the Welsh Housing Quality Standard (WHQS):

Welsh Housing Quality Standard 2023

The WHQS is a housing standard and therefore most elements within the standard have been designed to be measurable and specifically about the home that the tenant lives in. However, there are elements within the standard that makes requirements on the social landlords on the immediate area within the housing estate that is managed by the social landlord.

In terms of tenant needs, elements 6d and 6e are below and further detail around those elements can be found within the Standard:

6d As far as possible, homes should suit the specific requirements of the household.

6e Disabled and older people's housing requirements must be planned for and met in accordance with the duty for reasonable adjustments.

In addition, for the immediate estate around the home, that is managed and maintained by the social landlord, there are additional requirements within the following two elements, one specifically covering open green spaces:

8b There should be adequate, practical, maintainable and safe community space(s).

8c Biodiversity opportunities should be introduced by landlords who own or manage verges, parks, grounds and open green spaces by changing their management of these areas to make them more wildlife friendly.

However, in many instances, the service provider of the green space, is not the social landlord and therefore the legal requirement under the Equality Act 2010, falls to the service provider and not the social landlord.

Request 1, Part 3 - Any inspection, audit, or performance review reports relating to Coastal Housing Group / Beacon Cymru undertaken by or on behalf of the Welsh Government from 2020 to present.

Please see links below to Coastal's interim regulatory judgement 2021 and regulatory judgement 2023:

Request 2 - Coastal Housing Group / Beacon Cymru and WHP Joint Ventures

The Welsh Government does not hold the information relating to the total sums paid or invested by Coastal Housing Group/Beacon Cymru into the Welsh Housing Partnership (WHP) and WHP2 between 2019–2025. However, the table below includes details of grants provided to Coastal/Beacon that were intended to flow through to WHP/WHP2.

The Welsh Government does not have any financial stake in WHP or WHP2.

The following table details the grant funding that was provided to Coastal Housing Group that was intended to flow through to WHP and WHP2.

Company	2012	2013	2015	2016	2017	2019	2020	2021
Coastal	£1,309,791	£1,710,460	£0	£0	£0	£92,763	£0	£0
Pennant Homes	£0	£0	£1,384,679	£566,417	£1,330,093	£1,695,514	£1,403,116	£1,192,138
Total	£1,309,791	£1,710,460	£1,384,679	£566,417	£1,330,093	£1,788,277	£1,403,116	£1,192,138

The Welsh Government has not conducted any performance reviews or oversight reports of WHP or WHP2. However, all members of the WHP are subject to regulatory review by Welsh Government and reports published on each RSLs website.

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ

or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.
You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire,

SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely