



2 July 2025

Dear ,

ATISN 24778 Welsh Government Social Housing Grant Scheme - Technical scrutiny and monitoring arrangements

Information requested

Thank you for your request which I received on 4 June 2025. You asked for Welsh Government records - documents setting out the process regarding:

1. project technical scrutiny referred to, and
2. project grant monitoring arrangements currently in place, and
3. project appraisal and evaluation to ensure value for money.

Our response

1. Project technical scrutiny referred to:

Please see link below to the Welsh Government's Technical Review Submission Procedures:

https://www.gov.wales/sites/default/files/publications/2024-07/technical-review-submission-procedures_0.pdf

The purpose of the above document is to provide guidance to Registered Social Landlords (RSLs) and Local Authorities (LAs) on the procedures for the Technical Scrutiny of schemes which are included in the Local Authority's Programme Delivery Plan (PDP), which will receive capital grant for social housing from Welsh Government and which must comply with Welsh Development Quality Standards 2021: Creating Beautiful Homes and Places (WDQR 2021).

All new affordable housing schemes being developed with Social Housing Grant (SHG) are subject to design stage review by Welsh Government in accordance with

Housing Funding Team
Welsh Government
Rhydycar
Merthyr Tydfil
CF48 1UZ

tanya.richards@gov.wales
Tel: 0300 025 6520

these Procedures. RSLs and LAs are required to submit scheme design proposals early in the design process and before applying for planning permission.

Design stage scrutiny looks at the design of the proposed homes, external spaces and placemaking and provides feedback to the RSL or LA. Where appropriate Welsh Government will seek to improve the design or to require changes for compliance with WDQR 2021.

Schemes may also be subject to Post Completion Review (PCR) one year following completion of the scheme. This includes a review of required documentation and final scheme costs and a site visit to check compliance with standards and to view the placemaking qualities of the finished scheme.

2. Project grant monitoring arrangements currently in place:

All schemes in receipt of SHG are monitored via our Welsh Government Portal “Manage Homes and Places – Schemes” which is an online system. This monitors all schemes in the Social Housing Grant programme and includes: scheme details, delivery timescales, grant levels and payment timescales. The Portal is used by Welsh Government officials, Local authority housing strategy officers and grant recipients.

Welsh Government officials also meet with each Local Authority and their development partners on a quarterly basis to discuss Programme Delivery Plans (PDPs). Additional meetings are carried out on a scheme-by-scheme basis where appropriate. A copy of our internal PDP Quarterly Review checklist is attached at Annex A.

The extract below is taken from the SHG Grant Offer Letter which includes specific monitoring requirements:

Monitoring requirements

You must:

- (a) provide us with such documents, information and reports which we may reasonably require from time to time in order for us to monitor your compliance with the Conditions including:
 - i) case studies in the format provided by Welsh Government of completed Social Housing Grant funded schemes as requested;
 - ii) retain and make available to us for review, a post completion review file for every Scheme in accordance with the Social Housing Grant Procedures, which must include a copy of the Main Contract, together with any subsequent variations to the Main Contract;
 - iii) those documents required to be provided to us as more particularly set out in Schedule 4.
 - iv) for each financial year during the Compensation Period (1 April to 31 March) provide us with an Annual Statement of Grant Expenditure (in the form set out in Schedule 5). It must be submitted no later than 2 (two)

calendar months after the end of the relevant financial year (i.e. by 31 May).

- (b) meet with the Welsh Government Official and such other of our representatives as we may from time to time reasonably require; and
- (c) ensure that the Project Manager (or such other person as we may agree) together with any other person we may require attends all meetings with the Welsh Government Official.

3. Project appraisal and evaluation to ensure value for money.

All schemes in receipt of SHG are appraised to ensure they meet Welsh Government criteria. A copy of our internal “Scheme Checklist and Recommendation Memo” is attached at Annex B.

In terms of value for money, the Welsh Government Standard Viability Model (SVM) determines the appropriate level of grant required to provide scheme viability whilst ensuring value for money is achieved. The model calculates level of grant required using rental income, costs of build as well as standard operating and economic assumptions. The SVM contains two value for money caps – a cost cap based on Welsh Government Acceptable Cost Guidance ([Link](#)) and a maximum grant cap of 70%. Where grant recipients are able to demonstrate issues with scheme viability, Welsh Government will consider a grant adjustment on a scheme by scheme basis.

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