Regulator of Social Housing

NROSH+ Local Authority Data Return (LADR)

Guidance notes

Version 1.0

Survey deadline: 10 July 2026

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Introduction

The Local Authority Data Return (LADR) is an annual census conducted by the Regulator of Social Housing (the regulator) and completed by registered Local Authority providers (providers) in England.

Using the NROSH+ system

NROSH+ is the regulator's data collection website. Submission of data must be made electronically via the NROSH+ system https://nroshplus.regulatorofsocialhousing.org.uk/. The stages of submission are detailed in the NROSH+ System User Guide available on the NROSH+ system.

Help and support

The NROSH+ website contains guidance documents and FAQs which are designed to help users through the process of submitting returns and using the system.

However, if you have any further queries, you should contact our Referrals and Regulatory Enquiries (RRE) team. Their contact details and availability are:

Telephone: 0300 1245 225 Email : NROSHenquiries@rsh.gov.uk

Availability: Monday to Friday; 9am to 5pm (excluding bank holidays)

The RRE team will not input or change data on a user's behalf and the responsibility for completing the submission remains with the provider.

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 not meeting the survey deadline. Extensions to the deadline 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.

Data entry and templates

Each return in NROSH+ can be completed through either manual entry of data into NROSH+ or by importing templates populated with data. Data import templates for each section of the return can be exported via your survey's Parts List in the NROSH+ system.

Please note exported templates are specific to your organisation and cannot be used for multiple providers.

Further information on using templates is available in the NROSH+ System User Guide but users should note the following:

- You can only input data into green cells and text boxes.
- Cells shaded purple will automatically calculate based on data entered in other fields.
- Cells labelled as prior year data and shaded orange will display the value submitted in the previous round. This will always be visible in the NROSH+ web view and will show in the excel import template if macros are enabled. These fields will only be filled where the previous round return was submitted under the same provider code.
- When copying data into the templates, users must use the Paste Special function (values only, no formatting) or users risk corrupting the template.
- The 'definitive data' is that which is saved on the NROSH+ system and visible to users on-screen.
- Please note that if you have included more decimal places in your data in the template than is expected by the system, these will be rounded on submission. This means that totals based on these may be different in the system than in your template.
- When importing data using a template file, users have the option to "ignore blank cells" or "don't ignore blank cells". These options are covered more in the NROSH+ System User Guide.

Please note when importing a file using the "don't ignore blank cells" option, any data that has already been added will be overwritten by the upload; if a cell is left blank in the template, any prior value will be removed from the database.

Validation checks before submission

There are a number of ways in which validation errors can be viewed in NROSH+, these include:

- **Live validations within a survey part** - Validation issues can be viewed and resolved directly in the web view. Navigate to the web view by clicking the 'Edit' link next to a Part with hard or soft validation issues, then toggle to 'Show validations' to

see the validations panel in the browser. For more information about this function, please see the NROSH+ System User Guide.

- **Cross-part validations page** – For surveys with multiple parts showing on the Parts List; click the 'Review Cross-Part Validations' button beneath the survey summary table to view all cross-part validations, regardless of status. For more information about this function, please see the NROSH+ System User Guide.

- **Export validations** – Validations can be exported to an Excel file by clicking the export button on the survey summary page, validation issues page, from the web view, or cross-part validations page. Review cross part validations button at the bottom of the Parts List.

- **Validation issues page** – Navigate to the validation issues page by clicking the 'Submit' button beneath the survey summary table. Any unresolved validation issues, including cross-part validations, will be listed here. For single-part validation issues, clicking 'Go to part' will navigate to the web view where validations can be addressed as outlined above.

Users should note that the NROSH+ website is the final authority on the number of validation issues present on a return as this will cover cross-part validations that are not present in any single template file.

Where you are unable to resolve soft validation issues, you should add a comment or upload a supporting document providing contextual information and narrative which will assist us in reviewing the return and which will minimise the amount of follow up work required.

If you are unable to resolve hard validation issues, you should contact the RRE Team using the contact details given in the Help and Support section of this document.

We also encourage the submission of supporting documentation to provide detail on areas which you feel may need clarification. These supporting documents should be provided in a Word, Excel or PDF document and uploaded on to NROSH+ using the 'Upload new document' button in the supporting documents section, which can be found below your surveys parts list (a full list of supported document types is available in the NROSH+ System User Guide).

Declarations and contact details

When submitting a survey, you will be required to confirm a number of declarations relevant to the content and coverage of the survey. You will also be required to provide contact information for an individual with whom we can discuss queries about the survey.

Depending on the survey being completed, you may also be required to check and confirm your organisations registered details or office contact information.

Please see the Survey Declarations section later in this document for more information about the requirements for declarations and contact details for this survey.

Completing the Local Authority Data Return

The regulator has been responsible for regulating Local Authority rents since 1 April 2020[1]. All registered Local Authority providers of social housing in England are required to complete the LADR every year, providing the regulator with data on stock and rent levels.

Local authorities have a duty to notify the regulator if they are, or intend to become, a provider of social housing. Local authorities are subject to compulsory registration under these circumstances even where the social housing stock is not, or will not be, held in a Housing Revenue Account (HRA). If your organisation is, or intends to become, a provider of social housing and is not already registered with the regulator or established on the NROSH+ system, please email RNTeam@rsh.gov.uk as soon as possible.

Submission deadline

- LADR will launch on NROSH+ on 1 April 2026
- The deadline for submission of this return on NROSH+ is **10 July 2026** (in line with the Local Authority Housing Survey (LAHS) deadline).

It is recommended that providers complete and submit their return as soon as possible as this will allow more time to resolve any queries the regulator may raise with the submission.

Note on guidance and definitions

We ask all Local Authorities to read these guidance notes carefully in order that they provide accurate data to RSH.

This guidance is intended to support the completion of the Local Authority Data Return (LADR) via the NROSH+ system. Whilst examples and definitions are provided, providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation.

The LADR data collection is reliant on definitions and guidance from the Policy Statement on Rents for Social Housing, as this is the basis by which RSH regulate rents (see our Rent Standard).

Providers must refer to the policy statement on rents for social housing for detailed information regarding the government's policy on rents for social housing. The definitions used within the LADR are aligned with those set out in the policy document.

[1] Rent Standard and guidance - GOV.UK (www.gov.uk) : https://www.gov.uk/government/publications/rent-standard

Note on Local Authority Housing Survey (LAHS)

While the LADR collects similar data to that collected by the Ministry of Housing, Communities and Local Government (MHCLG), formally known as Department for Levelling Up, Housing and Communities (DLUHC) through its Local Authority Housing Survey (LAHS), there are some differences. Most notable is the difference in the treatment of Low Cost Home Ownership (LCHO) and the counting of hostel and houses in multiple occupations bedspaces. Some questions in LAHS ask that values should only cover properties within a local authority's HRA. For the avoidance of doubt, all owned social housing units should be reported in LADR, including any that fall outside of a LARP's HRA. Please refer to the guidance supplied alongside each data return to ensure each is completed correctly.

Local Authorities should note that they are required to complete both returns.

LAHS is due to be launched by MHCLG in April 2026 with an expected deadline of 10 July 2026.

For more details please refer to the Department's website:
https://www.gov.uk/government/collections/local-authority-housing-data.

LADR Structure

LADR is made up of three sections, which are visible as separate tabs in the template and the website view in NROSH+. Guidance notes are provided for each section in the remainder of this document:

Section 1: Stock information

Breakdown of stock owned by the Local Authority regardless of its geographic location.

Section 2: Low cost rental – rent data

More detailed questions around the categorisation, rent and formula rent of the low cost rental stock reported in part 1.

Section 3: Affordable Rent – rent data

More detailed questions around the categorisation and rent of the Affordable Rent stock reported in part 1.

Summary of changes

Changes to the LADR for 2026/26 are summarised in the table below. A more detailed description of the changes can be found in the LADR Changes for 2026 Collection document accessed via the Guidance and Documents section of the NROSH+ website.[2]

[2] https://nroshplus.regulatorofsocialhousing.org.uk/

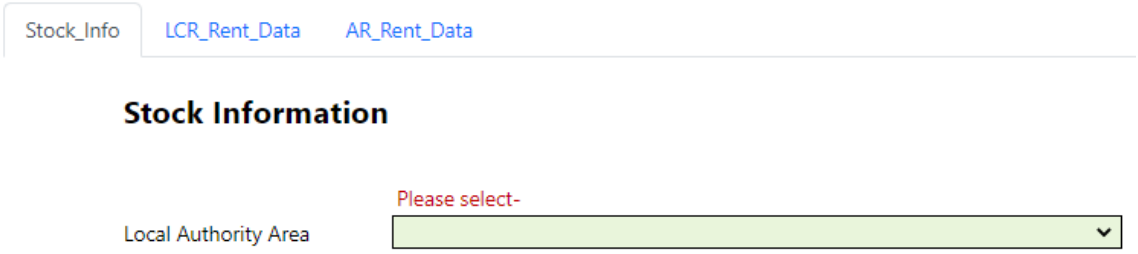
Change	Description	Questions impacted
Guidance updates	Some updates have been made to the LADR guidance to improve clarity and alignment between RSH returns. These can be summarised as: 1. Introduction of a definition of ownership (of units) for the purposes of the LADR return. 2. A change to the treatment of leased stock. 3. Clarification of differences between LADR and LAHS requirements.	All
Pilot stock condition questions	Introduction of a set of voluntary pilot questions on stock condition.	Q1-3 in new Stock Condition Data section
Prior year survey data	Tables displaying the number of units reported in the 2025 LADR have been added for Q1-3 of the Stock Information section. Comments boxes allowing LARPs to explain year-on-year changes have also been included. Note: these fields will only be filled where a provider submitted a LADR in 2025 under the same provider code.	Q1-3 in Stock Information section

Stock information

This section of the LADR captures information about the units **owned** by each Local Authority (regardless of where the stock is geographically located) on 31 March 2026.

The glossary provides additional guidance for defining stock categories (see entries for text highlighted like this). However, providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. Providers must refer to the policy statement for detailed information regarding the government's policy on rents for social housing.

Local Authority area



At the start of this section, you will need to confirm your organisation's area name and code by selecting these from the dropdown list.

Questions 1 to 6 – Introduction

Question 1- 6 of Stock Information collect data on units **owned** by your Local Authority. The allocation of the property to **low cost rental** (excluding Affordable Rent), **Affordable Rent** or **Low Cost Home Ownership (LCHO)** is determined by the classification of the property on 31 March in current calendar year (i.e. 31 March 2026 if you are completing this form in 2026).

Where the property does not have a current tenant, the classification of the unit should be determined by:

> How the property is being offered to those on the waiting list.
>
> If it is not currently being offered, the previous type of rent if the property has been previously let but is now vacant.
>
> If it is not currently being offered and has not been previously let, then the intended type of rent for which the property was developed.

Exclude:

Units which are leased by you TO private registered providers (including housing associations).

LCHO units in which the Local Authority has no percentage share (for example where the Local Authority has only a retained freehold, but the unit has been 100% staircased).

Right to Buy or other 'sold 'units where the Local Authority has no other interest except the retained freehold (i.e. where the unit is fully owned by the occupier on a leasehold basis).

Question 1 – Column guidance

Low cost rental

1 Number of low cost rental dwellings owned by LA as at 31 March

	General Needs	Supported Housing	Total
Bedspaces			0
Bedsits			0
One bedroom			0
Two bedrooms			0
Three bedrooms			0
Four bedrooms			0
Five bedrooms			0
Six or more bedrooms			0
Total	0	0	0

Columns 1-3 – Low cost rental (excluding Affordable Rent)

For **low cost rental** units, please record the number of units by bed size. Report all units defined as **general needs** in column 1 and all units defined as **supported housing** in column 2.

The NROSH+ system calculates the totals in column 3.

Include:

All Private Finance Initiative (**PFI)** units which are contractually defined as low cost rental (but not Affordable Rent) units.

Exclude:

All **Affordable Rent** units and report these under Question 2 - Affordable Rent.

All **LCHO** (including **Shared Ownership**) units and report these under Question 3.

Question 2 – Column guidance

Affordable Rent

2 Number of Affordable Rent dwellings owned by LA as at 31 March

	General Needs	Supported Housing	Total
Bedspaces			0
Bedsits			0
One bedroom			0
Two bedrooms			0
Three bedrooms			0
Four bedrooms			0
Five bedrooms			0
Six or more bedrooms			0
Total	0	0	0

Columns 1-3 – Affordable Rent

For **Affordable Rent** units please record the number of units by bed size. Report all units defined as general needs in column 1 and all units defined as supported housing in column 2.

The NROSH+ system calculates the totals in column 3.

Include:

All **PFI** units which are contractually defined as Affordable Rent units.

Exclude:

All **low cost rental** units and report these under low cost rental (Question 1)

All **LCHO** (including **Shared Ownership**) units and report these under LCHO (Question 3).

Question 3 – Column guidance

	Low cost home ownership	Overall Total
3	Number of Low cost home ownership dwellings owned by LA as at 31 March	(LCR+AR+LCHO)
	Bedspaces	0
	Bedsits	0
	One bedroom	0
	Two bedrooms	0
	Three bedrooms	0
	Four bedrooms	0
	Five bedrooms	0
	Six or more bedrooms	0
	Total 0	0

Column 1 – Low cost home ownership (LCHO)

For **LCHO** units please record the number of units by bed size.

Include:

All **PFI** units which are contractually defined as **Shared Ownership** or **LCHO** Rent units.

Exclude:

All **low cost rental** units and report these under low cost rental (Question 1)

All **Affordable Rent** units and report these under Affordable Rent (Question 2)

Questions 1 to 3 – Line guidance

For Questions 1, 2 and 3 the following line guidance applies:

Line 1- Bedspaces

All non-self-contained units should be recorded as individual bedspaces. Please refer to the glossary definition before completing this line.

Line 2- Bedsits

This should include all self-contained **bedsit** units **owned** by the Local Authority. This should also include all studio flats.

Lines 3-8- One bedroom to six or more bedrooms

Record all **owned** units by the number of bedrooms contained. Exclude all non-self-contained units (i.e. bedspaces) and bedsits and include these in lines 1 or 2 respectively.

Line 9- Total

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 1 to line 8 inclusive.

Line 10- Free text box

If you have reported a change in the number of units owned compared to last year's LADR (displayed in the prior year table), please confirm all changes are correct in the text box below.

Any change in unit numbers in each pocket of 10 or more units and 10% of the previous year's stock numbers will be flagged in red next to the 'Prior year' change table. Please ensure you address the reasons for all changes in the text box provided.

Overall Total

This table will automatically complete, totalling the sum of Questions 1, 2 and 3 for each line.

Question 4 – Total excluding PFI and LCHO

4	Total excluding PFI and LCHO	

This figure should show the total number of units, minus the total number of LCHO stock and any units subject to the PFI scheme.

You should include all units **owned** by the Local Authority regardless of size (**excluding** all PFI and LCHO units).

The figure reported in this field must be less than, or equal to the total stock figure (Overall Total Line 9), minus the total number of LCHO units (Q3 Line 9).

PFI social housing units are highlighted in the Rent Policy Statement as being an excepted category of low cost rental accommodation. As such, the total number of PFI social housing units implied by the figure reported here must not exceed the total number of excepted units reported on the Low Cost Rental – Rent Data tab later in the survey.

Tab: Stock Information ((Overall Total L9 – Q3L9) – Q4) cannot be greater than Tab: Low Cost Rental - Rent Data (Q2C4L10 + Q3C4L10).

Question 5

5 Of your owned low cost rental supported housing how much is defined as specialised supported housing?

Question 5 asks for the total number of low cost rental **supported housing** defined as **specialised supported housing**.

Please provide the total number of units which are defined as **specialised supported housing**.

This figure must be equal to or less than the number reported in Question 1 Column 2 Line 9 (total supported housing units (including PFI)).

Specialised supported housing is a narrow sub-definition of the broader supported housing definition. Units of specialised supported housing are excepted from the government's policy on rents for social housing. For this reason, and if no satisfactory supporting document is provided, the regulator will be in contact to ask for further details when units of this type are reported.

Please ensure that only units which meet the definition of specialised supported housing are reported here.

Supported housing is only defined as specialised supported housing if a specific set of criteria are fulfilled. Furthermore, where specialised supported housing is reported, we would anticipate this to be less than or equal to the total number of supported housing units which have an absolute (full) exception (reported on Low Cost Rental – Rent Data tab - Question 3 Column 4 Line 10).

Question 6

6 Of your total LCHO stock, how much is occupied in accordance with a shared ownership arrangement?

Question 6 asks for the total number of **low cost home ownership (LCHO)** stock that is occupied/ available for occupation in accordance with a **shared ownership arrangement**.

Please provide the total number of units.

This figure must be equal to or less than the number reported in Question 3 Line 9 (total LCHO housing units).

Low cost rental – Rent data

This section of the LADR captures information about the level of rent, formula rent and units **excepted** in the **policy statement** for low cost rented units **owned** by each Local Authority (regardless of where the stock is geographically located) on 31 March 2026.

The glossary provides additional guidance for defining stock categories (see entries for text highlighted like this). However, providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. Providers must refer to the policy statement for detailed information regarding the government's policy on rents for social housing.

Question 1

Summary Rent Data		
1	Number of chargeable weeks	
	Number of possible chargeable weeks in year	
	Average weekly rent per dwelling on an actual basis	
	Average weekly rent per dwelling on a standardised basis, based on number of possible chargeable weeks	0.00

Line 1- Number of chargeable weeks

Report here the number of weeks of the reporting year (1 April to 31 March) in which rent was charged (that is the total number of weeks excluding the number of 'rent free' weeks). This figure cannot be higher than 53.

Line 2- Number of possible chargeable weeks in year

Report here the maximum number of possible chargeable weeks in the applicable reporting year. The answer given here will form part of the auto-calculation used to give a standardised average in Line 4 below.

This figure must be 52 or 53 and will be dependent on how your organisation has chosen to calculate rents in the reporting year*.

*Each year, there are 365 days which means that in any given year there are 52 weeks and 1 day (in a leap year 2 days).

Depending on the day of the week your organisation makes rent payment charges, there is a potential for 53 rent payments to be charged in some years. You may wish to note that in the reporting period covered by LADR 2026 (1 April 2025 to 31 March 2026), there were 52 Mondays. As Local Authorities primarily charge rent on the Monday of each week, it is expected that the figure entered for this question will be 52 for most providers completing the survey.

Line 3- Average weekly rent per unit on an actual basis

Report here the average weekly net rent (exclusive of service charges) per unit for low cost rental units (including both general needs and supported housing). This should be based on the average weekly rent that would be payable based on the rent in place on the 31 March.

Where the 31 March falls in a 'rent free' week, please use the closest week preceding the 31 March where rent was payable.

Where the rent year is not 52 weeks, the entry should NOT be averaged over a 52-week year but based on the chargeable rent weeks for each unit (considering non-self-contained units as individual bedspaces).

Include:

All rents payable on units reported as **low cost rental** (excluding Affordable Rent) in stock information (including both **general needs** and **supported housing** units) (question 1 column 3 line 9).

Void properties (providing the rent which would be payable on them should the property be occupied on 31 March).

Exclude:

All units not reported in stock information question 1 column 3 line 9 (therefore exclude all Affordable Rent units and all LCHO units).

All **service charges** (both those eligible for housing benefit and those ineligible for housing benefit).

Line 4- Average weekly rent per unit on a standardised basis, based on number of possible chargeable weeks

This field gives the average weekly net rent per unit on a standardised basis, based on the number of possible chargeable weeks reported in question 1b. This field is calculated automatically by the NROSH+ system (and also within the upload template).

The calculation uses the average weekly rent reported in Q2, divides this by the number of chargeable weeks reported in Q1a and multiples this by the possible number of chargeable weeks reported in Q1b.

Question 2 – Introduction

Report here the detailed stock breakdown and average weekly NET and formula rent information for general needs low cost rental units.

Detailed rent information for general needs units

2 This question focuses on your low cost rental general needs stock (excluding Affordable Rent).

Please refer to the LADR guidance notes and the policy statement on rents for social housing for more information.

Please give the total low cost rental general needs units owned (column 1) together with overall average weekly net rent (column 2) and formula rent (column 3).

Also provide details as to the number of properties excepted in the policy statement (excluding AR and HIST) (column 4) and the average weekly net rent of these excepted units (column 5). Please also provide the number of units subject to HIST arrangements (column 6).

All averages should be weighted averages.

Exclude all Affordable Rent units (report these in the Affordable Rent section) and exclude all LCHO units (these are not included in rent data collection).

For columns 1, 2 and 3 exclude all units that are excepted in the policy statement (this includes (but is not limited to) intermediate rent, temporary social housing, specialised supported housing and PFI social housing).

For column 4 and 5 include ONLY units that are excepted in the policy statement, but exclude all units subject to HIST arrangements.

Where total units in Column 1 is greater than 0, a figure must be entered Column 3. It is expected that average weekly rent (Column 2) will be less than or equal to average formula rent (Column 3).

Please calculate Formula Rents as per the Policy Statement. If the initial formula rent figure is higher than the rent cap amount, then the formula rent figure must be replaced by the rent cap amount.

For the avoidance of doubt Formula Rents must be reported excluding the tolerances allowed by the rent policy statement.

For columns 2 and 5, the entry must be averaged on a standardised basis, based on the number of possible chargeable weeks reported.

For further information on inclusions and exclusions please see guidance notes available on the NROSH+ website.

	Total units / bedspaces (non-excepted stock)	Average weekly net rent (non-excepted stock)	Average formula rent (non-excepted stock)	Total number of units / bedspaces (excepted stock)	Average weekly net rent (excepted stock)	Total number of units / bedspaces subject to HIST arrange-ments	Total units / bedspaces	Total weighted average net rent
Bedspaces							0	0.00
Bedsit							0	0.00
One bedroom							0	0.00
Two bedrooms							0	0.00
Three bedrooms							0	0.00
Four bedrooms							0	0.00
Five bedrooms							0	0.00
Six or more bedrooms							0	0.00
Total self-contained/ weighted average	0	0.00	0.00	0	0.00	0	0	0.00
Total general needs/ weighted average	0	0.00	0.00	0	0.00	0	0	0.00

Question 2 – Column guidance

Column 1

Please report the total number of **general needs** units by bed size to which the **policy statement** applies.

Exclude:

All low cost rental **supported housing** units and report these in Q3.

All **Affordable Rent** (AR) units (general needs and supported housing) and report these in the Affordable Rent – rent data part (questions 2 and 3).

All units subject to **High Income Social Tenants (HIST)** arrangements (report these in column 6).

All **PFI** units, even those which are rented on rents aligned to the **policy statement**.

All **Low Cost Home Ownership (LCHO)** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

All units **excepted** in the **policy statement** (report the number of these units in column 4).

The recording of units in this question must reflect that made in the Stock Information section.

Column 2

Report here the **average weekly NET rent** per unit for general needs low cost rental units by size of unit (Lines 1 to 8).

This should be based on the average weekly NET rent that would be payable based on the rent in place on the 31 March.

Where the 31 March falls in a ‘rent free’ week, please use the closest week preceding the 31 March where rent was payable.

The entry **must be** averaged on a standardised basis, based on the number of possible chargeable weeks reported in Q1L2. The calculation for this is provided in the glossary.

Bedspace rents should be calculated as the average rent for all bedspaces. This should be the average rent payable by a single tenant.

Include:

All NET rents payable on units reported as general needs low cost rental in column 1.

Void properties (providing the NET rent which would be payable on them if the property had been occupied on 31 March). This should either be the last known average weekly NET rent payable or the intended NET rent payable for the property on re-let.

Exclude:

Any rents payable for all units not reported in column 1.

All **service charges** (both those eligible for housing benefit and those ineligible for housing benefit).

Column 3

Report here the average weekly **formula rent** per unit for general needs low cost rental units by size of unit (Lines 1 to 8).

Formula rents must be reported excluding the tolerances allowed by the rent policy statement.

Formula rents for **bedspaces** should be calculated as the average formula rent for all bedspaces.

Where units of any given stock size are reported in Column 1, it is essential that average weekly NET rent and formula rent figures are given in Columns 1 and 2 as this information is required for the regulation of Local Authority rents.

Column 4

Report here the total number of **general needs** units/ bedspaces **excepted** in the **policy statement**. However, do not include units as detailed below.

The units reported in column 4 should not appear in column 1 or column 6.

Exclude:

All low cost rental **supported housing** units and report these in the relevant columns in Q3.

All **Affordable Rent** units (general needs and supported housing) and report these in the Affordable Rent – rent data part (questions 2 and 3).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

All units subject to **HIST** arrangements (report these in column 6).

Column 5

Report here the **average weekly NET rent** per unit for general needs low cost rental units excepted in the **policy statement** by size of unit (Lines 1 to 8).

This should be based on the average NET rent that would be payable based on the rent in place on the 31 March.

Where the 31 March falls in a 'rent free' week, please use the closest week preceding the 31 March where rent was payable.

The entry **must be** averaged on a standardised basis, based on the number of possible chargeable weeks reported in Q1L2. The calculation for this is provided in the glossary.

Bedspace rents should be calculated as the average rent for all bedspaces. This should be the average rent payable by a single tenant.

Include:

All NET rents payable on units reported as general needs low cost rental in column 4.

Void properties (providing the NET rent which would be payable on them if the property had been occupied on 31 March). This should either be the last known average weekly NET rent payable or the intended NET rent payable for the property on re-let.

Exclude:

Any rents payable for all units not reported in column 4.

All **service charges** (both those eligible for housing benefit and those ineligible for housing benefit).

Column 6

Report here the total number of general needs units/ bedspaces subject to **HIST** arrangements.

The units reported in column 6 should not appear in column 1 or column 4.

Exclude:

All low cost rental **supported housing** units subject to HIST and report these in Q5 (column 6).

All **Affordable Rent** units (general needs and supported housing) and report these in the Affordable Rent – rent data part (questions 4 and 5).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

Column 7

This field is a NROSH+ system calculated field. It sums column 1 + column 4 + column 6.

The total value per line should match the number of general needs units/ bedspaces as reported in corresponding lines in question 1 column 1 in Stock Information.

Column 8

This field gives the average weekly rent per unit (by size). This field is calculated by the template or by the NROSH+ system.

The calculation uses the average weekly rent of units reported in Q2. It takes the rent information reported in column 2 and column 5 and multiplies these by the number of units reported in column 1 and column 4 (respectively). It then divides this total rent figure by the total number of units reported in column 1 and column 4.

Question 2 – Line guidance

Line 1- Bedspaces

Record all non-self-contained units as individual **bedspaces**.

Line 2- Bedsits

This should include all self-contained **bedsit** units **owned** by the Local Authority. This should also include all studio flats. Exclude all bedspaces.

Lines 3-8- One bedroom to six or more bedrooms

Record all **owned** units by the number of bedrooms contained. Exclude all bedsits and bedspaces.

Line 9- Total self-contained / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 2 to line 8 inclusive. These totals **EXCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all self-contained stock.

Line 10- Total general needs / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 1 to line 8 inclusive. These totals **INCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all stock.

Question 3 – Introduction

Report here the detailed stock breakdown and average weekly NET and formula rent information for supported housing low cost rental units.

Detailed rent information for supported housing units

3 This question focuses on your low cost rental supported housing stock (excluding Affordable Rent).

Please refer to the LADR guidance notes and the policy statement on rents for social housing for more information.

Please give the total low cost rental supported housing units owned (column 1) together with overall average weekly net rent (column 2) and formula rent (column 3).

Also provide details as to the number of properties excepted in the policy statement (excluding AR and HIST) (column 4) and the average weekly net rent of these excepted units (column 5). Please also provide the number of units subject to HIST arrangements (column 6).

All averages should be weighted averages.

Exclude all Affordable Rent units (report these in the Affordable Rent section) and exclude all LCHO units (these are not included in rent data collection).

For columns 1, 2 and 3 exclude all units excepted in the policy statement (this includes (but is not limited to) intermediate rent, temporary social housing, specialised supported housing and PFI social housing).

For column 4 and 5 include ONLY units excepted in the policy statement, but exclude all units subject to HIST arrangements.

Where total units in Column 1 is greater than 0, a figure must be entered Column 3. It is expected that average weekly rent (Column 2) will be less than or equal to average formula rent (Column 3).
Please calculate Formula Rents as per the Policy Statement. If the initial formula rent figure is higher than the rent cap amount, then the formula rent figure must be replaced by the rent cap amount.

For the avoidance of doubt Formula Rents must be reported excluding the tolerances allowed by the rent policy statement.

For columns 2 and 5, the entry must be averaged on a standardised basis, based on the number of possible chargeable weeks reported.

For further information on inclusions and exclusions please see guidance notes available on the NROSH+ website.

	Total units / bedspaces (non-excepted stock)	Average weekly net rent (non-excepted stock)	Average formula rent (non-excepted stock)	Total number of units / bedspaces (excepted stock)	Average weekly net rent (excepted stock)	Total number of units / bedspaces subject to HIST arrange-ments	Total units / bedspaces	Total weighted average net rent
Bedspaces							0	0.00
Bedsit							0	0.00
One bedroom							0	0.00
Two bedrooms							0	0.00
Three bedrooms							0	0.00
Four bedrooms							0	0.00
Five bedrooms							0	0.00
Six or more bedrooms							0	0.00
Total self-contained/ weighted average	0	0.00	0.00	0	0.00	0	0	0.00
Total supported housing/ weighted average	0	0.00	0.00	0	0.00	0	0	0.00

Question 3 – Column guidance

Column 1

Please report the total number of **supported housing** units by bed size to which the **policy statement** applies.

Exclude:

All low cost rental **general needs** units and report these in Q2.

All **Affordable Rent** (AR) units (general needs and supported housing) and report these in the Affordable Rent – rent data part (questions 2 and 3).

All units subject to **HIST** arrangements (report these in column 6).

All **PFI** units, even those which are rented on rents aligned to the **policy statement**.

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

All units **excepted** in the **policy statement** (report the number of these units in column 4).

The recording of units in this question must reflect that made in the Stock Information section.

Column 2

Report here the **average weekly NET rent** per unit for supported housing low cost rental units by size of unit (Lines 1 to 8).

This should be based on the average NET weekly rent that would be payable based on the rent in place on the 31 March. Where the 31 March falls in a 'rent free' week, please use the closest week preceding the 31 March where rent was payable.

The entry **must be** averaged on a standardised basis, based on the number of possible chargeable weeks reported in Q1L2. The calculation for this is provided in the glossary.

Bedspace rents should be calculated as the average rent for all bedspaces. This should be the average rent payable by a single tenant.

Include:

All NET rents payable on units reported as supported housing low cost rental in column 1.

Void properties (providing the NET rent which would be payable on them if the property had been occupied on 31 March). This should either be the last known average weekly NET rent payable or the intended NET rent payable for the property on re-let.

Exclude:

Any rents payable for all units not reported in column 1.

All **service charges** (both those eligible for housing benefit and those ineligible for housing benefit).

Column 3

Report here the average weekly **formula rent** per unit for supported housing low cost rental units by size of unit (Lines 1 to 8).

Formula rents must be reported excluding the tolerances allowed by the rent policy statement.

Formula rents for **bedspaces** should be calculated as the average formula rent for all bedspaces at a bedspace level.

Where units of any given stock size are reported in Column 1, it is essential that average weekly NET rent and formula rent figures are given in Columns 1 and 2 as this information is required for the regulation of Local Authority rents.

Column 4

Report here the total number of supported housing units/ bedspaces **excepted** in the **policy statement**, but do not include units detailed below.

The units reported in column 4 should not appear in column 1 or column 6.

Exclude:

All low cost rental **general needs** units and report these in the relevant columns in Q2.

All **Affordable Rent** units (general needs and supported housing) and report these in the Affordable Rent – rent data part (questions 2 and 3).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

All units subject to **HIST** arrangements (report these in column 6).

Column 5

Report here the **average weekly NET rent** per unit for supported housing low cost rental units excepted in the **policy statement** by size of unit (Lines 1 to 8).

This should be based on the average NET rent that would be payable based on the rent in place for the week containing the 31 March.

Where the 31 March falls in a ‘rent free’ week, please use the closest week preceding the 31 March where rent was payable.

The entry **must be** averaged on a standardised basis, based on the number of possible chargeable weeks reported in Q1L2. The calculation for this is provided in the glossary.

Bedspace rents should be calculated as the average rent for all bedspaces. This should be the average rent payable by a single tenant.

Include:

All NET rents payable on units reported as supported housing low cost rental in column 4.

Void properties (providing the NET rent which would be payable on them if the property had been occupied on 31 March). This should either be the last known average weekly NET rent payable or the intended NET rent payable for the property on re-let.

Exclude:

Any rents payable for all units not reported in column 4.

Exclude all service charges (both those eligible for housing benefit and those ineligible for housing benefit).

Column 6

Report here the total number of supported housing units/ bedspaces subject to **HIST** arrangements.

The units reported in column 6 should not appear in column 1 or column 4.

Exclude:

All low cost rental **general needs** subject to HIST and report these in Q2 (column 6).

All **Affordable Rent** units (general needs and supported housing) and report these in the Affordable Rent – rent data part (questions 2 and 3).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

Column 7

This field is a NROSH+ system calculated field. It sums column 1 + column 4 + column 6.

The total value per line should match the number of supported housing units/ bedspaces as reported in corresponding lines in question 1 column 2 in Stock Information.

Column 8

This field gives the average weekly rent per unit (by size). This field is calculated by the template or by the NROSH+ system.

The calculation uses the average weekly rent of units reported in Q3. It takes the rent information reported in column 2 and column 5 and multiplies these by the number of units reported in column 1 and column 4 (respectively). It then divides this total rent figure by the total number of units reported in column 1 and column 4.

Question 3 – Line guidance

Line 1- Bedspaces

Record all non-self-contained units as individual **bedspaces.**

Line 2- Bedsits

This should include all self-contained **bedsit** units **owned** by the Local Authority. This should also include all studio flats. Exclude all bedspaces.

Lines 3-8- One bedroom to six or more bedrooms

Record all **owned** units by the number of bedrooms contained. Exclude all bedsits and bedspaces.

Line 9- Total self-contained / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 2 to line 8 inclusive. These totals **EXCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all self-contained stock.

Line 10- Total general needs / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 1 to line 8 inclusive. These totals **INCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all stock.

Question 4

Overall Average weekly rent		
4	Average weekly rent per dwelling on a standardised basis - data check*	0.00

*This auto-calculated field has been included to allow you to check the accuracy of the average weekly rent figures given above. This has been calculated using the figures given in Questions 2 and 3 above. This figure should match the figure calculated in Question 1 above.

This auto-calculated field gives the overall average weekly rent per unit on a standardised basis, for low cost rental units (supported housing and general needs combined).

This is calculated automatically by the system, using the figures given in column 2 of Questions 2 and 3.

For clarity:

- Question 1 Line 3 – The figure reported here should represent the actual average weekly rent per unit, over your organisation's number of chargeable weeks.
- Questions 2 and 3, Column 2 – The figures reported here should represent the average weekly rent for each unit size when averaged over the number of possible chargeable weeks reported in Question 1 Line 2.

Affordable Rent – Rent data

This section of the LADR captures information about the number of units and level of rent for **Affordable Rent** units **owned** by each Local Authority (regardless of where the stock is geographically located) on 31 March 2026.

The glossary provides additional guidance for defining stock categories (see entries for text highlighted like this). However, providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. Providers must refer to the policy statement for detailed information regarding the government's policy on rents for social housing.

Question 1

Affordable Rent - Rent Data

Summary Affordable Rent Data		
1	Number of chargeable weeks	
	Number of possible chargeable weeks in year	
	Average weekly rent per dwelling on an actual basis	
	Average weekly rent per dwelling on a standardised basis, based on number of possible chargeable weeks	0.00

Line 1- Number of chargeable weeks

Report here the number of weeks of the reporting year (1 April to 31 March) in which rent was charged (that is the total number of weeks excluding the number of 'rent free' weeks). This figure cannot be higher than 53.

Line 2- Number of possible chargeable weeks in year

Report here the maximum number of possible chargeable weeks in the applicable reporting year. The answer given here will form part of the auto-calculation used to give a standardised average in Line 4 below.

This figure must be 52 or 53, and will be dependent on how your organisation has chosen to calculate rents in the reporting year*.

*Each year, there are 365 days which means that in any given year there are 52 weeks and 1 day (in a leap year, 2 days).

Depending on the day of the week your organisation makes rent payment charges, there is a potential for 53 rent payments to be charged in some years. You may wish to note that in the reporting period covered by LADR 2026 (1 April 2025 to 31 March 2026), there were 52 Mondays. As Local Authorities primarily charge rent on the Monday of each week, it is expected that the figure entered for this question will be 52 for most providers completing the survey.

Line 3- Average weekly rent per unit on an actual basis

Report here the average weekly gross rent inclusive of property related service charges per unit for Affordable Rent units (including both general needs and supported housing). This should be based on the average weekly rent that would be payable based on the rent in place on the 31 March.

Where the 31 March falls in a 'rent free' week, please use the closest week preceding the 31 March where rent was payable.

Where the rent year is not 52 weeks, the entry should NOT be averaged over a 52-week year but based on the chargeable rent weeks for each unit (considering non-self-contained units as individual bedspaces).

Include:

All rents payable on units reported as Affordable Rent in the Stock Information section.

Void properties (providing the rent which would be payable on them should the property be occupied on 31 March).

Exclude:

All units not reported as Affordable Rent in Stock Information (therefore exclude all **low cost rental** units and all LCHO units).

All non-property related service charges.

Line 4- Average weekly rent per unit on a standardised basis, based on number of possible chargeable weeks

This field gives the average weekly net rent per unit on a standardised basis, based on the number of possible chargeable weeks reported in question 1b. This field is calculated automatically by the NROSH+ system (and also within the upload template).

The calculation uses the average weekly rent reported in Q1L3, divides this by the number of chargeable weeks reported in Q1L1 and multiples this by the possible number of chargeable weeks reported in Q1L2.

Question 2 – Introduction

Report here the detailed stock breakdown and gross rent information for Affordable Rent general needs units.

Detailed rent information for Affordable Rent general needs units

2 Please give the total Affordable Rent general needs units owned, together with overall average weekly gross rent.

All averages should be weighted averages.

Also provide details as to the number of properties subject to HIST arrangements.

For column 2 the entry must be averaged on a standardised basis, based on the number of possible chargeable weeks reported.

	Total Affordable Rent units / bedspaces (excluding HIST)	Average weekly gross rent	Total number of units / bedspaces subject to HIST arrangements	Total units / bedspaces
Bedspaces				0
Bedsit				0
One bedroom				0
Two bedrooms				0
Three bedrooms				0
Four bedrooms				0
Five bedrooms				0
Six or more bedrooms				0
Total self-contained/ weighted average	0	0.00	0	0
Total general needs/ weighted average	0	0.00	0	0

Question 2 – Column guidance

Column 1

Please report the total number of Affordable Rent **general needs** units by bed size.

Exclude:

All Affordable Rent **supported housing** units and report these in Q3.

All **low cost rental** (which are not Affordable Rent) units (general needs and supported housing) and report these in the low cost rental – rent data part (questions 2 and 3).

All units subject to **HIST** arrangements (report these in column 3).

All **Low Cost Home Ownership (LCHO)** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

The recording of units in this question must reflect that made in Stock Information.

Column 2

Report here the **average weekly GROSS rent** per unit for Affordable Rent general needs units by size of unit (Lines 1 to 8).

This should be based on the average weekly GROSS rent that would be payable based on the rent in place on the 31 March.

Where the 31 March falls in a 'rent free' week, please use the closest week preceding the 31 March where rent was payable.

The entry **must be** averaged on a standardised basis, based on the number of possible chargeable weeks reported in Q1L2. The calculation for this is provided in the glossary.

Bedspace rents should be calculated as the average rent for all bedspaces. This should be the average rent payable by a single tenant.

Include:

All GROSS rents payable on units reported as general needs Affordable Rent in column 1.

Void properties (providing the GROSS rent which would be payable on them if the property had been occupied on 31 March). This should either be the last known average weekly GROSS rent payable or the intended GROSS rent payable for the property on re-let.

Exclude:

Any rents payable for all units not reported in column 1.

All non-property related service charges.

Column 3

Report here the total number of Affordable Rent general needs units/ bedspaces subject to **HIST** arrangements.

The units reported in column 3 should not appear in column 1.

Exclude:

All Affordable Rent **supported housing** units subject to HIST and report these in Q3 (column 3).

All **low cost rental** (which are not Affordable Rent) units (general needs and supported housing) and report these the low cost rental – rent data part (questions 2 and 3).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

Column 4

This field is a NROSH+ system calculated field. It sums column 1 + column 3.

Question 2 – Line guidance

Line 1- Bedspaces

Record all non-self-contained units as individual **bedspaces**.

Line 2- Bedsits

This should include all self-contained **bedsit** units **owned** by the Local Authority. This should also include all studio flats. Exclude all bedspaces.

Lines 3-8- One bedroom to six or more bedrooms

Record all **owned** units by the number of bedrooms contained. Exclude all bedsits and bedspaces.

Line 9- Total self-contained / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 2 to line 8 inclusive. These totals **EXCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all self-contained stock.

Line 10- Total general needs / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 1 to line 8 inclusive. These totals **INCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all stock.

Question 3 – Introduction

Report here the detailed stock breakdown and gross rent information for Affordable Rent supported housing units.

Detailed rent information for Affordable Rent supported housing units

3 Please give the total Affordable Rent supported housing owned, together with overall average weekly gross rent.

All averages should be weighted averages.

Also provide details as to the number of properties subject to HIST arrangements.

For column 2 the entry must be averaged on a standardised basis, based on the number of possible chargeable weeks reported.

	Total Affordable Rent units / bedspaces (excluding HIST)	Average weekly gross rent	Total number of units / bedspaces subject to HIST arrangements	Total units / bedspaces
Bedspaces				0
Bedsit				0
One bedroom				0
Two bedrooms				0
Three bedrooms				0
Four bedrooms				0
Five bedrooms				0
Six or more bedrooms				0
Total self-contained/ weighted average	0	0.00	0	0
Total supported housing/ weighted average	0	0.00	0	0

Question 3 – Column guidance

Column 1

Please report the total number of Affordable Rent **supported housing** units by bed size.

Exclude:

All Affordable Rent **general needs** units and report these in Q2.

All **low cost rental** (which are not Affordable Rent) units (general needs and supported housing) and report these in the low cost rental – rent data part (questions 2 and 3).

All units subject to **HIST** arrangements (report these in column 3).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

The recording of units in this question must reflect that made in Stock Information.

Column 2

Report here the **average weekly GROSS rent** per unit for Affordable Rent supported housing units by size of unit (Lines 1 to 8).

This should be based on the average weekly GROSS rent that would be payable based on the rent in place on the 31 March.

Where the 31 March falls in a 'rent free' week, please use the closest week preceding the 31 March where rent was payable.

The entry **must be** averaged on a standardised basis, based on the number of possible chargeable weeks reported in Q1L2. The calculation for this is provided in the glossary.

Bedspace rents should be calculated as the average rent for all bedspaces. This should be the average rent payable by a single tenant.

Include:

All GROSS rents payable on units reported as supported housing Affordable Rent in column 1.

Void properties (providing the GROSS rent which would be payable on them if the property had been occupied on 31 March). This should either be the last known average weekly GROSS rent payable or the intended GROSS rent payable for the property on re-let.

Exclude:

Any rents payable for all units not reported in column 1.

All non-property related service charges.

Column 3

Report here the total number of Affordable Rent supported housing units/ bedspaces subject to **HIST** arrangements.

The units reported in column 3 should not appear in column 1.

Exclude:

All Affordable Rent **general needs** subject to HIST and report these in Q2 (column 3).

All **low cost rental** (which are not Affordable Rent) units (general needs and supported housing) and report these in the low cost rental – rent data part (questions 2 and 3).

All **LCHO** (including **Shared Ownership**) units (rent information for these units is not captured in LADR).

Column 4

This field is a NROSH+ system calculated field. It sums column 1 + column 3.

Question 3 – Line guidance

Line 1- Bedspaces

Record all non-self-contained units as individual **bedspaces**.

Line 2- Bedsits

This should include all self-contained **bedsit** units **owned** by the Local Authority. This should also include all studio flats. Exclude all bedspaces.

Lines 3-8- One bedroom to six or more bedrooms

Record all **owned** units by the number of bedrooms contained. Exclude all bedsits and bedspaces.

Line 9- Total self-contained / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 2 to line 8 inclusive. These totals **EXCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all self-contained stock.

Line 10- Total general needs / weighted average

Fields are automatically calculated by the template or NROSH+ system and represent the total of line 1 to line 8 inclusive. These totals **INCLUDE** bedspaces which are non-self-contained. Rent values are calculated as weighted averages across all stock.

Question 4

Overall Average weekly rent		
4	Average weekly rent per dwelling on a standardised basis - data check*	0.00

*This auto-calculated field has been included to allow you to check the accuracy of the average weekly rent figures given above. This has been calculated using the figures given in Questions 2 and 3 above. This figure should match the figure calculated in Question 1 above.

This auto-calculated field gives the overall average weekly rent per unit on a standardised basis for Affordable Rent units (supported housing and general needs combined).

This is calculated automatically by the system, using the figures given in column 2 of Questions 2 and 3.

For clarity:

- Question 1 Line 3 – The figure reported here should represent the actual average weekly rent per unit, over your organisation's number of chargeable weeks.

- Questions 2 and 3, Column 2 – The figures reported here should represent the average weekly rent for each unit size when averaged over the number of possible chargeable weeks reported in Question 1 Line 2

Pilot stock condition questions

For 2026, we are including a set of voluntary pilot questions on stock condition to LADR to seek additional information on stock decency from LARPs and reduce the need for ad hoc data collection on these issues through inspections and other engagement.

These pilot questions focus on the outcomes of each provider's most recent stock condition survey, and the basis for year-end **Decent Homes Standard (DHS)** fails each provider reports as part of their Tenant Satisfaction Measures. 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 providers retain and can supply such information.

The glossary provides additional guidance for defining stock categories (see entries for text highlighted like this). However, providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. Providers must refer to the policy statement for detailed information regarding the government's policy on rents for social housing.

Question 1 – Introduction

This question records information relating to your most recent stock condition survey exercise. This might either be a one-off survey or the most recent round of a rolling survey programme. For providers undertaking a rolling stock condition survey programme (e.g. 20% of units per annum), this will typically be the last annual survey round completed.

For this question, this should represent a substantive survey exercise (a) involving physical inspection of units for the purpose of assessing compliance against all criteria of the DHS and (b) sufficient to inform an assessment of stock condition at a provider level. This will not typically include smaller numbers of ongoing reactive inspections triggered for specific operational purposes (e.g. voids or responsive repairs).

We appreciate that providers have different approaches to surveys. Providers are welcome to include explanatory notes on their responses to this question in a supporting document.

1 Please provide information relating to your most recent stock condition survey

Year of most recent stock condition survey	
Number of units inspected in most recent stock condition survey	
Number of units identified as failing DHS at time of inspection in your most recent stock condition survey	

	Criterion A - It meets the current statutory minimum standard for housing	Criterion B - It is in a reasonable state of repair	Criterion C - It has reasonably modern facilities and services	Criterion D - It provides a reasonable degree of thermal comfort	Total units failing one or more criteria
Total number of units failing each criterion at time of inspection in your most recent stock condition survey					

Only record owned low cost rental units.

Responses should not refer to any inspections which were not sufficient to robustly and consistently assess compliance across all DHS criteria.

Question 1 – Line guidance

Line 1 – Year of most recent stock condition survey

Record the year of completion of your most recent round stock condition survey (where year refers to 1 April – 31 March).

If a provider has a rolling survey, for example inspecting 20% of stock per annum to assess DHS compliance, this annual set of inspections would typically be reported as a single stock condition exercise for the purposes of this question. If a stock condition survey exercise round straddles two reporting years, please report the later year.

Line 2 – Number of units inspected in most recent stock condition survey

Record the number of units physically inspected to assess DHS compliance as part of the latest stock condition survey exercise.

Line 3 – Number of units identified as failing the DHS at time of inspection in your most recent stock condition survey

Record the number of units identified as failing the DHS when physically inspected to assess DHS compliance as part of the latest stock condition survey exercise.

This should include all units that were assessed to be non-decent at the time of the survey based on the original physical inspection of the property. If there has been desktop analysis or validation of inspection data to arrive at a final identified number of non-decent units from the survey exercise, this response should refer to the figure after this analysis has been completed.

Any units assessed to be non-decent at the time of inspection as part of latest survey, which have subsequently been remediated to achieve DHS compliance, must still be included as non-decent at the time of inspection in this response.

Line 4 – Breakdown of units failing the DHS at time of inspection in your most recent stock condition survey by reason for failure

This question records a breakdown of units failing the **DHS** at time of inspection during your most recent stock condition survey by reason for failure. Reporting under the individual failure criteria will not be mutually exclusive and the same unit may need to be listed under more than one criterion if it fails more than one criterion. Providers are also required to supply the total number of units that have failed one or more criteria. This will not necessarily be the total of the previous four columns.

For further guidance on DHS, please refer to:
https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance

- **In order for a unit to be classed as having been 'physically inspected to assess DHS compliance', the unit must have been fully assessed against each DHS criterion. The assessment of each specific criterion does not need to have taken place at the same point in time or through the same process. For example, data from specialist surveys (e.g. radiation) can be combined with other survey activity to produce an assessment that covers all DHS criteria.**
- **Where the data a provider holds about a unit is inadequate to fully assess compliance with all DHS criteria then this unit does not meet the requirement to have been physically inspected to assess DHS compliance and should not be reported under question 1. This applies even where specialist or surveys limited in scope have identified units that fail to meet DHS but where data are inadequate to fully assess compliance with all four DHS criteria.**
- **For the case where a specialist or limited-scope survey identifies that a unit does not meet DHS under one criterion but is unable to assess the unit under other criteria: where subsequent survey activity provides additional data that means that the unit can now be fully assessed against the other criteria of DHS but the original issue has been remediated, then the unit should still be reported under question 1 as failing DHS under the original criterion.**
- **The total reported in question 1 column 5 should match the total reported in question 1 line 3.**
- **Units which are found to have failed one or more criterion and are undergoing appraisal for demolition should not be excluded from the DHS standard until the appraisal is complete and the relevant reason for exclusion is then applied.**

Question 1 – Column guidance

Column 1 – Criterion A – It meets the current statutory minimum standard for housing

Record the number of units you own that failed Criterion A of the **DHS** at the point of inspection: 'It meets the current statutory minimum standard for housing'.

Column 2 – Criterion B – It is in a reasonable state of repair

Record the number of units you own that failed Criterion B of the **DHS** at the point of inspection: 'It is in a reasonable state of repair'.

Column 3 – Criterion C – It has reasonably modern facilities and services

Record the number of units you own that failed Criterion C of the **DHS** at the point of inspection: 'It has reasonably modern facilities and services'.

Column 4 – Criterion D – It provides a reasonable degree of thermal comfort

Record the number of units you own that failed Criterion D of the **DHS** at the point of inspection: 'It provides a reasonable degree of thermal comfort'.

Column 5 – Total units failing one or more criteria

Record the total number of units you own that failed the **DHS** on one or more criteria at the point of inspection. The individual failure criteria will not be mutually exclusive, and the same unit may need to be listed under more than one criterion. Therefore, it is likely that this column will not equal the sum of the other four columns in question 1.

Question 2 - Introduction

This question asks you to summarise the approach you have taken to calculating DHS fails at 31 March reflected in your most recent Tenant Satisfaction Measures (RP01). Specifically, it asks about what assumptions have been made about decency in units that have not been inspected in recent stock condition surveys (or otherwise identified as failing DHS through other routes e.g. more limited-scope surveys or other information).

RP01 is one of the Tenant Satisfaction Measures (TSMs) that all registered providers that own relevant social housing stock must calculate and publish on an annual basis following the requirements set out by us and in accordance with the Transparency, Influence and Accountability Standard (TI&A Standard). RP01 calculates the proportion of homes that do not meet the Decent Homes Standard. Please refer to the TSM Technical Requirements for more information.

2 Which of the following best describes your approach to calculating year end DHS fails (RP01) reported in your most recent Tenant Satisfaction Measures?

Specifically, please tell us how units that were not inspected in your most recent stock condition survey were treated for the purposes of calculating the number of units owned which failed the DHS at year end (the numerator used to calculate TSM RP01: the proportion of homes that do not meet the DHS).

Please select from the following options:

Units that were not inspected in recent surveys are…

If you responded 'Other – please explain the basis for calculation of the numerator under RP01' to Question 2 or wish to supply any other relevant details on how you have calculated year end DHS fails (RP01) please use this text box to provide further information.

Question 2 – Line guidance

Line 1 – Approach to calculating year end DHS fails reported in Tenant Satisfaction Measures (RP01)

This question asks you to select the option that best summarises your approach to calculating year end **DHS** fails (RP01) reported in your most recent Tenant Satisfaction Measures (TSMs). Specifically, it asks you specify how units that were not included in your most recent stock condition survey were treated for the purposes of calculating year end **DHS** fails (RP01) by selecting an option that best describes your approach from the dropdown list provided. If your approach is not described as one of the specified options, please select 'Other' and explain your approach to calculating year-end **DHS** fails (RP01) in the text below.

Line 2 – Comments box

If you responded 'Other – please explain the basis for calculation of the numerator under RP01' is selected in Question 2 Line 1, then you must provide an explanation in the text box provided. This should explain how year-end **DHS** fails (RP01) relates to information from stock condition surveys, and any assumptions made about the decency of units that have not been recently surveyed.

If you selected one of the specified options in Question 2 Line 1 and wish to supply any other relevant details on how you have calculated year-end **DHS** fails (RP01) please provide further information here.

Question 3 - Introduction

This question asks for information about who carried out your latest stock condition survey exercise.

3 Who carried out your latest stock condition survey exercise? Please select from the following options:

If you responded 'Other or a combination of above' or wish to supply any other relevant details on which organisation(s) carried out the stock condition survey please use the space below to provide further information.

Question 3 – Line guidance

Line 1 – Confirm who conducted your latest stock condition survey exercise

Please confirm whether the latest stock condition survey exercise was undertaken with in-house staff or was outsourced to an external surveying firm by selecting an option from the dropdown list provided.

Line 2 – Comments box

If ‘Other or a combination of above (please elaborate below)’ is selected in Question 3 Line 1, then you must provide further details in the text box provided.

If separate or multiple external contractors were used for different aspects of the survey, please name all contracted organisations and indicate which was used for what purpose.

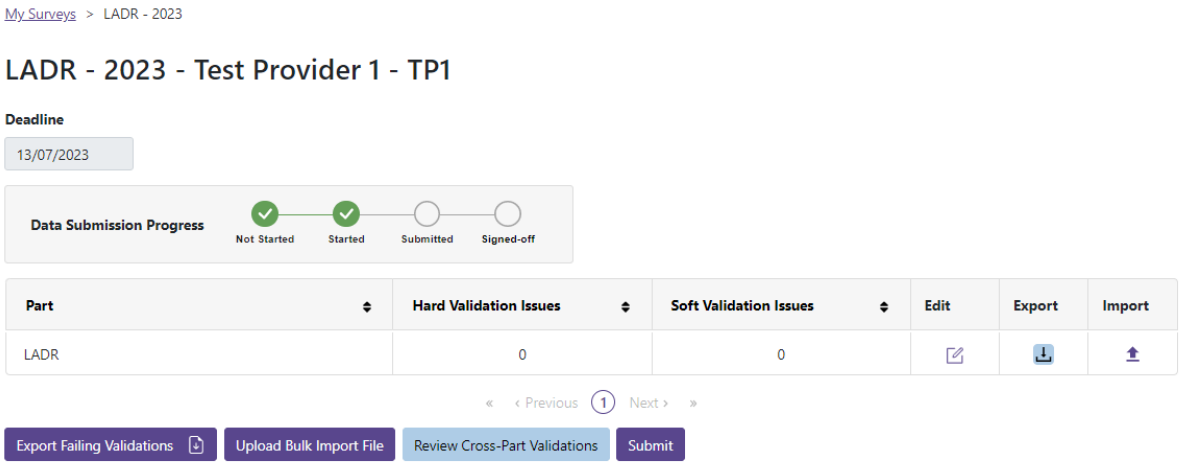
We appreciate that providers have different approaches to surveys. Providers are welcome to include any other relevant details or explanatory notes on their responses to this question.

Survey declarations

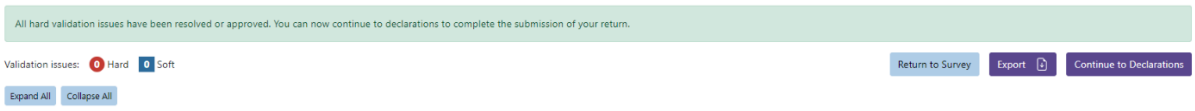
Previous versions of the LADR included an Entity Level Information section at the start of the return, which captured key contact details and updated regulatory contact information.

Following the NROSH+ update in 2023, this section is no longer required as this information is updated through the “Declarations” process at the point the survey is submitted.

Once you have finished filling in the return and have resolved any outstanding data validation issues, you can begin the submission process by clicking the “Submit” button on the parts list page.

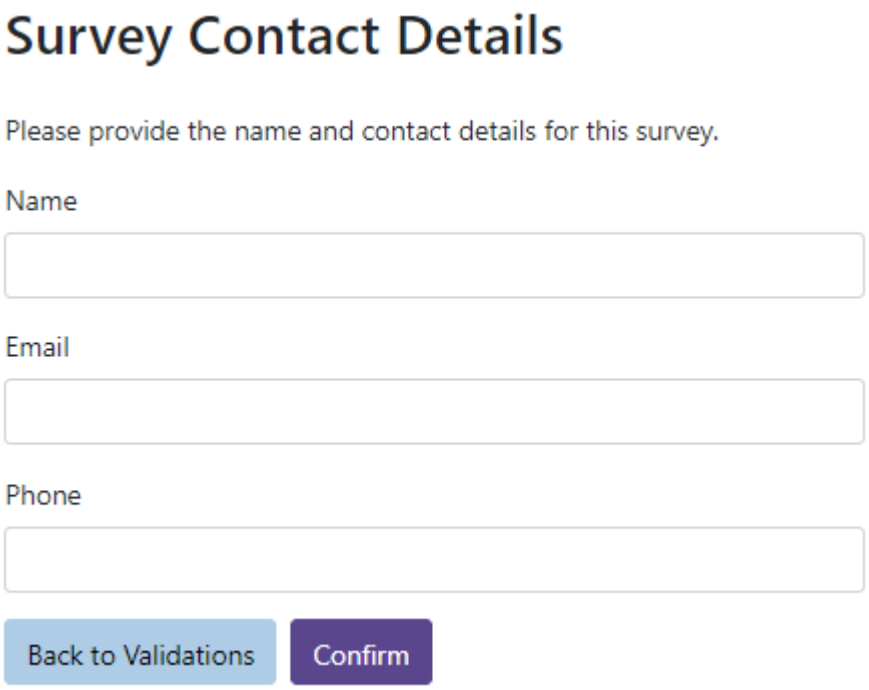


The submission process will confirm that there are no validation issues outstanding, and you can begin the survey declaration process by clicking “Continue to Declarations”.



Survey contact details

This screen captures key contact information for the staff member responsible for the return.



Record the name of the person responsible for the submission of the data return. The person listed will be the first contact point should the regulator have any queries about the contents of the submission.

The information submitted here will be used for LADR queries. It may also be shared with MHCLG in conjunction with gathering the LAHS return to ensure the two returns are consistent. For more information on the use of data, please refer to the privacy policy on the NROSH+ website.

Once “Confirm” is clicked, you will progress to the next declaration screen.

Registered details

Depending on which data return you are trying to submit, at this stage you may also be required to check the registered name and address for your organisation. This is likely to be your primary administrative centre and should be the address that is registered with the regulator.

If visible, these details will be pre-populated on-screen by the NROSH+ system but cannot be edited or overwritten.

If your organisation has changed its name or registered address from what is pre-populated, please contact the RRE team (see Help and Support above) to notify us of the change via the formal process outlined in the guidance:

https://www.gov.uk/government/publications/restructures-and-constitutional-changes

Once you have selected an option, you can click “Continue” to move to the next declaration screen.

Don’t worry if this section is not visible when you come to submit your survey, you will automatically move on to the next step, which is to confirm the organisational contact details.

Organisational contact details

This screen requires you to check or enter the key organisational contact details for your local authority.

If known, these details will be pre-populated on-screen from our records by the NROSH+ system but you can be edit/update these if needed.

Organisational Contact Details

Please check the following details we hold for your organisation and update where necessary.

For each contact below, please confirm you have checked these and that they are correct at the point of survey submission.

The regulator will use this information to contact your organisation and for the purposes set out in the privacy policy and with reference to our terms and conditions.

Chief Executive (or equivalent position)

Name

Job title

Email

Phone

Address 1

Address 2

Address 3

Address 4

Postcode

☐ I confirm this contact is correct

Regulatory Contact

Name

Job title

Email

Phone

Address 1

Address 2

Address 3

Address 4

Postcode

☐ I confirm this contact is correct

I confirm I have checked all contact details provided above and these are correct at the point of survey submissions

☐ I confirm all contacts above are correct

Back Confirm

Chief Executive (or equivalent position)

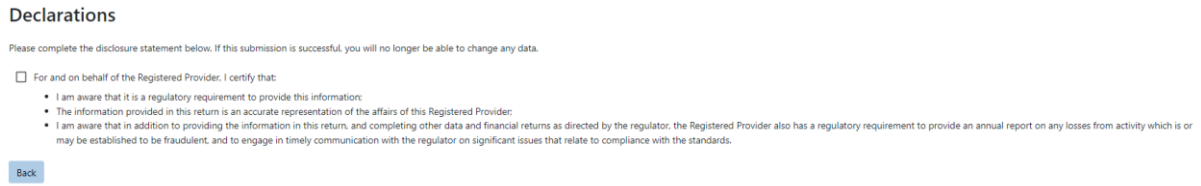
Record/ confirm or update the name, telephone number, email address and postal address of your organisation's Chief Executive.

Regulatory Contact

Record/ confirm or update the name, job title, telephone number, email address and postal address of the person in your organisation who the regulator should make first contact with regarding regulatory matters.

While the regulator does not specify who this contact should be, it is likely to be an officer in a senior strategic housing position. Each organisation will need to identify the key regulatory contact, considering which role/ individual is best placed to discuss strategic questions relating to organisational compliance with the rent policy and regulatory standards.

Declarations


Declarations

Please complete the disclosure statement below. If this submission is successful, you will no longer be able to change any data.

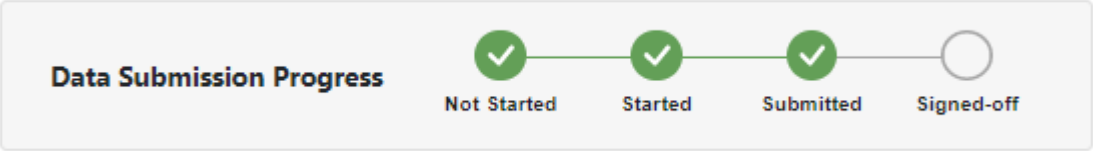
☐ For and on behalf of the Registered Provider, I certify that:

- I am aware that it is a regulatory requirement to provide this information;
- The information provided in this return is an accurate representation of the affairs of this Registered Provider;
- I am aware that in addition to providing the information in this return, and completing other data and financial returns as directed by the regulator, the Registered Provider also has a regulatory requirement to provide an annual report on any losses from activity which is or may be established to be fraudulent, and to engage in timely communication with the regulator on significant issues that relate to compliance with the standards.

Back

The final screen in this process requires you agree to the disclosure statement using the tick box. Once completed, you will be able to click “Submit” to submit your return to the regulator.

Once submitted, you will see the status of your LADR update to show ‘submitted’ on the parts list page.



Glossary

Average weekly NET rent

Low cost rental rents (excluding Affordable Rent rents) are collected in the LADR on a **NET** rent basis. This means the rent charged to tenants **excluding** all service charges.

Average weekly GROSS rent

Affordable Rents are collected in the LADR on a **GROSS** rent basis. This means the total charged to tenants **inclusive** of all rent and property related service charges.

Affordable Rent

Affordable rent housing means accommodation that is:

> (a) provided by a registered provider pursuant to an agreement between that provider and the Homes and Communities Agency (now Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent;
>
> (b) provided by a registered provider pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or
>
> (c) provided by a local authority and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent.

The rent for affordable rent housing (inclusive of property related service charges) must not exceed 80% of gross market rent. **For more information, refer to Chapter 3 of the policy statement.**

Bedspace

A bedspace is a single space for a person in a non-self-contained unit (such as a bed in a hostel or dormitory, a bed in a private room in a shared property or a bed in a shared bedroom used to house people on separate tenancies). Bedspaces are non-self-contained units as they require the sharing of living, cooking, bathroom or toilet amenities. When counting bedspaces, you should be counting the number of individually lettable areas and not the total number of occupants in the unit or the number of rooms within the unit.

Examples of how bedspaces should be counted are:

- Each single bed in a dormitory should be counted as one bedspace.
- A double bedroom containing two single beds let individually should be counted as two bedspaces.

- A five bedroom house where each non-self-contained unit (bedroom) is let individually should be counted as five bedspaces.
- Two unconnected people sharing a room designed for sharing in a drug-rehabilitation project should be counted as two bedspaces.
- Five non-self-contained units (bedrooms) in a house each occupied by two individuals on separate tenancies should be reported as ten bedspaces.

However, where multiple beds exist within a single non-self-contained unit, but are not individually lettable then you should record them as a single bedspace. Examples of this are:

- Two beds in a single non-self-contained unit let to a single individual (not just temporarily) should be recorded as one bedspace (and not two bedspaces).
- A double bedroom containing a double bed (which can hold two individuals) should be counted as one bedspace (not two bedspaces) as the bed does not represent two individually lettable bedspaces (i.e. it can only be let on one tenancy as the bed is not shared between tenancies).
- A family sharing a single non-self-contained unit (a room or suite of rooms) in a women's refuge should be counted as one bedspace.
- A 'suite' consisting of a bedroom, bathroom and living area that shares a kitchen with other tenants, but that is intended to be let on a single tenancy should be counted as one bedspace.

Typically, the number of bedspaces in a property will align with the number of tenancies (counting joint tenancies as one tenancy) that can be issued and the two are often interchangeable. When these temporarily do not align, you should always report the underlying number of lettable beds. For example, a double bedroom may contain two individually lettable single beds but, when considering tenant safeguarding, the provider may deem it inappropriate to place a second tenant in the room after the first bed is let. In this situation, the provider should continue to report this as two bedspaces as the second bedspace (and associated potential tenancy) is only temporarily unavailable. If the letting policy for this bedroom was permanently altered to this basis, then it would instead be counted as one bedspace.

Bedsit

A one-roomed unit of accommodation typically consisting of a combined bedroom and sitting room. Bedsits have private living space (within the single room), will usually have cooking facilities which are private to the unit (included within the single room) but may share bathroom facilities with other units. For the purpose of this survey studio flats which consist of a combined bedroom and sitting room with cooking facilities and a private bathroom should be recorded as bedsits.

Decent Homes Standard

Our Safety and Quality standard requires providers to ensure that units meet the Decent Homes Standard (DHS) set out in section five of the Government's Decent Homes Guidance and continue to maintain units to at least the standard. The

Guidance is set out in A Decent Home: Definition and Guidance for Implementation, published by the Ministry of Housing, Communities and Local Government (formally the Department for Levelling Up, Housing and Communities) in June 2006, and any guidance issued by the ministry or its successors, in relation to that document. See **https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance**.

The standard applies to almost all low cost rental social housing, but not to low cost leasehold and shared ownership properties. It therefore includes general needs, sheltered housing, non-self-contained and supported housing. In summary, a decent home is one that meets the following four criteria:

- it meets the current statutory minimum standard for housing
- it is in a reasonable state of repair
- it has reasonably modern facilities and services
- it provides a reasonable degree of thermal comfort

Exceptions/ Excepted categories of units

The policy statement does not apply to certain categories of low cost rental accommodation. These excepted categories are:

- Shared ownership low cost rental accommodation
- Intermediate rent accommodation
- Specialised supported housing
- Relevant local authority accommodation
- Student accommodation
- PFI social housing
- Temporary social housing
- Care homes

Units must fully meet the definition of low cost rental accommodation as defined in Section 69 of the Housing and Regeneration Act 2008 in addition to being in an excepted category if they are to be considered excepted units. Units that do not meet the criteria should not be recorded as excepted stock.

Providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation.
For more information, refer to Chapter 5 of the policy statement.

Excepted units should be included in the relevant columns in Q1 Stock information and where directed within the low cost rental and Affordable Rent data sections.

For more information, refer to Chapter 5 of the policy statement.

Formula Rent

We require providers to submit the average formula rent for all properties that are not subject to an exception from the rent setting rules contained in the Rent Policy Statement. The data we require providers to submit is the average formula rent that would apply for each property if it was let under a new tenancy on 31 March. Formula rents must be calculated using the methodology set out in Chapter 2 of the Rent Policy Statement. Providers are reminded that the property valuations used when calculating formula rents must comply with the standards set out in the Rent Policy Statement. It should be noted that difficulty in obtaining valuations will not be considered a valid reason for delayed or non-submission of formula rent data.
The rent setting rules contained in the Rent Policy Statement are complex, and providers should ensure that they fully understand how these rules apply to them, taking legal advice where necessary. We cannot interpret government policy for providers.

For the avoidance of doubt the formula rent figures asked for in the LADR must not include the 5% or 10% rent flexibility.

General needs

General needs housing covers the bulk of housing stock for rent. It includes both self-contained and non-self-contained hostel/ shared housing units and bedspaces. General needs housing is stock that is not designated for specific client groups.

HIST (High Income Social Tenant)

For the purposes of this return, a unit is only considered to be subject to HIST arrangements where the provider has taken a decision not to comply with the usual statutory or regulatory rules in relation to that unit as a result of the tenant's/ tenants' higher income status.

For more information, refer to Chapter 4 of the policy statement.

Housing for older people

Properties should be described as housing for older people only if they are made available exclusively to older people and fully meet the definition of supported housing specified in the Rent Policy Statement. The rent setting rules contained in the Rent Policy Statement are complex, and providers should ensure that they fully understand how these rules apply to them, taking legal advice where necessary. We cannot interpret government policy for providers.

Intermediate Rent (IR)

Intermediate Rent accommodation means low cost rental accommodation which satisfies the criteria set out in Chapter 5 of the policy statement.

It is an excepted category of stock.

For more information, refer to Chapter 5 of the policy statement.

London Affordable Rent

Units let as London Affordable Rent should be recorded as Affordable Rent units. See the entry for Affordable Rent for general information on Affordable Rent stock.

Low Cost Home Ownership (LCHO)

Low Cost Home Ownership accommodation is defined in the Housing and Regeneration Act 2008 as being that occupied or made available for occupation in accordance with shared ownership arrangements, shared equity arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market.

LCHO figures should not include 'fully staircased' properties i.e. properties once occupied under relevant arrangements but where the occupier has for example acquired a 100% share of a shared ownership property or repaid an equity loan on a shared equity property in full. The conditions under which LCHO properties are regarded as sold to occupiers (e.g. through being fully staircased) are more formally set out in HRA (2008). Once the Local Authority's percentage share is 0% then the unit is no longer captured within the LADR return.

Low cost rental

The Housing and Regeneration Act 2008 defines accommodation as low cost rental accommodation where it is:

- Made available for rent
- The rent is below the market rate
- It is made available to people whose needs are not adequately served by the commercial housing market

Low cost rental accommodation includes all social rent, Affordable Rent, HIST and units excepted in the policy statement.

Non-self-contained housing

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, house in multiple occupation or similar entity) which is/ are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities. When counting non-self-contained units, you should be counting the number of areas for which an individual tenancy can be issued, not the number of occupants.

See also guidance notes on self-contained accommodation and bedspaces. All non-self-contained units are recorded in the LADR as bedspaces.

Ownership

For the purposes of this data collection, a provider owns property when it: (a) holds the freehold title or a leasehold interest in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord).

In this context there is an important difference between landlords and managing agents. The landlord is the body with legal responsibility under the tenancy or licence and entitled to charge rent or a licence fee from occupants of the property. Landlords may (and usually do) directly manage the properties they own or they may have an agreement for another organisation for the management of lettings and rent collection. The form of any management agreement may vary, however the landlord retains overall control of the property and all occupiers of its properties are tenants (or in some cases licensees) of that provider. For the purposes of this data collection, when indicating the numbers of properties owned providers should report units which are owned and directly managed as well as units which are owned but not directly managed. Units owned by one provider but managed by another organisation - such as a managing agent, Arms Length Management Organisation or Tenant Management Organisation, or under a Private Finance Initiative (PFI) arrangement - must be reported by the owner.

Properties should not be reported as being owned by more than one provider.
If the owner has a leasehold interest in the property, that lease can be of any duration, as the length of lease that the landlord holds does not determine whether it is owned or not. In earlier data collections, a minimum period of lease was stated as a condition for ownership. That is no longer a relevant consideration for the purposes of this data collection. No non-residential properties should be reported in the LADR.

Policy statement on rents for social housing

Providers must refer to the policy statement on rents for social housing (referred to as the ‘policy statement’) for information on categorising stock and determining rents and formula rents.

The document is available at:

https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020

Private Finance Initiative (PFI) social housing

PFI social housing means low cost rental accommodation which satisfies the conditions set out in the policy statement.

PFI social housing units that are also low cost rental accommodation are a form of excepted stock.

Units must fully meet the definition of low cost rental accommodation as defined in Section 69 of the Housing and Regeneration Act 2008 in addition to being in an

excepted category if they are to be considered excepted units. Units that do not meet the criteria should not be recorded as excepted stock.

For more information, refer to Chapter 5 of the policy statement.

Relevant local authority accommodation

Accommodation is 'relevant local authority accommodation' if it is accommodation provided by a local authority and the Secretary of State has agreed that it would be inappropriate to apply this rent policy to the accommodation, because this would cause the authority unavoidable and serious financial difficulty.

It is an excepted category of stock.

For more information, refer to Chapter 5 of the policy statement.

Self-contained unit

A self-contained unit is one in which all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door which only that household can use and therefore allows that household exclusive use of them. Some self-contained units, especially flats, may have some common services such as a central boiler for heating and/ or hot water. Households which share a common entrance hall, but otherwise have all their accommodation behind their own front door are self-contained.

It may be difficult, in some supported housing for example, to draw the line between self-contained and non-self-contained units. In these circumstances, consider the primary purpose behind the design of the property. For example, if only rudimentary cooking facilities are provided – on the assumption that residents' meals will be prepared elsewhere – then this is probably non-self-contained.

A self-contained unit/ house for letting to a group of people under one tenancy agreement would be one unit, regardless of whether the occupants are a family unit or a group of unrelated people. However, if each room within the house is to be let on a separate tenancy, then each room is counted as a unit/ bedspace.

Service charges

In addition to their rent, tenants may also pay service charges. Rents are generally taken to include all charges associated with the occupation of a property, such as maintenance and general housing management services. Service charges usually reflect additional services which may not be provided to every tenant, or which may be connected with communal facilities rather than being particular to the occupation of a unit. Service charges are subject to separate legal requirements and are limited to covering the cost of providing the services.

Registered providers are expected to set reasonable and transparent service charges which reflect the service being provided to tenants. Tenants should be supplied with clear information on how service charges are set. In the case of social

rent properties, providers are expected to identify service charges separately from the rent charge.

Service charges are not governed by the same factors as rent. However, registered providers should endeavour to keep increases for service charges within the limit on rent changes, of Consumer Prices Index (CPI) (as at September in the previous year) + 1 percentage point (or 7% in 2023-24), to help keep charges affordable.

Where new or extended services are introduced, and an additional charge may need to be made, registered providers should consult with tenants.

All service charges should be EXCLUDED from the NET rent calculations in the low cost rental rent data section.

The rent for Affordable Rent should be INCLUSIVE of all property related service charges. The rent calculations in the Affordable Rent - rent data section should be on a GROSS rent basis. Service charges not related to provision of the property (e.g. personal care services attached to the tenant) should not be included in gross rent calculations.

When including service charges, do not include negative values/ rebates which apply to individual tenants.

For more information, refer to Chapters 2 and 3 of the policy statement.

Shared Ownership

A unit disposed of on shared ownership terms should be recorded as a full unit within the LADR return while the Local Authority retains a percentage share. Once the Local Authority's percentage share is 0%, then the unit is no longer captured within the LADR return.

This is different to previous recording of Shared Ownership units under LAHS (where the share of the equity in the unit acquired by the tenant was excluded).

Social Housing

Social housing is defined in Section 68-70 of the Housing and Regeneration Act 2008.

Social rent

Social rent means all low cost rental accommodation to which chapters 3, 4 and 5 of the rent policy statement do **not** apply. Social rent housing therefore does not include Affordable Rent, HIST or accommodation in excepted categories.

For more information, refer to the policy statement.

Specialised supported housing

Specialised supported housing is a form of supported housing (as defined in chapter 2 of the policy statement (see also below)) which meets a range of criteria as set out in the policy statement.

Units should only be recorded as specialised supported housing if they fully meet the definition.

It is an excepted category of stock.

For more information, refer to Chapter 5 of the policy statement.

Standardised basis for rents

Throughout the LADR survey we refer to "average weekly rent per unit on a *standardised basis*, based on number of possible chargeable weeks".

This average is designed to allow comparison of rents across multiple years, where the possible chargeable weeks may change depending on how the days of the week fall across the 365 days of the year.

In any given year, there are 365 days, dividing into 52 weeks and 1 day (or in a leap year 2 days). This means that depending on the day of the week your organisation makes rent payment charges, there is a potential for 53 rent payments to be charged in some years.

The number of possible chargeable weeks for any given reporting year will be 52 or 53 and will be dependent on how your organisation has chosen to calculate rents in the period.

You may wish to note that in the reporting period covered by LADR 2025 (1 April 2025 to 31 March 2026), there were 52 Mondays. As Local Authorities primarily charge rent on the Monday of each week, it is expected that the number of possible chargeable weeks will be 52 for most providers completing the survey.

Applying this to the LADR survey:

- The figures supplied in Question 1 Line 3 of the low cost rental – rent data and Affordable Rent – rent data sections should be the actual amount charged per week and not be a standardised average over the total possible number of chargeable weeks (such as a 52-week basis).

  The standardised figure is calculated for you in Question 1 Line 4 of these parts.

- The rent figures reported in Questions 2 and 3 of the low cost rental – rent data and Affordable Rent – rent data sections must be given as a standardised average based on the number of possible chargeable weeks in the period.

  If rent is not collected on a 52-week basis or a number of 'rent-free weeks' are offered to tenants, the figures must be converted to average them over the number of possible chargeable weeks.

  For example, if a Local Authority collects a rental payment of £100 each fortnight – multiply this by 26 and then divide by the number of possible chargeable weeks (in this example this is 52) – the weekly payment would be £50.

$$\frac{\text{Average rental payment X Number of payments per year}}{\text{Number of possible chargeable weeks}}$$

- If a Local Authority offers a number of 'rent-free weeks' to tenants each year, the figures submitted to NROSH+ should be averaged out to give the rent on a standardised basis.

  For example, a provider charges £80 per week but operates four rent-free weeks during the year. Multiply the weekly payment by 48 and then divide by the number of possible chargeable weeks (in this example this is 52) - giving a weekly charge of £73.85.

Supported housing

Supported housing means low cost rental accommodation (including Affordable Rent) provided by a registered provider that:

(a) is made available only in conjunction with the supply of support;

(b) is made available exclusively to households including a person who has been identified as needing that support; and

(c) falls into one or both of the following categories—

(i) accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and

(ii) accommodation that has been designated as being available only to individuals within an identified group with specific support needs.

Note: "Housing for older people" is not defined as a distinct category in the rent policy and is not collected separately in the LADR.

Where units are in use specifically for the accommodation of older people, providers should refer to the rent policy statement definitions and ensure these units meet the overall definition of Supported Housing before recording these as such in the LADR return.

For more information, refer to Chapter 2 in the policy statement.

Temporary Accommodation

Temporary accommodation is a term that is sometimes used in different ways by private and local authority registered providers. Providers must determine whether such stock meets the definition of LCRA (or LCHO), taking external legal advice if required. We are aware that some local authorities own stock that is used for temporary housing but that does not meet the definition of LCRA (or LCHO) in HRA 2008 – for example, where rent is set at market rate.

Temporary social housing

Temporary social housing means low cost rental accommodation made available to a person who is homeless (within the meaning of the Housing Act 1996) under particular conditions as set out in the policy statement.

It is an excepted category of stock.

Note temporary social housing is a defined excepted category, distinct from the commonly used term “temporary accommodation”

For more information, refer to Chapter 5 of the policy statement.

Unit

Where the LADR refers to units, this means units of housing. Providers should only include units of housing and should not include garages, common areas or any former housing units currently used for non-housing purposes such as office space. Additionally, units occupied by staff should not be included unless the staff member has a tenancy that is independent of their employment. This is unchanged from the 2025 collection.

Weighted average rents

All rent figures reported in the LADR must be stated as weighted averages. To calculate rent figures as a weighted average, first add together all the rents charged as at 31 March 2026 for a given property type and size to get the total rent collected. This figure should then be divided by the total number of units of that property type and size. The same process should be followed to calculate weighted average formula.

Care should be taken to ensure that the correct units are used when dividing the total.

Change history

Version 1.0 – March 2026

Initial release.

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