



Regulator of  
Social Housing

**Regulator of Social Housing**

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10 March 2026

Dear Chief Executive

**2026/27 RSH data requirements**

I am writing to inform you of the arrangements for data collection in the coming year. 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. I would therefore be grateful if this letter can be passed on to the appropriate person within your organisation.

From April 2026, we will be commencing our annual round of data collection from private registered providers ('providers') via the NROSH+ website <https://nroshplus.regulatorofsocialhousing.org.uk>

**Data returns**

During 2026/27, all providers that own 1,000 or more units of social stock will be required to submit the following structured returns:

NROSH+ returns	Deadline
<b>Statistical Data Return (SDR)</b>	<b>31 May 2026</b> We will publish a list of all late or missing returns when the SDR data is published in Autumn 2026.
<b>Financial Forecast Return (FFR)</b> (with business plan and other supporting documentation)	<b>30 June 2026</b> We encourage submission within 6 weeks of business plan sign off by the provider's board, where this is earlier than 30 June.
<b>Tenant Satisfaction Measures (TSM) Return</b> (including all supporting documentation as specified in the guidance)	<b>30 June 2026</b>
<b>Electronic Annual Accounts (FVA)</b>	<b>6 months after financial year end</b>
<b>Quarterly Survey (QS)</b>	<b>3 weeks after each quarter end</b> (Q4 2025/26 is due 23 April 2026)
<b>Fire Safety Remediation Survey (FRS)</b>	<b>3 weeks after each quarter end</b> (Q4 2025/26 is due 23 April 2026)

The address for service of any legal documents on RSH is:  
Level 2, 7-8 Wellington Place,  
Leeds LS1 4AP



Regulatory documents	Deadline
Audited Accounts Audit Management Letters Fraud Reports	<b>6 months after financial year end</b>
Quarterly disposal notifications	<b>3 weeks after each quarter end</b> (Q4 2025/26 is due 23 April 2026)
Priority disposal notifications	As required (see disposal notification guidance available on NROSH+)

The deadlines for all returns are in line with those operating in a standard collection year. We will let providers know in good time if there are any changes or additions during the year to either the information for submission or to our deadlines. We rely on the supply of timely and accurate data from all providers. Failure to supply quality data in line with the outlined timescales may be reflected in our published regulatory judgements.

**If any of these deadlines present a practical problem for your organisation, please contact your key contact or the referrals and regulatory enquiries team as soon as possible (details as in letter header).**

### Statistical Data Return (SDR)

Questions on stock condition in the SDR have been refined and expanded to ensure we have a sufficiently rounded and accurate view of each provider's stock condition.

We ask all providers to report the outcomes of their most recent stock condition survey. This includes the number of units found to fail DHS at the point of inspection through the most recent stock condition survey, which may be different from DHS fails reported at year-end. We anticipate that any significant survey exercise fully assessing all four DHS criteria will normally identify some non-decent units at the point of inspection. It is important that landlords retain and supply such information accurately. The question wording on the outcomes of the most recent stock condition survey has been revised to improve clarity.

We have added two new questions asking landlords to summarise their approach to calculating year-end DHS fails – reflected in their Tenant Satisfaction Measures – and which organisation(s) carried out their most recent stock condition survey. These questions are voluntary for the 2026 SDR collection however we expect providers to provide their best effort in answering these.

### Tenant Satisfaction Measures (TSM) Return

Under our current requirements, we expect all providers who own 1,000 or more units of social housing to submit the TSM Return to us.

To improve data quality, there have been some minor changes to the TSM Return. A summary of these is provided in Annex A. Providers must ensure that the return is completed correctly and that all relevant supporting documents are submitted to us in accordance with the TSM Requirements and the TSM Return guidance. A short note summarising the requirements relating to your publication of TSM information and your submission of the TSM Return to us is provided in Annex B.

**Please note that the requirements for your collection and calculation of the TSMs themselves have not changed.**

## Fire Safety Remediation Survey (FRS)

We will continue to collect the FRS through the NROSH+ system during 2026/27. This return no longer includes the requirement to submit an accompanying building level spreadsheet. Instead, you must continue to record building level data on all your 11m+ buildings on the National Remediation System (NRS). See Annex A for additional information on FRS and NRS alignment.

The FRS will not automatically be allocated to providers who own fewer than 1,000 units of social housing, and who have confirmed to us in a previous FRS submission that they are not the responsible entity for any building of 11 metres or more in height (or which has five or more storeys). However, **providers must notify us if they acquire a building which they should report within this survey.**

**For more information regarding all our returns and the changes for 2026/27, please refer to the notes enclosed with this letter.**

## Submitting data

During 2026/27, the annual returns will launch in a staggered pattern. We anticipate that all **annual** returns except the FVA will launch in April. The FVA will launch in June.

As each return is launched, it will be automatically added to the NROSH+ dashboards of providers from whom we require the return and notification emails will be sent to all active NROSH+ users.

Guidance materials will be released on NROSH+ as they become available. It is essential that guidance notes are reviewed before the completion of each return to take account of any new, moved or revised questions.

Please submit returns as early as possible within each of the survey periods and allow yourself sufficient time to raise any questions regarding your submissions.

## User accounts

You must ensure that your organisation maintains at least one active user on the NROSH+ system in order that your organisation continues to receive notifications from the system. Full access users on the NROSH+ system are able to create and maintain users for your organisation. However, if you are having any difficulties, please contact our enquiries team (details in header).

## Query resolution

We aim to respond to all queries within five working days. Please note that queries made to us within five working days of a survey deadline may not receive a response until after the deadline has passed. This may result in submissions which do not meet the survey deadline. Extensions to deadlines will not be granted due to late queries.

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.

Additionally, **we remind you that it is your responsibility to correctly categorise and record stock accurately according to the latest applicable legislation and to ensure you understand and apply the rent (and any other) rules correctly.**

## Organisational and contact details

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.

**It is very important that the organisational and contact details in NROSH+ are kept accurate and up to date by your officers.** If they are not:

- (a) your organisation may not receive important information on statutory consultations and/ or regulatory requirements; and/ or
- (b) correspondence (which may include information about the provider's business or regulatory compliance) may be sent to the wrong individuals (who in some cases may no longer work for the provider).

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. Please see our privacy notice on the NROSH+ site for more details.<sup>1</sup>

We now have a data sharing agreement in place with MHCLG to routinely provide up to date contact details for public task purposes where providers own 1,000 or more units of social stock. In addition to our privacy notice on the NROSH+ site, please also see MHCLG's privacy notice for details.<sup>2</sup>

If you have any queries, please refer to the guidance and FAQs on the NROSH+ website. If further assistance is required, you can contact the referrals and regulatory enquiries team [NROSHenquiries@rsh.gov.uk](mailto:NROSHenquiries@rsh.gov.uk) who will assist you with your query.

Yours faithfully,



Will Perry

Director of Strategy

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<sup>1</sup> <https://nroshplus.regulatorofsocialhousing.org.uk/privacy-notice>

<sup>2</sup> [Personal information charter - Ministry of Housing, Communities and Local Government - GOV.UK](#)