



Regulator of
Social Housing

Statistical Data Return (SDR)

Changes to the SDR for 2025

February 2025

Version 1.1



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Introduction

The Statistical Data Return (SDR) is an annual census conducted by the Regulator of Social Housing and completed by English private registered providers ('providers') of social housing. Data for this return must be submitted electronically via the NROSH+ system (<https://nroshplus.regulatorofsocialhousing.org.uk/>).

This document sets out changes we are making to questions in the SDR for the 2025 collection. These changes are being made to improve the coverage and quality of data collected and to better enable us to carry out our statutory aims. We advise all providers to take note of the forthcoming changes and make the necessary adjustments to their data systems as appropriate.

Who should complete this return?

All private registered providers of social housing in England are required to complete the SDR. The regulator is committed to regulating in a proportionate and appropriate manner. In line with this commitment, those owning fewer than 1,000 units of social housing as at 31 March 2025 (referred to as 'small' providers) will be required to submit a smaller return consisting of three parts (referred to as the short form). Providers who own 1,000 or more units of social housing as at 31 March 2025 (referred to as 'large' providers) will complete a larger return consisting of seven parts (referred to as the long form).

All data submitted will need to represent the position as at 31 March 2025 or, where specifically noted, cover the period 1 April 2024 to 31 March 2025. The exception to this is contact information which will need to reflect the position at the point of submission.

The deadline for submission of the SDR (both short and long forms) on NROSH+ will be 31 May 2025 for all providers. 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.

Units

Where the SDR 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 2024 collection.

Structure of the return and summary of changes

	Completed by:	Change	Questions impacted
Entity level information (see also detailed changes on p5)	All providers	References to 2024 updated to 2025.	Q4, Q5 and Q6
Administrative questions and organisational information about the provider.		Removal of “Fees Invoice Email Address” question as this is captured at a provider level in NROSH+.	Removal
Low cost rental and rents (see also detailed changes on p5-p6)	Large providers only	Added breakdown of DHS failures found during most recent stock condition survey by criteria to Q9.	Q9
Statistical questions about the low cost (social) rental housing owned and managed by large providers.		Added on-screen text to Q9 and Q10 clarifying question coverage in relation to historic and current stock inclusion. NOTE: this is NOT a coverage change, this is just confirming information from guidance materials.	Q9, Q10
		Added line to Q11 to allow for recording of adjustments to the number of units failing DHS reported in the previous year.	Q11
		Revised wording on Q11 Line 4 to clarify coverage.	Q11
Low cost home ownership (see also detailed changes on p7-p8)	Large providers only	Expanded and revised reporting options for Gains in Q4 to allow for separate recording of gains based on group relationships and entity types.	Q4
Statistical questions about the low cost (social leased) home ownership housing owned and managed by providers.		Expanded and revised reporting options for Losses in Q7 to allow for separate recording of losses based on group relationships and entity types.	Q7
		Harmonised wording with Stock Balance Sheet to ensure consistent usage when describing sales and transfers.	Q4, Q7
		Replaced generic use of RP with PRP where appropriate.	Q4, Q7

Statistical Data Return (SDR) changes for 2025

	Completed by:	Change	Questions impacted
Leasehold and other housing stock	Large providers only	No change	
Statistical questions about the non-social housing owned and managed by providers.			
Stock usage	Large providers only	No change	
Questions about the occupancy of low cost rental units.			
Stock balance sheet (see also detailed changes on p8-p11)	Large providers only	Combined recording of sales and transfers in Losses and Gains questions (excluding questions covering sales to tenants). Expanded and revised reporting options for Gains in Q3 to allow for separate recording of gains based on group relationships and entity types. Expanded and revised reporting options for Sales in Q4 and Q5 to allow for separate recording of sales based on group relationships and entity types. Removal of reporting lines for Voluntary Right to Buy sales to tenants Revised wording of LA area breakdown questions to match revised wording elsewhere in the part. Replaced generic use of RP with PRP where appropriate.	Q3, Q4, Q5, Q13
Questions about the changes in stock ownership in the last year and development activity.			Q3
			Q4, Q5
			Q6, Q7
			Q13
			Q3, Q4, Q5, Q13
Affordable Rent housing	All providers	No Change	
Questions about Affordable Rent programme and rents.			
Stock and rent data	Small providers only	No change	
Statistical questions about the housing stock owned and managed by small providers.			

Detailed changes – Entity Level Information

Removal of Fees Invoice Email Address

Change

This question has been removed as it duplicated information that must be supplied at a provider level in NROSH+.

All providers must continue to supply a valid email address to which fees invoices can be sent as part of the submission process.

Providers will be required to check and, where necessary, update their Fees Invoice Email address as part of the submission process and, at other times within the year, by updating this field under the My Provider section of the NROSH+ website.

Detailed changes – Low Cost Rental and Rents

Question 9

9 Please provide information relating to your most recent stock condition survey exercise

Year of most recent stock condition survey

Number of units inspected in most recent stock condition survey

Number of units identified as failing the DHS as part of the 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 in your most recent stock condition survey	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

*This most recent stock condition survey exercise might be a one-off survey or the most recent round of a rolling survey programme
**This may include historic stock

Change

Addition of question block providing a breakdown of the number of units failing each criterion in your most recent stock condition survey. This question block mimics the pre-existing criteria breakdown in question 7 but only applies to failures found in your most recent stock condition survey.

Question 11

11 Please record activity relating to the Decent Homes Standard that has taken place during the year (from 1 April to 31 March)

Number of units failing the DHS as reported in your last SDR	
Adjustments to previously reported units	
Number of units identified as failing the DHS during the year (this should include all units including those where it is identified that the unit can be excluded from reporting due to the reasons in Q8)	
Number of units identified as failing the DHS excluded from reporting during the year due to one of the reasons set out in Q8	
Number of units failing the DHS that have been remediated (made decent)	
Any loss (excluding remediation) of units failing DHS which impacts upon the number of units reported as the total number of units failing the DHS	
Expected number of units failing the DHS	0
Number of units failing the DHS as reported in Q7CE	0

Change 1

Addition of a line to allow adjustments to previously reported units. This field allows positive and negative adjustments. Users will be required to enter a comment explaining the nature and reason for the adjustment.

This line should only be used to adjust for reporting errors in the figures supplied in your last SDR. It should not be used to capture activity which is covered by any other line in this question.

Change 2

The wording of Line 4 has been changed to clarify the coverage. It has been changed from:

- Number of units identified as failing the DHS during the year excluded from reporting due to one of the reasons set out in Q8

To

- Number of units identified as failing the DHS excluded from reporting during the year due to one of the reasons set out in Q8

Detailed changes – Low Cost Home Ownership

Question 4

4 Please record LCHO unit gains	
	Total owned units
Newly built LCHO, built by or for the PRP (SHG funded)	
Newly built LCHO, built by or for the PRP (non-SHG funded)	
Newly acquired LCHO, acquired by or for the PRP from an unregistered entity (SHG funded)	
Newly acquired LCHO, acquired by or for the PRP from an unregistered entity (non-SHG funded)	
LCHO units purchased by/ transferred to the PRP from a PRP in the same group	
LCHO units purchased by/ transferred to the PRP from an unregistered entity in the same group	
LCHO units purchased by/ transferred to the PRP from another PRP (excluding PRPs in the same group)	
LCHO units purchased by/ transferred to the PRP from a Local Authority RP	
Conversions to LCHO from other tenures (from within existing stock)	
All other gains	
Total LCHO stock gained during the year	0

Change

The recording options for this question have been revised and expanded to allow for more granular reporting of LCHO unit gains. Units that have been gained through purchase or transfer should now be recorded based on the type of entity they were acquired from and your relationship to that entity.

NOTE: There has been no change to the definition of LCHO stock or what constitutes a sale or transfer. This change is purely focused on providing more granular reporting options.

Question 7

7 Please record other LCHO unit losses

LCHO units sold to/ transferred to a PRP in the same group	
LCHO units sold to/ transferred to an unregistered entity in the same group	
LCHO units sold to/ transferred to another PRP (excluding PRPs in the same group)	
LCHO units sold to/ transferred to a Local Authority RP	
Conversions from LCHO to other social tenures (retained in RP total stock)	
All other losses	
Total LCHO stock lost during the year (excluding LCHO sales to tenants)	0

Change

The recording options for this question have been revised and expanded to allow for more granular reporting of LCHO unit losses. Units that have been lost due to sales or transfers should now be recorded based on the type of entity they were lost to and your relationship to that entity.

NOTE: There has been no change to the definition of LCHO stock or what constitutes a sale or transfer. This change is purely focused on providing more granular reporting options.

Detailed changes – Stock Balance Sheet

Questions 3, 4, 5 and 13

Change

Reporting lines for sales and transfers have been combined into consolidated sales/ transfers lines. Engagement with providers had highlighted varying interpretations of borderline and fringe cases such as sales for nil-consideration or transfers where a fee was paid, and this could lead to inconsistent reporting between providers. We have revised the approach to these questions to allow for easier and more consistent reporting across all providers completing the SDR.

Question 3

3 Please reports stock gains in year					
	General needs	Supported housing/ housing for older people	Intermediate rent	Affordable Rent	Total
Newly built rental accommodation, built by or for the PRP					0
Units purchased by/ transferred to the PRP for rent from a PRP in the same group					0
Units purchased by/ transferred to the PRP for rent from an unregistered entity in the same group					0
Units purchased by/ transferred to the PRP for rent from another PRP (excluding PRPs in the same group)					0
Units purchased by/ transferred to the PRP for rent from a Local Authority RP					0
Units purchased by/ transferred to the PRP for rent from other sources					0
All other gains from outside your existing low cost rental stock (movements between low cost rental categories should be listed in section 6)					0
Total low cost rental stock acquired during the year	0	0	0	0	0

Change

The recording options for this question have been revised and expanded to allow for more granular reporting of unit gains. Units that have been gained through purchase or transfer should now be recorded based on the type of entity they were acquired from and your relationship to that entity.

NOTE: There has been no change to the definitions of stock types. This change is purely focused on providing more granular reporting options.

Question 4

4 For social housing use						
	General needs	Supported housing/ housing for older people	Intermediate rent	Affordable Rent	Total	Of these sales how many were tenanted?
Sales/ transfers to a PRP in the same group					0	
Sales/ transfers to another PRP (excluding PRPs in the same group)					0	
Sales/ transfers to a Local Authority RP					0	
Total sales/ transfers for social housing use (not to tenants)	0	0	0	0	0	0

Change

The recording options for this question have been revised and expanded to allow for more granular reporting of units sold for social housing use. Sales should now be recorded based on the type of entity they were disposed to and your relationship to that entity.

NOTE: There has been no change to the definitions of stock types. This change is purely focused on providing more granular reporting options.

Question 5

5 For non-social housing use						
	General needs	Supported housing/ housing for older people	Intermediate rent	Affordable Rent	Total	Of these sales how many were tenanted?
Sales/ transfers to a PRP in the same group					0	
Sales/ transfers to an unregistered entity in the same group					0	
Sales/ transfers to another PRP (excluding PRPs in the same group)					0	
Sales/ transfers to a Local Authority RP					0	
Sales/ transfers to the open market					0	
Sales/ transfers to other					0	
Total sales/ transfers for non-social housing use (not to tenants)	0	0	0	0	0	0

Change

The recording options for this question have been revised and expanded to allow for more granular reporting of units sold for non-social housing use. Sales should now be recorded based on the type of entity they were disposed to and your relationship to that entity.

NOTE: There has been no change to the definitions of stock types. This change is purely focused on providing more granular reporting options.

Questions 6 and 7

Change

The reporting lines for sales to tenants made under the Voluntary Right to Buy pilot scheme have been removed from the return. These lines are no longer required as the pilot scheme has fully concluded and all outstanding sales should now have been completed.

Question 13

13 Sales and demolitions by Local Authority area

Please complete this question in the table provided in the tab titled 'Question 13'

	Total sales/transfers to registered providers	Right to Buy (including Preserved Right to Buy but excluding Voluntary Right to Buy)	Voluntary Right to Buy	Right to Acquire	Other sales to tenants	Total sales to tenants	Total sales/transfers to other	Total demolitions	Other losses
Total for all LAs	0	0	0	0	0	0	0	0	0

Change

The wording of the LA level questions has been revised to align with the new wording for the provider level questions elsewhere in this part of the return.

SDR guidance

Full guidance materials for the 2025 SDR collection will be made available to providers via the Documents section of NROSH+ on or before 1 April 2025. Providers will be notified once this material is available.

Help and support

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

In addition, as we receive enquiries about the completion of the returns, FAQs will be added to the website as a reference tool for all users.

Providers can ask for more information about any process of data submission either by telephone or email. All questions are directed in the first instance to the Referrals & Regulatory Enquiries team.

Please note: the Referrals & Regulatory Enquiries team have 'read only' access to data submission templates and to any data in the system. They will not have the facility to input or change data on user's behalf and the responsibility for completing the submission remains with the provider.

Change History

Version 1.0 February 2025 – Initial release.

Version 1.1 February 2025 – Document updated to cover additional change related to the removal of reporting lines for Voluntary Right to Buy sales to tenants.



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RSH regulates private registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs.