



Regulator of
Social Housing

Annex A: 2026/27 Data Requirements - key messages and changes

Introduction

This note provides an overview of the changes to data returns for 2026/27 for private registered providers ('providers'). The changes have been made to ensure that they continue to effectively support our regulatory approach and reflect provider structures and risks. Providers will be informed in good time if there are any changes or additions during the year to either our submission requirements or our deadlines.

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 supplied by providers to ensure proportionate and risk-based regulation. Failure to supply quality data in line with the timescales we outline may be reflected in our published regulatory judgements.
- Data provided through these returns may be published at a provider level and we will publish a list of all late or missing returns, as we have done in previous 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 providers give particular focus to reporting of the outcomes of recent stock condition surveys and performance against the Decent Homes Standard (DHS).
- 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 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

We will keep the same suite of standard financial data returns that we collected in 2026. Providers must read the guidance and are encouraged to do so well in advance of submission. The guidance will highlight the main areas of change.

FFR

Changes have been made to the FFR for 2026. Guidance notes will be updated, and providers should refer to these to ensure continued quality in their data submissions.

FVA

Minimal changes have been made to the FVA for 2026. Guidance notes will be updated, and providers should refer to these to ensure continued quality in their data submissions.

QS

The QS will continue to collect data on key financial indicators and emergent sector risks. Surveys and accompanying guidance notes will be updated on a quarterly basis as necessary, and providers should refer to these to note any changes to our requirements.

Statistical Data Return

Changes have been made to ensure the Statistical Data Return (SDR) continues to provide us with the data required to support our regulatory activity. These changes include:

Low cost rental and rents

- The wording of the question on the outcomes of the most recent stock condition survey has been revised to improve clarity.
- Two new questions have been introduced into the stock condition section. These ask providers to summarise their approach to calculating year-end DHS fails 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.
- Two calculated sub-total lines have been added into DHS reporting. These should be used by the provider to check their expected and reported number of units not meeting DHS.
- A calculated total line has been added to ensure the number of EPC ratings matches the number of units the provider has reported in previous questions.

Low cost home ownership

- Question 2 now contains a prefilled data row for the number of units reported in the 2025 SDR.

Stock balance sheet

- The wording of Question 1 has been updated for clearer interpretation in line with the guidance.
- Question 2 now contains a prefilled data row for the number of units reported in the 2025 SDR.

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 2026** document¹.

¹ Available from the documents section of NROSH+ <https://nroshplus.regulatorofsocialhousing.org.uk/>

Tenant Satisfaction Measures

Changes have been made ensure the Tenant Satisfaction Measures (TSM) Return continues to provide us with the data required to support our regulatory activity. These changes include:

Survey completion

- Question 2 has been restructured into three distinct questions and some wording has been revised to improve clarity.

Background

- Two drop-down options for Question 6 have been combined into one.

Published TSMs

- Non-emergency and emergency repairs timescales reported in Section 3 Question 5a and Question 5d have been added to the list of responses to be checked against published information.

TSMs reported by all

- Question 6 has been structured as a balance sheet with the addition of a new question asking for the number of responsive repairs at year end as reported in the 2025 TSM return.

Additionally, care should be taken to ensure **the number of owned dwelling units at year end and Decent Homes Standard information is consistent between the TSM Return and the SDR.**

For more details on the TSM questions and changes, please refer to the TSM Guidance materials available on the NROSH+ website including the **TSM Return changes for 2026** document².

Please note that the requirements for your collection and calculation of the 2025/26 TSMs themselves have not changed. We have updated one part of the TSM Technical Requirements, ensuring the detail of the requirements on repairs timelines (RP02) provides clarity on how to report repairs that represents emergency and significant hazards as defined in Awaab's Law. This clarification applies to TSM data collection from 1 April 2026 (i.e. TSMs for 2026/27 onwards).

Fire Safety Remediation Survey

There are no notable changes to the Fire Safety Remediation Survey (FRS) for 2025/26 Q4. Guidance notes for the FRS will be updated for each release of this survey, and providers should refer to these to note any changes to our requirements.

National Remediation System (NRS)

Providers are no longer required to submit a quarterly Building Level Survey spreadsheet alongside the FRS. Instead, we are asking registered providers to continue working with Homes England through their system (for self funded social sector buildings and applications for the Cladding Safety scheme), ensuring building details and progress is updated accurately and in line with the agency's scheme requirements. Please contact Homes England at: ssdataingestion@homesengland.gov.uk if you have any questions about your obligations or the required data requirements.

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

We expect the number of relevant 11m+ buildings with current or historically remediated external wall systems defects to align between the NRS and FRS. Please ensure consistency between your building level details and aggregate submission to the regulator.

We are working with Homes England to minimise duplication in how we work together.

You should continue to submit aggregate level data returns to the FRS in the NROSH+ system in the usual way.

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.

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.

Providers must keep this information up to date. Any changes to this information should be made as soon as is reasonably possible, or at a minimum within two weeks of the change happening. When publishing this information, providers should ensure that in doing so they meet all the requirements of our standards. Further details about the requirement can be found on our website.³

³ <https://www.gov.uk/guidance/information-required-from-registered-providers>