



Changes to regulatory data returns for 2023

Introduction

This note provides an overview of the changes to data returns for 2023. These changes have been made to ensure that they continue to most effectively support our operational approach and reflect provider structures and risks.

Key messages

The following points are applicable to all returns:

- Timely and accurate data submission is a cornerstone of the co-regulatory settlement and we rely on the information you supply us to ensure proportionate and risk-based regulation. Failure to provide accurate and timely data may be reflected in our published judgement of a provider's compliance with the regulatory standards. Following the 2023 Statistical Data Return (SDR) collection we will publish a list of all late or missing returns as we have done in earlier years.
- **It is essential that providers read the guidance available on the NROSH+ website prior to starting any of the returns.**
- Providers have a responsibility to correctly categorise and record their stock according to the latest applicable legislation. We ask that particular attention is paid to the classification of units to ensure they align with the 2020 rent standard.
- We also ask that particular focus is given to your reporting of decent homes non-compliance to ensure that the submitted figures are an accurate reflection of stock performance against the requirements of the Decent Homes Standard. You should also carefully review the changes made to questions in this area in the SDR return below.
- During the checking of submissions, we may contact some providers to discuss their data returns before signing them off for further analysis. Subsequently, we may contact a minority of providers where there are any regulatory issues arising from this analysis of the validated data.
- Please access NROSH+ via <https://nroshplus.regulatorofsocialhousing.org.uk/>. For help and advice please refer to the guidance available and contact the Referrals and Regulatory Enquiries Team (NROSHenquiries@rsh.gov.uk and 0300 1245 225).

Financial data

The regulator will keep the same suite of standard financial data returns that we collected in 2022 (Financial Forecast Return (FFR); Electronic Annual Accounts (FVA) and Quarterly Survey (QS)).

FFR

A small number of changes have been made to the FFR in 2023. The adjustments are primarily to ensure that the data requested is relevant to the current operating environment.

FVA

Minimal changes have been made to the FVA in 2023. Guidance notes will be updated, and providers should refer to these to ensure continued quality in data submission. Providers are reminded that the new



Accounting Direction (published in January 2022¹) is applicable to accounting periods commencing 1 January 2022 and later.

QS

The Quarterly Survey will continue to collect data on key financial indicators and emergent sector risks. Guidance notes will be updated on a quarterly basis and providers should always refer to these to see if there are any changes to our requirements.

Statistical data

The following changes have been made to update terminology and to ensure the SDR continues to provide us with data required to support our operational activity.

Part 1: Entity level information

- This part will no longer include contact information, this will be collected as part of the submission process. You must ensure that contact details for your organisation are entered correctly as these details will be used by us to contact your organisation.

Part 2: Low cost rental and rents

- Existing building height questions have been updated to reflect the high rise definitions in the Building Safety Act (2022).
- A new question on low cost rental units failing each Decent Homes Standard (DHS) criterion and those failing one or more criterion has been added.
- A new question on the number of low cost rental units which do not meet the DHS but which are excluded from the failures reported due to reasons set out in the DHS has been added.
- A new question added on the % of low cost rental units which have been physically inspected for DHS compliance in the last 5 years has been added.
- A new question on the number of low cost rental units with an EPC rating at each rating level (A to G); those which have no EPC rating (but will need one on sale or letting) and those which do not require an EPC rating has been added.

Part 5: Stock usage

- We have split the RP level data on the duration of unavailability of units (e.g. split 'unavailable for letting' into 'temporarily unavailable for letting' and 'permanently unavailable for letting').
- We have split of LA level data on the duration of unavailability of units (as above) for the general needs vacancies currently collected at LA level.

Part 6: Stock balance sheet

- We have added additional LA level data collection on the number of low cost rental units being sold via RtB, vRtB, RtA and other sales.

Part 8: Small provider stock and rents data

- Existing building height questions have been updated to reflect the high rise definitions in the Building Safety Act (2022).

For more details on the SDR questions and changes please refer to the SDR Guidance materials available on the NROSH+ website including the **SDR changes for 2023** document².

Disposal notifications

Providers are required to notify us about disposals made in line with our Direction on disposal notification. The Direction and supporting guidance, available on our website, sets out the detail of what must be notified and the type of information that must be provided. Providers should read the Direction and associated guidance on NROSH+ prior to completion of the Disposal Notification Form.

¹ [Accounting Direction 2022 for private registered providers of social housing \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

² Available from the document and templates section of NROSH+ <https://nroshplus.regulatorofsocialhousing.org.uk/>

Organisational data

The NROSH+ website requires your organisation to enter and maintain a suite of organisational and contact details. It is the responsibility of each individual provider to ensure that this contact information is kept updated and accurate throughout the year. This is important because we use this information to contact your organisation on regulatory matters. We take our duties in relation to data protection seriously, but to do this we rely on providers updating their contact information in a timely fashion. Guidance on how to access and amend this data is available on the NROSH+ website.