11 November 2026

ATISN 26-0030 – Registered Social Landlords

Dear

Thank you for your correspondence, received on 14 October 2026, in which you asked for information about Registered Social Landlords (RSLs) in Wales, their funding and subsidiaries, and the homes they have built over the past five years.

Our responses to your questions are set out below:

1. How much has been paid to each of these bodies in Social Housing Gramt (SHG) over the past five years?
The amounts of Social Housing Grant (SHG) paid to each of the RSLs over the past five years is provided in Document 1.

2. How much has been paid to each of these bodies in other funding over the past five years?
Details of other funding paid to each of the RSLs over the past five years is provided in Document 1.

3. Some local authorities are now building council houses for rent to local people. (Swansea, for example), why don't any appear as an RSL?
Local authorities and RSLs are separate categories of social landlord in Wales. RSLs are housing associations or other independent not-for-profit bodies registered with Welsh Ministers under Part 1 of the Housing Act 1996. Local authorities own and manage council housing in their capacity as statutory public bodies and are accountable through local government governance arrangements. They are therefore social landlords, but are not RSLs, and do not appear on the RSL register.

4. Many RSLs have set up subsidiaries – for example, Ateb has Mill Bay Homes – but none appear in your table. Why is this?
Being a subsidiary of an RSL does not automatically make an organisation an RSL. The register includes only organisations separately registered with Welsh Ministers under the Housing Act 1996. Housing associations may establish unregistered subsidiaries to undertake activities such as private housebuilding, market rent, care, maintenance or construction services.

In the example you give, ateb is the RSL, while Mill Bay Homes is a subsidiary established to build homes for private sale and gift-aid profits to its parent housing association. It is not separately registered as an RSL. A subsidiary would appear separately on the register if it applied for and obtained RSL registration.

5. Are RSLs allowed to transfer SHG and other funding to their subsidiaries?
RSLs are not permitted to transfer SHG to their subsidiaries. SHG restriction should not be assumed to apply to all other funding

6. How many units have been built by RSLs in the past five years to be rented by tenants?
Information on affordable housing provision is available in the Welsh Government's published statistics: Affordable housing provision | GOV.WALES.

7. How many units have been built by RSLs in the past five years for sale or lease?
The affordable housing return includes information on shared ownership and shared equity. The published affordable housing statistics referenced above are relevant to these forms of provision.

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