



Regulator of  
Social Housing

# Statistical Data Return 2024/25

## Short form guidance notes

Version 1.1

Survey Deadline: 31 May 2025



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## Introduction

The Statistical Data Return (SDR) is an annual census conducted by us (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.

## Using the NROSH+ system

NROSH+ is the regulator's data collection website. Submission of data must be made electronically via the NROSH+ system. The NROSH+ system can be accessed at: <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](mailto: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 which do not meet 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 that 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.
- 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 explain large changes in stock numbers or rent values, or to provide detail on other 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 organisation's 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 Statistical Data Return

## Purpose of this return

We use the SDR to collect a wide range of data on stock and rent levels from providers. This data forms a core part of the market intelligence gathered by the regulator and supports our economic regulation by providing both a sector and provider level view of social housing activity. The data collected via the SDR also allows us to identify and monitor emerging trends within the sector.

## Who should complete this return?

All private registered providers of social housing in England are required to complete the SDR.

**The submission of late and incomplete or inaccurate regulatory data may be indicative of a weak control environment. Hence, failure to provide accurate and timely data may be reflected in our judgement of a provider's compliance with the regulatory standards. In particular, but not exclusively, it may provide evidence of a breach of the specific expectation in the Governance and Financial Viability Standard to communicate with the regulator in an accurate and timely manner, including through regulatory returns.**

We are committed to regulating in a proportionate and appropriate manner. In line with this commitment, smaller providers (those owning fewer than 1,000 units of social housing) are required to submit a smaller return (the short form) consisting of three parts.

Providers who own 1,000 or more units of social housing (referred to as 'large' providers) complete a larger return consisting of seven parts.

Providers who have moved across the 1,000 unit threshold (in either direction) during the previous year should contact the Referrals & Regulatory Enquiries (RRE) team prior to completing their return. This will allow the correct size of return to be allocated. Completing the wrong size of return will lead to some data being lost when the reallocation is done.

## Essential information for users

The NROSH+ System User Guide provides a comprehensive guide to using the NROSH+ system, including details of how to access the surveys, import data and submit completed returns. It is essential reading before attempting to use any of the surveys.

**This guidance is intended to support the completion of the Statistical Data Return 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 legislation and to ensure you understand and apply the rent (and any other) rules correctly.**

The short form SDR return is comprised of three parts. All relevant questions in each part should be completed.

All data submitted should 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 should reflect the most current position possible at the point of submission.

The deadline for submission of this return on NROSH+ is 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 we may raise with the submission.

## Additional requirements

Providers should review the regulatory data submission requirements for each year. These are available on the RSH and NROSH+ websites.

## Structure of the return and summary of changes

The following table sets out the structure of the SDR and summarises the changes that have been made to each part since the previous return. These changes are being made to improve the quality of data collected and to better enable us to carry out our statutory aims.

A table is provided at the start of each section, giving an overview of the stock and ownership requirements of each question. Providers should refer to the detailed guidance for each question as these detail specific requirements and exclusions for component parts of questions.

Providers should complete all applicable questions for their stock, making reference to the table to determine which stock types are relevant to which questions. Each question also has an indicator to show whether (or not) to include stock held outside of England (location).

	Completed by:	Changes from 2024	Questions impacted
Entity level information	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
Stock and rent data	Small providers only	No change	
Affordable Rent housing	All providers	No change	
Questions about Affordable Rent programme and rents.			

## Entity level information

This part of the SDR captures basic organisational details and information on providers' membership of group structures and the code of governance they have adopted.

All information provided in this part should be recorded to show the position as at 31 March 2025.

**The glossary and definitions section 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.**

### Question 1

Record whether or not your organisation is an Almshouse.

### Question 2

Record the Code of Governance that your organisation has adopted (whether in part or in full). Providers who are not using one of the predefined options should use the free text entry to record their Code of Governance.

### Question 3

Providers should select either 'Yes' or 'No' to indicate if their organisation **owned** 1,000 or more **units of social housing** as at 31 March 2025.

Providers owning fewer than 1,000 units of social housing (referred to as 'small' providers) are required to submit a smaller return consisting of three parts (the short form). Providers who own 1,000 or more units of social housing (referred to as 'large' providers) complete a larger return consisting of seven parts. Definitions of **social housing** and **ownership** can be found in the glossary and definitions section of this document.



**NOTE: Providers who have moved across the 1,000 unit threshold (in either direction) during the previous year should contact the RRE team prior to completing their return. This will allow the correct size of return to be allocated. Completing the wrong size of return will lead to some data being lost when the reallocation is done.**

### Questions 4 to 12

These questions gather information about formally constituted **group structures** that providers may belong to. Providers should refer to the glossary section of this document for further clarification on terms. A flowchart detailing how to complete this section is provided below. Worked examples of different group structures and how the providers in them should complete this section are provided in Annex A.

Please leave questions blank which do not apply.



## Question 4

Providers should select either 'Yes' or 'No' to indicate if their organisation was part of a formally constituted **group structure** as at 31 March 2025. If 'No' is selected, responses will not be required for questions 5 to 12.

## Question 5

Providers should select either 'Yes' or 'No' to indicate if their organisation was the **ultimate parent** of their **group structure** as at 31 March 2025.

## Question 6

Providers who are not the ultimate parent of the **group** should select either 'Yes' or 'No' to indicate if their organisation was a **parent organisation** within their group structure as at 31 March 2025.

## Question 7

Providers should record the details of all their **subsidiaries** registered with us for whom they were the immediate **parent** as at 31 March 2025.

Providers should use the dropdowns provided to list the registered subsidiary for whom they are the immediate parent. Please ensure that each subsidiary has a corresponding number entered in the 'No.' column as blank rows will not import.

Providers that are parent organisations but who do not have any immediate subsidiaries registered with us should leave this question blank.

## Question 8

Providers should record the details of all their **unregistered subsidiaries** for whom they were the immediate **parent** as at 31 March 2025.

Please ensure that each subsidiary has a corresponding number entered in the 'No.' column as blank rows will not import.

Providers that are parent organisations but who do not have any immediate subsidiaries that are not registered with us should leave this question and question 9 blank.

## Question 9

Providers with **unregistered** immediate **subsidiaries** should record the details of any unregistered subsidiaries that were controlled by the organisations listed in question 8 as at 31 March 2025.

Please ensure that each subsidiary has a corresponding number entered in the 'No.' column as blank rows will not import.

Providers whose unregistered subsidiaries do not have unregistered subsidiaries of their own should leave this question blank.

## Question 10

Providers who are part of a **group structure** but not the ultimate **parent** should select either 'Yes' or 'No' to indicate whether their immediate parent was a private **registered provider** as at 31 March 2025.

## Question 10a

Providers who answered 'Yes' to question 10 should record details of their immediate private **registered parent organisation** as at 31 March 2025 by selecting from the dropdown list provided.

## Question 11

Providers who are part of a **group structure** but not the ultimate **parent** should select either 'Yes' or 'No' to indicate whether their immediate parent was a local authority **registered provider** as at 31 March 2025.

## Question 11a

Providers who answered 'Yes' to question 11 should record details of their immediate local authority **registered parent organisation** as at 31 March 2025 by selecting from the dropdown list provided.

## Question 12

Providers who answered 'No' to questions 10 and 11 should record details of their immediate **unregistered parent** organisation as at 31 March 2025.

## Questions 13 and 14

This section requires providers to answer questions relating to their status as a **Responsible Entity** for buildings of **relevant height**. These questions will determine which providers should be assigned the Fire Safety Remediation survey. Providers that answer 'Yes' to either question 13 or 14 will be assigned forthcoming Fire Safety Remediation surveys in NROSH+.

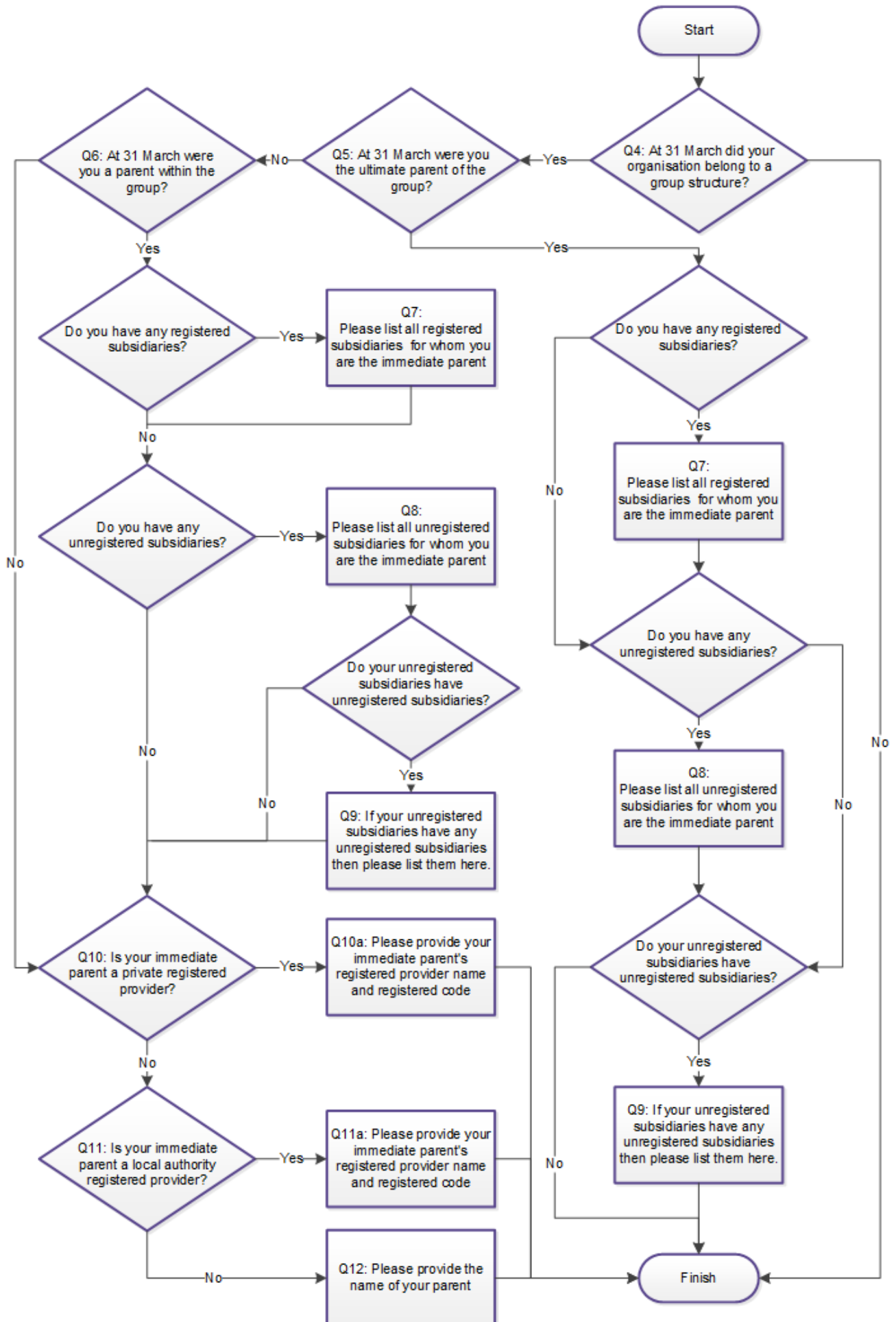
- ⚠ **NOTE: Providers should refer to the definitions in the glossary for more information on how we define 'Responsible Entity' and 'relevant height'.**
- ⚠ **NOTE: All questions should be answered with the position as at the 31 March 2025.**

## Question 13

Providers must confirm if they (or a registered provider within their group structure) are the **Responsible Entity** for buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**) where you own at least one unit of dwelling stock (either social or non-social).

## Question 14

Providers must confirm if they (or a registered provider within their group structure) are the **Responsible Entity** for buildings of 18 metres or more or which have 7 or more storeys (**relevant height**) where you own at least one unit of dwelling stock (either social or non-social).



## Stock and rent data

Question	Low cost rental stock							LCHO and other stock				Ownership and management			Location	
	General needs	Supported housing	Housing for older people	Care homes	Affordable Rent general needs	Affordable Rent supported housing/ housing for older people	Intermediate rent	Low cost home ownership	Social leased	Non-social leased	Non-social rental	Owned + managed by the provider	Owned by the provider, managed by others	Managed by the provider for others	English LAs	All LAs
1	✓	✓	✓	✓	✓	✓	✓					✓	✓	✓	✓	✓
2	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓
3								✓				✓	✓	✓	✓	✓
4											✓	✓	✓	✓	✓	✓
5									✓	✓		✓	✓	✓	✓	✓
6	✓	✓	✓		✓	✓	✓					✓	✓		✓	
7	✓	✓	✓		✓	✓	✓					✓	✓		✓	✓*
8	✓	✓	✓									✓	✓		✓	
9	✓	✓	✓		✓	✓	✓					✓	✓		✓	✓
10	Please refer to disposal notification guidance to confirm which disposals should be notified to us <a href="https://www.gov.uk/government/publications/notifications-about-disposals">https://www.gov.uk/government/publications/notifications-about-disposals</a>															
11																

(\*) Reporting in Q7 should cover all areas except for the question about DHS compliance which only applies to English LAs.

In this part, the regulator wants to know from smaller providers about the units they own and manage, in total and for each local authority (LA) area in which the stock is located. The regulator also requires information on whether providers owned stock complies with the Decent Homes Standard (DHS).

The average rents and service charges for general needs and/ or supported housing/ housing for older people stock as at 31 March are also required, as an overall figure for all stock.

All information provided in this part should be recorded to show the position as at 31 March 2025. Where there are tables which ask for totals by LA, you will need to provide individual LA level data in the table provided by navigating to the tab specified. LAs are selected by name the current ONS code. The running totals from each column of that table are displayed on the main page.

**The glossary and definitions section 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.**

### Question 1

Record the total number of all the **low cost rental (social housing for rent)** units **owned** and/ or **managed**, and how these break down by type. The allocation of units to categories must be determined by their classification as at 31 March 2025. Each unit should only be reported once.

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.

### Question 1 – Column guidance

#### Column A – Owned and directly managed

Record all relevant **units** that your organisation **owns** and directly **manages** by stock type.

#### Column B – Owned but managed by other organisations

Record all relevant **units** that your organisation **owns** but which are **managed** by other organisations by stock type. The registration status and/ or group/ non-group member relationship of the managing agent to your organisation is not relevant to this question.

#### Column C – Managed by other organisations

Record all relevant **units** that your organisation **manages** on behalf of other organisations by stock type. The group/ non-group member relationship between your organisation and the organisation you are managing stock for is not relevant to this question.

### Question 1 – Line guidance

#### Line 1 – General needs

Record all **general needs** units that are not categorised as **Affordable Rent** or **intermediate rent**.

#### Line 2 – Supported housing

Record all **supported housing** units that are not categorised as **Affordable Rent**.

#### Line 3 – Housing for older people

Record all **housing for older people** units that are not categorised as **Affordable Rent**.

#### Line 4 – Intermediate rent

Record all **intermediate rent** units of any type.

#### Line 5 – Affordable Rent general needs

Record all **Affordable Rent** general needs units.

#### Line 6 – Affordable Rent supported housing/ housing for older people

Record all **Affordable Rent** supported housing/ housing for older people units.

### Line 7 – Care homes

Record all **care home** bedspaces. Providers must record the number of individual care home **bedspaces** rather than the number of care home buildings.

### Line 8 – Total

The NROSH+ system automatically calculates the values in this line.

## Question 2

 **NOTE: Completion of this question is mandatory for all small providers.**

For the total stock owned in Question 1 (the total of columns A + B, line 8), record the number of units owned via the following ownership methods.

Providers should note that this question relates solely to your organisation's **ownership** of its units, not the tenants relationship to the unit. The division of units between those owned freehold and those owned under leases in the SDR should reflect the division of units reported in the Electronic Annual Accounts (FVA) for providers who submit the FVA.

When calculating the length of time remaining on leases, providers should use the time until the contractual end date of the lease agreement irrespective of any break clauses or other conditions that may cause it to terminate earlier.

Providers must record the number of units when completing this question and not the number of freeholds/ leases e.g. if your organisation leased a building containing 10 flats under a single lease, you should record 10 units.

### Question 2 – Line guidance

#### Line 1 – Freehold

Record the number of units that your organisation **owns** freehold.

#### Line 2 – Under a lease with fewer than 7 years remaining

Record the number of units that your organisation **owns** under a lease with fewer than 7 years remaining.

#### Line 3 – Under a lease 7 years or more remaining

Record the number of units that your organisation **owns** under a lease with 7 or more years remaining.

#### Line 4 – Total

The NROSH+ system automatically calculates the values in this line.

## Question 3

Record the total number of all the **low cost home ownership** units owned and/ or managed, where the purchaser has not acquired 100% of the equity. In a change to the previous way of recording LCHO, this must now also include all LCHO units where the maximum share has been sold (where this share is less than 100% of the total equity) please see the individual line guidance below for more information You must include all low cost home ownership stock regardless of geographical location (whether inside or outside of England) and each unit should only be counted once.

### Question 3 – Column guidance

#### Column A – Owned and directly managed

Record all **low cost home ownership** units where the purchaser has not acquired 100% of the equity that your organisation **owns** and directly **manages**.

#### Column B – Owned but managed by other organisations

Record all **low cost home ownership** units where the purchaser has not acquired 100% of the equity that your organisation **owns** but which are **managed** by other organisations. The registration status and/ or group/ non-group member relationship of the managing agent to your organisation is not relevant to this question.

#### Column C – Managed by other organisations

Record all **low cost home ownership** units where the purchaser has not acquired 100% of the equity that your organisation **manages** on behalf of other organisations. The group/ non-group member relationship between your organisation and the organisation you are managing stock for is not relevant to this question.

### Question 3 – Line guidance

#### Line 1 – LCHO units where the purchaser has not acquired 100% of the equity

Record the number of **low cost home ownership** units where the purchaser has not acquired 100% of the equity.

#### Line 2 – LCHO where the maximum share that can be bought has been bought by the tenant (where the maximum share is less than 100% of the equity)

Of the units recorded in Line 1, record the number of **low cost home ownership** units where maximum share that can be bought has been bought by the tenant (where the maximum share is less than 100% of the equity).

**Units must not be split across Lines 1 and 2.** All LCHO units where the purchaser has not acquired 100% of the equity should be recorded in Line 1. You should then record how many of those units, if any, have had the maximum share sold (where the maximum share is less than 100% of the equity) in Line 2.

We request that providers carefully review their LCHO stock to determine how many units, if any, had the maximum share sold (where the maximum share was less than 100% of the equity). In previous SDR guidance we had asked providers to exclude these units from the LCHO question and include them in the Leasehold stock question.

### Question 4

Record the total number of all the **non-social** rental housing units **owned** and/ or **managed**. You must include all non-social housing units regardless of geographical location (whether inside or outside of England) and each unit should only be counted once.

### Question 4 – Column guidance

#### Column A – Owned and directly managed

Record all **non-social** rental units that your organisation **owns** and directly **manages** by stock type.



### **Column B – Owned but managed by other organisations**

Record all **non-social** rental units that your organisation **owns** but which are **managed** by other organisations by stock type. The registration status and/ or group/ non-group member relationship of the managing agent to your organisation is not relevant to this question.

### **Column C – Managed by other organisations**

Record all **non-social** rental units that your organisation **manages** on behalf of other organisations by stock type. The group/ non-group member relationship between your organisation and the organisation you are managing stock for is not relevant to this question.

## **Question 5**

Record the total number of all **social** and **non-social Leasehold** housing units **owned** and/ or **managed**. You must include all leasehold housing units regardless of geographical location (whether inside or outside of England) and each unit should only be counted once.

### **Question 5 – Column guidance**

#### **Column A – Owned and directly managed**

Record all relevant units that your organisation **owns** and directly **manages** by stock type.

#### **Column B – Owned but managed by other organisations**

Record all relevant units that your organisation **owns** but which are **managed** by other organisations by stock type. The registration status and/ or group/ non-group member relationship of the managing agent to your organisation is not relevant to this question.

#### **Column C – Managed by other organisations**

Record all relevant units that your organisation **manages** on behalf of other organisations by stock type. The group/ non-group member relationship between your organisation and the organisation you are managing stock for is not relevant to this question.

### **Question 5 – Line guidance**

#### **Line 1 – Social leasehold housing**

Record units of **leasehold** housing that have been classified as **social** leasehold stock as per the Housing and Regeneration Act 2008.

#### **Line 2 – Non-social leasehold housing**

Record units of **leasehold** housing that have not been classified as **social** leasehold stock as per the Housing and Regeneration Act 2008.

#### **Line 3 – Total leasehold housing**

The NROSH+ system automatically calculates the values in this line.



- !** **NOTE: Providers are reminded that each unit of stock should be recorded only once. Questions 1 to 5 are separate categories of stock and units must be recorded in only one of these. If you report the same unit in multiple questions you will be inflating your total stock (i.e. if you own FOUR units and report these in Q1 and Q2 (low cost rental) and Q3 (low cost home ownership) your total stock recorded in the SDR will be EIGHT units).**

## Question 6

Record the total number of units owned to which the **Decent Homes Standard (DHS)** applies. In general, we expect that most low cost rental stock owned by a provider will be covered by the DHS. This would typically be the total number of units recorded in columns 1 and 2 of Question 1 not including care homes and any units held outside of England.

## Question 7

- !** **NOTE: All non-self-contained units are recorded in the SDR as bedspaces.**
- For each local authority area in England, provide information about your **owned** (whether managed or not) low cost rental accommodation, where it is located, and its **Decent Homes Standard** compliance. Entries are not required for local authority areas where your organisation does not own low cost rental accommodation.
- !** **NOTE: Please only add the local authority areas where you own units. If you need to delete a local authority area, use the dustbin icon in the local authority dropdown in the web view. Removing local authority areas from an Excel template will not remove them in the web view upon import.**
- !** **NOTE: You will add the details for Question 7 in a separate tab in both the Excel template and the web view.**

## Question 7 – Column guidance

### Column A – General needs self-contained units

Record the number of general needs (including **Affordable Rent general needs** and all **intermediate rent**) **self-contained** units you **own**.

### Column B – General needs bedspaces

Record the number of general needs (including **Affordable Rent general needs** and all **intermediate rent**) **bedspaces** units you **own**.

### Column C – Supported housing

Record the number of supported housing (including **Affordable Rent supported housing**) units you **own**. No separation based on self-contained/ bedspaces is required.

### Column D – Housing for older people

Record the number of housing for older people (including **Affordable Rent housing for older people**) units you **own**. No separation based on self-contained/ bedspaces is required.

### Column E – The total number of all of these units which fail the DHS.

Record the number of units in column A to column D (inclusive) that **fail** the **Decent Homes Standard**. The total number of DHS failures should be less than or equal to the total stock covered in Question 6.

### Question 8

Record rental information for all **general needs** and/ or **supported housing/ housing for older people** units **owned** (excluding all units let under **intermediate rent**, **Affordable Rent** or **HIST** arrangements). Report Affordable Rent units in the Affordable Rent part of the SDR.

Data must represent the position 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.

This question covers all owned general needs or supported housing/ housing for older people units/ bedspaces in England regardless of their management status or whether they are vacant. Providers should source this data from their managing agents as required.

### Question 8 – Column guidance

#### Column A – Total units

Record the number of relevant owned units excluding those let under **intermediate rent**, **Affordable Rent** or **HIST** arrangements.

#### Column B – Average weekly net rent (excluding service charges)

Record the average weekly NET rent for units your organisation owns excluding those let under **intermediate rent**, **Affordable Rent** or **HIST** arrangements.

All rent figures must be weighted averages and calculated on a **standardised 52 week basis**. If these are 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 52 weeks.

All providers should consult the glossary for further information related to recording figures on a standardised 52 week basis.

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

#### Column C – Average weekly gross rent (including service charges eligible for housing benefit/ universal credit)

Record the average weekly GROSS rent for units your organisation owns excluding those let under **intermediate rent**, **Affordable Rent** or **HIST** arrangements.

Gross rent should be calculated by adding the total rent collected and the total applicable service charges collected and then dividing by the total number of units. It should not be calculated by adding the average weekly net rent and the average applicable weekly service charge figures together.

All rent figures must be weighted averages and calculated on a **standardised 52 week basis**. If these are 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 52 weeks.

All providers should consult the glossary for further information related to recording figures on a standardised 52 week basis.

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

Where tenants have been transitioned to Universal Credit, the service charges covered by this should be included in lieu of those eligible for Housing Benefit.

## **Question 8 – Line guidance**

### **Line 1 – General needs**

Record details for all **general needs** units excluding those let under **intermediate rent**, **Affordable Rent** or **HIST** arrangements.

### **Line 2 – Supported housing/housing for older people**

Record details for all **supported housing/ housing for older people** units excluding those let under **intermediate rent**, **Affordable Rent** or **HIST** arrangements.

## **Question 9**

This question asks for information about the number of **vacant** units as at 31 March 2025 and whether the units were available (or not) for letting. Providers should include all vacant owned general needs, supported housing and housing for older people rental units as at 31 March 2025 (including those that are intermediate rent and Affordable Rent but excluding care homes).

Providers should refer to the glossary and definitions section of this guidance for definitions of when a unit would be considered available for letting or not.

The total number of vacant units should be less than or equal to the total units owned as reported in the Question 1.

When categorising vacant and unavailable for letting, we define temporarily unavailable units in the following way:

- Units which require works before a new tenant can move in (i.e. requires works which cannot be carried out while the dwelling is occupied by tenants). This includes units where a contract for work has been let and works have not physically commenced and / or the property has not been handed over for letting or re-letting.
- Stock that is not available for letting due to unauthorised occupation;
- Any other units that are vacant and unavailable for letting at the capture point for the SDR, but where it is expected that in the future it will be made available again for lettings.

We define permanently unavailable units in the following way:

- Units awaiting sale, provided they were not originally developed for sale;

- Units that are not available for letting because they are awaiting demolition.

### **Question 9 – Line guidance**

#### **Line 1 – Vacant and available**

Record the total number of units that are **vacant** and available for letting.

#### **Line 2 – Vacant and temporarily unavailable**

Record the total number of units that are **vacant** and temporarily unavailable for letting.

#### **Line 3 – Vacant and permanently unavailable**

Record the total number of units that are **vacant** and permanently unavailable for letting.

#### **Line 4 – Total**

The NROSH+ system automatically calculates the values in this line.

### **Questions 10 and 11**

These questions relate to statutory notifications of disposals, required under the Housing and Regeneration Act 2008. Providers should consult the guidance published by the regulator on what information is required when disposals of social housing are made. This is available at: <https://www.gov.uk/government/publications/notifications-about-disposals>

#### **Question 10**

If you made any disposals in the year to 31 March 2025 which are required to be notified to the regulator then you should answer Yes to this question. You should then answer question 11.

If you have not made any disposals in the year to 31 March 2025 which are required to be notified to the regulator then you should answer No to this question. No further responses will be required for this section.

#### **Question 11**

If you answered Yes to question 10, providers should indicate whether they have notified us of all such disposals.

## Affordable Rent

Question	Low cost rental stock							LCHO and other stock				Ownership and management			Location	
	General needs	Supported housing	Housing for older people	Care homes	Affordable Rent general needs	Affordable Rent supported housing / housing for older people	Intermediate rent	Low cost home ownership	Social leased	Non-social leased	Non-social rental	Owned + managed by the provider	Owned by the provider, managed by others	Managed by the provider for others	English LAs	All LAs
1																
2					✓	✓						✓	✓		✓	✓
3					✓	✓						✓	✓		✓	✓
4					✓							✓	✓		✓	
5						✓						✓	✓		✓	
6					✓	✓						✓	✓		✓	✓
7					✓	✓						✓	✓		✓	✓
8					✓	✓						✓	✓		✓	✓

This part of the SDR should be completed by providers who indicated in Question 1 of the stock and rents data part that they own Affordable Rent housing.

Include all units let under Homes England (formerly known as Homes and Communities Agency) and GLA's Affordable Homes programmes. Providers should also include all units delivered as Affordable Rent via short form agreements. See glossary and definitions section for more information.

It should be noted that the classification of units as Affordable Rent is not dependent on the rent level charged to the tenant. A unit will continue to be classed as Affordable Rent, regardless of the actual rent charged, until the provider converts it to another stock type.

**The glossary and definitions section 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.**

### Question 1

Providers who **own** any **Affordable Rent** units should answer 'Yes' to this question.

Providers who do not own any Affordable Rent units should answer 'No' to this question. No further responses will be required in this part if 'No' is selected.

### Question 2

Record a breakdown of your owned **Affordable Rent** units by date of construction. For units where the construction date is not known, providers should estimate the date rather than omit the units from the figures. When recording the date of construction of units that

have been remodelled or redeveloped, providers should use the date the building was originally constructed.

Providers should note that the categories in this question use calendar years rather than financial years/ SDR reporting periods and it should be completed on that basis. All units constructed on or after 1 January 2021 should be recorded in the Post 2020 category.

### Question 3

Record a breakdown of your owned **Affordable Rent** units by property type. When recording flats, the number of storeys relates to the height of the block and not the location of the individual flats in the block. Properties that have been sub-divided or converted into individual units should be recorded as flats.

### Question 4


 **NOTE: All non-self-contained units are recorded in the SDR as bedspaces.**

For each local authority area in England where you own **Affordable Rent general needs** units, record the number of units and average gross rents in place on the 31 March 2025.

This question covers all **owned** Affordable Rent general needs units regardless of their management status. Providers should source this data from their managing agents as required.

Vacant units must be included in this question. The gross rent figures for these units should be either those charged under the previous tenancy or the intended future charges when the property is let/ re-let.

The total number of units reported in this question must be less than or equal to the total number of owned Affordable Rent units reported in Question 1 of the Stock and rent data part.

 **NOTE: Please only add the local authority areas where you own units. If you need to delete a local authority area, use the dustbin icon in the local authority dropdown in the web view. Removing local authority areas from an Excel template will not remove them in the web view upon import.**

 **NOTE: You will add the details for Question 4 in a separate tab in both the Excel template and the web view.**

### Question 4 – Column guidance

#### Column A – Total units/ bedspaces (excluding units that are subject to HIST arrangements)

Record the number of **Affordable Rent general needs** (excluding units that are subject to **HIST** arrangements) units by bedsize.

#### Column B – Average weekly gross rent (excluding units that are subject to HIST arrangements)

Record the average weekly GROSS rent per dwelling by bedsize for **Affordable Rent general needs** (excluding units that are subject to **HIST** arrangements) units. Gross rent should be calculated by adding the total rent collected and the total applicable service

charges (both those eligible for and those not eligible for housing benefit or universal credit) collected and then dividing by the total number of units. It should not be calculated by adding the average weekly net rent and the average applicable weekly service charge figures together.

All rent figures must be weighted averages and calculated on a **standardised 52 week basis**. If these are 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 52 weeks.

All providers should consult the glossary for further information related to recording figures on a standardised 52 week basis.

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

### **Column C – Total number of units/ bedspaces subject to HIST arrangements**

Record the number of **Affordable Rent general needs** units by bedsize that are subject to **HIST** arrangements. 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 apply the usual statutory or regulatory rules in relation to that unit as a result of the tenant's/ tenants' higher income status.

### **Column D – Average weekly rent of properties subject to HIST arrangements**

Record the average weekly GROSS rent per dwelling by bedsize for **Affordable Rent general needs** units that are subject to **HIST** arrangements. Gross rent should be calculated by adding the total rent collected and the total applicable service charges collected (both those eligible for and those not eligible for housing benefit or universal credit) and then dividing by the total number of units. It should not be calculated by adding the average weekly net rent and the average applicable weekly service charge figures together.

All rent figures must be weighted averages and calculated on a **standardised 52 week basis**. If these are 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 52 weeks.

All providers should consult the glossary for further information related to recording figures on a standardised 52 week basis.

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

### **Column E – Total units/ bedspaces**

The NROSH+ system automatically calculates the values in this column.

### **Question 4 – Line guidance**

#### **Line 1 – Bedspaces**

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

#### **Line 2 – Bedsits**

This should include all **self-contained** bedsit units. This should also include all studio flats. Exclude all **bedspaces**.



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

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

### Line 9 – Total self-contained/ weighted average

The NROSH+ system automatically calculates the values in this line.

### Line 10 – Total Affordable Rent general needs/ weighted average

The NROSH+ system automatically calculates the values in this line.

## Question 5

### **NOTE: All non-self-contained units are recorded in the SDR as bedspaces.**

For each local authority area in England where you own **Affordable Rent supported housing/ housing for older people** units, record the number of units and average gross rents in place on the 31 March 2025.

This question covers all owned Affordable Rent supported housing (including housing for older people) units regardless of their management status. Providers should source this data from their managing agents as required.

Vacant units must be included in this question. The gross rent for these units should be either those charged under the previous tenancy or the intended future charges when the property is let/ re-let.

The total number of units reported in this question must be less than or equal to the total number of owned Affordable Rent units reported in Question 1 of the Stock and rent data part.

### **NOTE: Please only add the local authority areas where you own units. If you need to delete a local authority area, use the dustbin icon in the local authority dropdown in the web view. Removing local authority areas from an Excel template will not remove them in the web view upon import.**

### **NOTE: You will add the details for Question 5 in a separate tab in both the Excel template and the web view.**

## Question 5 – Column guidance

### **Column A – Total units/ bedspaces (excluding units that are subject to HIST arrangements)**

Record the number of **supported housing** (including **housing for older people**) **Affordable Rent** (excluding units that are subject to **HIST** arrangements) units by bedsize.

### **Column B – Average weekly gross rent (excluding units that are subject to HIST arrangements)**

Record the average weekly GROSS rent per dwelling by bedsize for **supported housing** (including **housing for older people**) **Affordable Rent** (excluding units that are subject to **HIST** arrangements) units. Gross rent should be calculated by adding the total rent



collected and the total applicable service charges collected (both those eligible for and those not eligible for housing benefit or universal credit) and then dividing by the total number of units. It should not be calculated by adding the average weekly net rent and the average applicable weekly service charge figures together.

All rent figures must be weighted averages and calculated on a **standardised 52 week basis**. If these are 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 52 weeks.

All providers should consult the glossary for further information related to recording figures on a standardised 52 week basis.

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

### **Column C – Total number of units/ bedspaces subject to HIST arrangements**

Record the number of for **supported housing** (including **housing for older people**) **Affordable Rent** units by bedsize that are subject to **HIST** arrangements. 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 apply the usual statutory or regulatory rules in relation to that unit as a result of the tenant's/ tenants' higher income status.

### **Column D – Average weekly rent of properties subject to HIST arrangements**

Record the average weekly GROSS rent per dwelling by bedsize for **supported housing** (including **housing for older people**) **Affordable Rent** units that are subject to **HIST** arrangements. Gross rent should be calculated by adding the total rent collected and the total applicable service charges collected (both those eligible for and those not eligible for housing benefit or universal credit) and then dividing by the total number of units. It should not be calculated by adding the average weekly net rent and the average applicable weekly service charge figures together.

All rent figures must be weighted averages and calculated on a **standardised 52 week basis**. If these are 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 52 weeks.

All providers should consult the glossary for further information related to recording figures on a standardised 52 week basis.

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

### **Column E – Total units/ bedspaces**

The NROSH+ system automatically calculates the values in this column.

## **Question 5 – Line guidance**

### **Line 1 – Bedspaces**

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

### **Line 2 – Bedsits**

This should include all **self-contained** bedsit units. This should also include all studio flats. Exclude all **bedspaces**.

### **Lines 3-6 – One bedroom to four or more bedrooms**

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

### **Line 7 – Total self-contained/ weighted average**

The NROSH+ system automatically calculates the values in this line.

### **Line 8 – Total Affordable Rent supported housing (including housing for older people)/ weighted average**

The NROSH+ system automatically calculates the values in this line.

## **Question 6**

Record the total number of owned units converted to or from an **Affordable Rent** tenure during the period 1 April 2024 to 31 March 2025. The management status of units is not considered in this question.

For each category, combine the total conversions for Affordable Rent general needs, supported housing and housing for older people units.

If a unit has been converted to and from Affordable Rent multiple times in the year, record each conversion rather than the final state.

### **Question 6 – Line guidance**

#### **Line 1 – Conversions of units from a social rental tenure to Affordable Rent**

Record all conversions of units your organisation owns from a social rental tenure to **Affordable Rent**. Units should only be recorded on this line if the unit was a part of your organisation's stock before and after the conversion.

#### **Line 2 – Conversions of units from any other form of rental tenure to Affordable Rent**

Record all conversions of units your organisation owns from any other form of rental tenure to **Affordable Rent**. Units should only be recorded on this line if the unit was a part of your organisation's stock before and after the conversion.

#### **Line 3 – Conversions of units from Affordable Rent to any other form of rental tenure**

Record all conversions of units your organisation owns from **Affordable Rent** to any other form of rental tenure. Units should only be recorded on this line if the unit was a part of your organisation's stock before and after the conversion.

## **Question 7**

Record the total number of **lettings** of **Affordable Rent** units made in the period 1 April 2024 to 31 March 2025. Combine the total lettings of Affordable Rent **general needs**, **supported housing** and **housing for older people** units into a single figure.

## **Question 8**

Record the total number of sales of owned **Affordable Rent** units made in the period 1 April 2024 to 31 March 2025.

For each category, combine the total conversions for Affordable Rent **general needs**, **supported housing** and **housing for older people** units. Include sales at any price, even nil consideration. Record only sales that have been completed. Do not include cases where only exchange of contracts has taken place as these are still formally owned by the provider.

### **Question 8 – Line guidance**

#### **Line 1 – Sale to tenants**

Record all sales of **Affordable Rent** units to tenants of your organisation.

#### **Line 2 – Sales to other**

Record all other sales of **Affordable Rent** units in this category.

## Survey Declarations

Previous versions of the SDR return included questions in the 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 information is collected 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

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

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

### Registered Details

Here you are required to check the 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.

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.

### Organisational Contact Details

For providers **owning** 1,000 or more **units** of **social housing**, we require contact details for an organisation’s Fees Contact, Chief Executive, Chair, Finance Director, Regulatory Contact, Audit Committee Chair, and Health and Safety Lead. If a provider does not have an Audit Committee Chair, then the Vice Chair of the organisation should be recorded instead.

For providers owning fewer than 1,000 units of social housing, we only require contact details for an organisation’s Fees Contact, Chief Executive, Regulatory Contact, Chair, and Health and Safety Lead.

If your organisation does not have a Chief Executive, please provide the name and contact details of the equivalent post-holder.

All providers will be required to provide an email address to which fees invoices can be sent.

In **group** arrangements, the **subsidiary** organisations may not have a Chief Executive or Finance Director, as these posts are provided by the **group parent**. In this situation, the subsidiary providers should either enter the details of the equivalent post-holders (for example the Managing Director and Finance Officer) or of those individuals who hold the post at group level. This may depend on the governance arrangements existing within the group.

We also ask you to record/confirm 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.

Users should ensure that contact details for key staff members are entered correctly as these details will be used by us when contacting providers.

## Glossary and definitions

### Affordable Rent

Units should only be recorded as Affordable Rent if they fully meet the definition of affordable rent housing specified in the Rent Policy Statement, but broadly speaking:

- Affordable Rent units are made available by providers to households that are eligible for social rented housing at a rent level of no more than 80% of local market rents.
- Affordable Rent units may include both newly built (with or without grant input) and conversions from existing social rented units to Affordable Rent units, but only where this forms part of a new supply agreement with the Homes England (formerly known as Homes and Communities Agency) or the Greater London Authority.
- Affordable Rent units may be for general needs, supported housing or housing for older people and some parts of the return we expect them to be included in those categories when asked. In other cases we will ask providers to record Affordable Rent unit data separately and there is a discrete part which includes rental and lettings data only for these units.
- Units let on Affordable Rent terms fall within the definition of social housing.
- It should be noted that the classification of units as Affordable Rent is not dependent on the rent level charged to the tenant. A unit will continue to be classed as Affordable Rent, regardless of the actual rent charged, until the provider converts it to another stock type.

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.

### Bedsits

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 the SDR studio flats which consist of a combined bedroom and sitting room with cooking facilities and a private bathroom should be recorded as bedsits.

### Bedspaces

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 a 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 a 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.

See also the definition of non-self-contained units.

## Capped Rent

Capped Rent is a subcategory of Affordable Rent offered as part of the GLA's Affordable Rent programme. As such, units let as Capped Rent should be included in all sections covered by Affordable Rent.

## Care homes

Units should be recorded as care homes in the SDR if they are social housing (see definition below) as well as meeting the definition of care home specified in Rent Policy Statement. In general, this is likely to mean that only units in care homes providing personal care (rather than nursing care) should be reflected in this category. Other care homes units should be recorded as non-social housing. For care homes the number of bedspaces, rather than the number of care homes, should be recorded.

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. The regulator cannot interpret government policy for providers.

## Decent Homes Standard

Our Home 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 this 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 (the Standard does not apply to Care Homes). 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

## Demoted tenancies

Under Section 6A of the Housing Act 1988, providers may apply to the court for a demotion order in respect of a secure tenancy. If the order is granted the secure tenancy is terminated and is temporarily replaced by a less secure form of tenancy.

The court may only make the order if the tenant or another resident or a visitor to the tenant's home has behaved, or threatened to behave, in an anti-social manner, or has threatened to, use the premises for unlawful purposes, as defined in section 153A of the Housing Act 1996.

The period of demotion will initially be for 12 months but may be extended if the landlord serves notice of proceedings for possession during this period.



## Discounted Rent

Discounted Rent is a subcategory of Affordable Rent offered as part of the GLA's Affordable Rent programme. As such, units let as Discounted Rent should be included in all sections covered by Affordable Rent.

## Energy Performance Certificate

An Energy Performance Certificate (EPC) is a report providing the energy efficiency rating of a building on a scale from A to G. It is required whenever a property is built, sold or rented, and is valid for 10 years. More information on EPCs, including situations where an EPC is not required, can be found at:

<https://www.gov.uk/government/collections/energy-performance-certificates>

For the purpose of this return, valid EPCs are expected to be reported where possible, however, expired EPCs and EPC ratings calculated or mapped from other energy efficiency calculation methods will be accepted as EPCs.

## Evictions

An eviction is defined for these purposes as only a tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant.

Providers should include all evictions from low cost rental dwellings owned by the provider - general needs, supported housing, housing for older people, intermediate rent and Affordable Rent. Include all evictions during the year, regardless of the year in which the possession order or warrant of possession itself was obtained, the type of tenancy to which it relates, or whether the original possession order was an outright, postponed or suspended possession order. Evictions from immediate licenses should also be included.

Providers should exclude evictions that have not been effected during the year, regardless of the date of the possession order or warrant of possession.

## Exceptions (rents)

Providers are asked to record the number of relevant units that have an exception from the statutory rent setting requirements set out in the Rent Policy Statement. Relevant units for the purposes of this SDR question do not include intermediate rent, affordable rent or HIST units (see other definitions).

Providers should only record units as having the benefit of an exception if they have clearly established that such an exception applies and are able to provide the necessary assurance on this should they be asked to demonstrate the exception has been correctly claimed. Providers should seek legal advice if they are unsure they meet this requirement. Details on the types of low cost rental accommodation that are excepted from the rent setting rules can be found in Chapter 5 of the Rent Policy Statement.

Providers are advised to review their excepted stock as exceptions provided by the previous legislation (the Welfare Reform and Work Act(2016)) do not automatically translate to exceptions under 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.

## Exemptions

Providers should only record units as having the benefit of an exemption from the statutory requirements set out in the Rent Policy Statement if they have applied for and been granted an exemption applicable to those units for the period in question by us.

Providers should not record units as having the benefit of an exemption if an application has been made but is still pending approval as at 31 March 2025.

Further details on exemptions and the process for applying for them can be found in the Rent Standard and its supplementary material at:

<https://www.gov.uk/government/publications/rent-standard>

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. The regulator cannot interpret government policy for providers.

## Floating support or move-on support

A floating support service is defined as ‘a support service that is administered to residents living in general needs accommodation’. This may include support services provided under specific programmes such as the Rough Sleepers initiative. There must be an expectation that the support for some or all of the residents will ‘float off’ and move to other properties as those residents cease to require the support.

Even if a resident living in general needs stock receives ‘floating’ or ‘move-on’ support or support paid for by Supporting People grant, their home continues to be designated as general needs housing.

## For-profit providers

A provider whose objects may not contain a reference to the provision of social housing; or whose constitution allows it to trade for a profit (this might be expressed as an ability to distribute dividends to shareholders, or pay out its surpluses to other organisations etc.); or whose objects allow it to carry out activities that are not linked to housing provision (or any combination of these). There are no standard regulatory requirements in relation to the constitutions of for-profit providers – although specific requirements may be necessary as assessed at the point of registration.

## 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.

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

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. The regulator cannot interpret government policy for providers.

## **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.

## **Governing body**

The term 'governing body' refers to the trustees, board or committee of management.

## **Group**

For the purpose of this return, providers are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

A return should be completed by each provider within the group. However, where the provider is a parent body in a group structure, and it does not own or manage any housing stock, then it is only required to complete the Entity Level Information (Part 1). However, we do require these providers to maintain the organisational information on the NROSH+ website as a means of ensuring effective communication and the efficient operation of other returns which require completion.

Providers should note that corporate trusteeships do not constitute a group relationship.

## **High Income Social Tenants (HIST) properties**

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.

## **Housing Benefit**

Questions relating to eligible and ineligible service charges apply equally to tenants on Housing Benefit or Universal Credit. For the purposes of completing the rent questions, Housing Benefit and Universal Credit should be treated as being interchangeable.

## **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

Units should only be recorded as intermediate rent if they fully meet the definition of intermediate rent accommodation 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.

## Leasehold

Leasehold units are those that are occupied by a resident holding a leasehold interest in the property. For the purposes of this part of form, providers should report all leasehold units they own excluding any low cost home ownership units that are not fully staircased (which should be reported under the LCHO part).

Leasehold units owned by providers typically include Right to Buy or fully staircased shared ownership units where the provider has sold a leasehold interest to a residential occupier but retains an interest (freehold or leasehold) of its own. This often applies to blocks of flats and other forms of construction where there are common areas and facilities. This includes scenarios where the provider retains the responsibility for maintaining common areas and services, the financial costs of which can be transferred in line with the terms of a lease.

Leasehold units should be reported as either social leasehold or non-social leasehold based on the HRA (2008) definition of social housing. Whether leasehold units meet this legal definition relates to the precise timing of ownership and sale and tracking this may be difficult in certain cases. At a minimum, the division of leasehold units between social and non-social should be broadly aligned with the allocation for costs for such units between social and non-social reported in the financial statements and electronic accounts returns (FVA).

To clarify, the definition of a leasehold property is determined by whether a leasehold interest is owned by a residential occupier (not whether the landlord owns a leasehold interest). Providers should not report commercial non-residential leasehold properties, or properties where it has granted a lease other than to a residential occupier (e.g. where a provider lets a property to another social housing provider).

## Letting

When recording lettings in the Statistical Data Return, providers should use the criteria set out for the CORE (COntinuous REcording) system operated by the Ministry for Housing, Communities and Local Government as a general guide to determining if a letting has taken place. Further information about CORE can be found at:

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Providers should note that certain types of lettings do not require the submission of a CORE log. **This exclusion does not apply to the Statistical Data Return.** Lettings data in the Statistical Data Return should include all lettings captured in CORE as well as all other lettings and assignments that have been carried out during the period.

## 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)

LCHO 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 include all such accommodation that owned or managed by a provider.

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% equity share of a shared ownership property or repaid an equity loan on a shared equity property in full. Fully staircased properties where the landlord has retained a freehold interest should be included under 'leasehold' properties.

LCHO figures should include properties where the maximum share that can be bought has been bought by the tenant (where the maximum share is less than 100% of the equity).

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).

## Low cost rental accommodation

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

For the purposes of our data collection, we break down low cost rental accommodation into six categories. These are:

- General needs
- Intermediate rent
- Affordable rent
- Supported housing
- Care homes
- Housing for older people

## Management

For the purposes of our data collection, a property is **managed** by the provider responsible for the day to day management of the tenancy or licence (e.g. issuing paperwork, collecting rent, etc.). If a provider **manages** the property under an agreement but does not **own** it (see definition of **ownership**), that organisation is not the landlord but it may report the unit as under **management**. (See also **ownership**.)

If an organisation is responsible for the provision of care to the tenant, but not for the kind of functions described as management above, it is not the managing organisation for these purposes.

It should be noted that leased units will also count as being owned. See the entry for Ownership.

## Mortgage rescue scheme

This scheme has two options: Shared Equity, where the household remains as a homeowner (and the equity loan is usually the provider's only interest in the property) and Mortgage to Rent, where the household becomes a tenant of the provider.

For the purposes of this return, the shared equity units are excluded, and the latter is included as social housing.

## Mortgage to Rent

A property is purchased by a provider and let to the household on an Assured Shorthold Tenancy with rent charged at 80% of market rent.

## Mutual exchange

All dwellings let by the provider as a consequence of a mutual exchange should be recorded. Where a mutual exchange has occurred within the providers stock, it should be recorded as lettings of two dwellings. When a mutual exchange occurs between tenants of two different landlords, only record the letting of the dwelling owned by the provider for whom the form is being completed.

## 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. All non-self-contained units are recorded in the SDR as bedspaces.

See also guidance notes on self-contained accommodation and bedspaces.

## Non-social housing

Stock to which the definition of social housing (see below for definition of social housing) does not apply.



## 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**). All residential property owned in this sense should be reported as requested in the SDR whether or not it is social housing, and whether or not it is currently occupied. No non-residential properties should be reported in the SDR.

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.

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.

## Parent body

For the purposes of this return, providers are defined as being parent bodies when they are a body of which another body or bodies is/ are (a) subsidiary(ies) within the meaning of Section 271 of the Housing and Regeneration Act 2008.

## Registered Provider

An organisation that is registered with the Regulator of Social Housing. These are either private bodies (private registered providers) or local authorities (local authority registered providers).

## Relevant height

Relevant height is defined in each question, question 13 relates to buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height and question 14 relates to buildings of at least 18 metres in height or which have at least 7 storeys.

## Rent Policy Statement

The Rent Policy Statement is the primary set of rules covering definition of stock types and the setting of rents for social housing and came into force on 1 April 2020. All providers are advised to read and familiarise themselves with the content of the Rent Policy Statement and how it applies to their stock.

The Rent Policy Statement is available at:

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

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.

## **Rent to Save**

Rent to Save is a flexible home ownership product offered by the GLA that allows tenants to rent properties at a sub-market level whilst saving for a deposit on the unit. For the purposes of this return, units offered under this scheme should be classed as Intermediate Rent during the rental period and low cost home ownership once the purchase has been made.

## **Responsible Entity**

The Responsible Entity is the organisation that has the legal obligation or right to carry out the remediation works. The Responsible Entity may be the building's freeholder or head leaseholder, registered provider of social housing or a management company or Right To Manage (RTM) company that has primary responsibility for the repair of the property.

## **Right to Buy**

This refers to the statutory rights of secure tenants to purchase the property they occupy from their landlord (public sector). The main legal provisions are contained in Part 5 of the Housing Act 1985, as amended.

When a Local Authority transfers stock to a social landlord, its tenants who were eligible to purchase their home under the Right to Buy scheme continue to retain this right with their new landlord, subject to certain conditions. This is called the Preserved Right to Buy (although under some circumstances tenants retain the full Right to Buy).

## **Right to Acquire**

This refers to the statutory rights of certain secure/ assured tenants to purchase the property they occupy from a private registered provider. The legal provisions are contained in Sections 16 and 17 of the Housing Act 1996 and the Right to Acquire Regulations 1997.

## **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**

Service charges are separate from rents and for the purposes of the SDR we work to the definition of service charges in the Rent Policy Statement.

In the SDR, service charges are divided into those which are eligible for housing benefit or universal credit and those that are not. The prevailing legislation and amendments provide general guidance on what costs are eligible and ineligible for housing benefit and universal credit.

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

## **Shared equity schemes**

In equity loan schemes, sometimes known as equity percentage schemes or equity share schemes, a purchaser provides a certain amount of the purchase price through deposit and mortgage, with the remainder coming as an equity loan from the provider. In publicly funded versions, the Government contributes some grant to the provider to enable it to make the equity loan.

The equity loan represents a percentage of the purchase price and is repayable voluntarily, in whole or in part. The amount to be redeemed depends on the change in value of the property. So, if an equity loan represented 50% of the original purchase price of £200,000, and the property had increased in value to £240,000 at the time of redemption, the amount required to redeem that loan would be £120,000. No interest is charged on the equity loan but, in some variants, a small annual fee becomes payable after a few years.

The equity loan is usually a provider's only interest in the property. In such cases the provider is not the owner of the property for purposes of this return. Occasionally, a provider is the freeholder as well as having the equity loan.

## **Social housing**

The Housing and Regeneration Act 2008 sets out the meaning of social housing, which is defined as:

- Low cost rental accommodation
- Low cost home ownership accommodation
- Accommodation owned by a private registered provider as previously defined in the Housing Act 1996, regardless of whether it falls within either of the above two categories. Exceptions to this category of social housing are:
  - Accommodation let on the open market

- Accommodation let only to full time students
- Care homes in which nursing care is provided
- Accommodation provided for asylum seekers unless that accommodation was purchased, constructed or renovated by means of grant funding through housing association grant, social housing grant or financial assistance from Homes England (formerly known as Homes and Communities Agency).

## Social HomeBuy

A scheme in which sitting tenants are assisted by a discount to buy their home either outright or on shared ownership terms. The purchaser buys a minimum initial stake of 25% of their rented home at a discount. A private registered provider will retain the rest of the equity and will be able to charge a levy of up to 3% on their equity.

The scheme was introduced in April 2006 and was formerly known as Rent to Mortgage. When bought on shared ownership terms, the former tenant can obtain a further discount upon staircasing. Discounts are repayable upon resale within the early years. Purchasers who buy their rented home outright (*i.e.* 100 percent of the equity) will be freehold. They will also receive a discount on the total purchase price of their home.

## Specialised supported housing

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

## Standardised 52 week basis for rents and service charges

All rent and service charge figures reported in the SDR must be stated on a standardised 52 week basis. If these are 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 52 weeks.

Providers who could have charged rent for 52 weeks in a given year, should calculate their average weekly rent figures using the following formula:

$$\frac{\text{average rental payment}}{52} \times \text{number of payments per year}$$

For example, if a provider collects a rental payment of £100 each fortnight – multiply this by 26 and then divide by 52 – the weekly payment would be £50.

Additionally, if a provider could have charged rent for 52 weeks during a given year but offered a number of 'rent-free weeks' to tenants, the figures submitted to NROSH+ should be averaged out to give the rent on a 52 week 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 52 giving a weekly charge of £73.85.



**NOTE: Providers who COULD have charged 53 weekly rent payments in a given year (even if they chose not to)\* MUST consult the additional guidance materials, FAQs and data tool available on the NROSH+ website. These resources provide guidance on the reporting of rent data in line with our requirements in each year.**

\* Each year there are 365 days, this 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.

## **Starter or introductory tenancies**

Local authorities may issue introductory tenancies, and providers may issue starter tenancies, to residents for the first 12 months of occupation, on assured shorthold terms. If at the end of that period the tenancy has not been terminated, it should automatically be converted to an assured periodic tenancy.

## **Subsidiary**

For the purposes of this return, providers are defined as being subsidiary bodies if they meet the definition of subsidiary as set out in Section 271 of the Housing and Regeneration Act 2008.

## **Supported housing**

Units should only be recorded as supported housing if they 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.

## **Temporary social housing**

Units should only be recorded as temporary social housing if they meet the definition of temporary social 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.

Units of temporary social housing should also be included in every part of the SDR which asks for information on the relevant unit type. For example: a unit of temporary general needs social housing should be included in figures for general needs stock and a unit of temporary Supported Housing social housing should be included in figures for Supported Housing stock.

## **Tenant**

A tenant is someone who lives in a property belonging to the provider and holds a tenancy, lease or licence.

## **Unit**

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.

## **Universal Credit**

Questions relating to eligible and ineligible service charges apply equally to tenants on Housing Benefit or Universal Credit. For the purposes of completing the rent questions, Housing Benefit and Universal Credit should be treated as being interchangeable.

## **Unregistered Entity**

Any organisation or body that is not registered with the Regulator of Social Housing.

## **Vacant stock**

Units in the following states would be considered to be available for letting:

- First let and ready for immediate occupation
- Re-let and ready for immediate occupation
- To be let or re-let after minor repairs, or normal maintenance and redecoration work between lets
- The previous tenant or licensee is no longer being charged rent and no works are required before a new tenant can move in
- Handed over from a contractor, development section or maintenance section on completion of works, for new letting or re-letting, and is in a satisfactory condition for letting.

Units would not be considered available for letting:

- Awaiting improvement, conversion, repair or other works
- Undergoing improvement, conversion, repair or other works
- Awaiting sale
- Unauthorised occupation
- Waiting to be demolished

Additionally, a unit can only be considered as being available for letting if it can be freely let by the provider.

## **Voluntary Right to Buy**

The Voluntary Right to Buy pilot has now concluded and we would not expect any further sales to be recorded under this scheme.

## **Weighted average rents and service charges**

All rent and service charge figures reported in the SDR must be stated as weighted averages. To calculate rent figures as a weighted average, first add together all of the

rents charged as at 31 March 2025 for a given property type and size in an LA to get the total rent collected. This figure should then be divided by the total number of units of that property type and size in that LA. The same process should be followed to calculate weighted average formula rents and service charges.

Care should be taken to ensure that the correct units are used when dividing the total. For example, when calculating the average service charge eligible for housing benefit, the total service charge should be divided by the number of units that have a service charge eligible for housing benefit.

## Change history

**Version 1.0      February 2025**

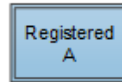
Initial release.

**Version 1.1      April 2025**

Revised text in ‘Completing the Statistical Data Return’ section that talked about the number of parts in the return and clarified that all relevant questions should be completed.

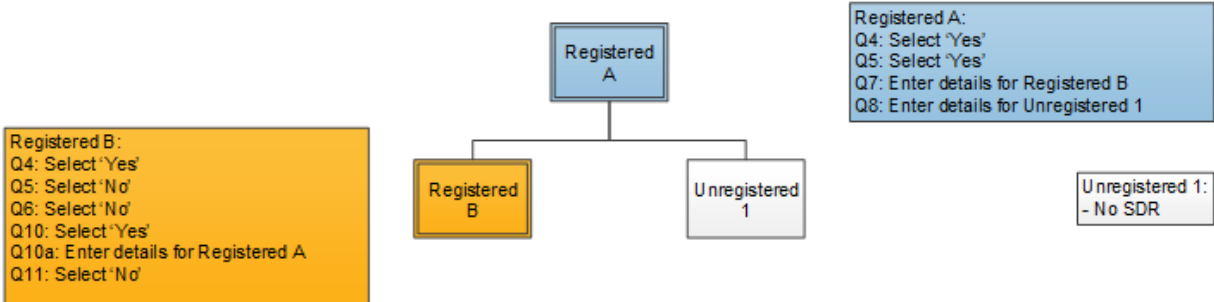
## Annex A – Recording group structures

### Non-group registered provider

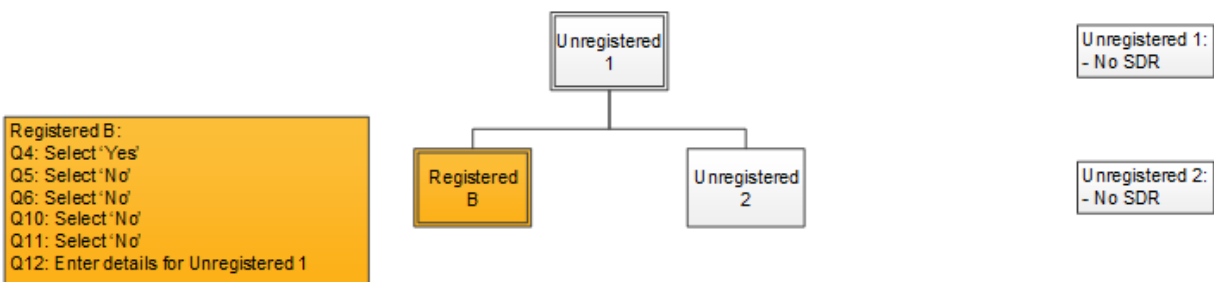


Registered A:  
Q4: Select 'No'

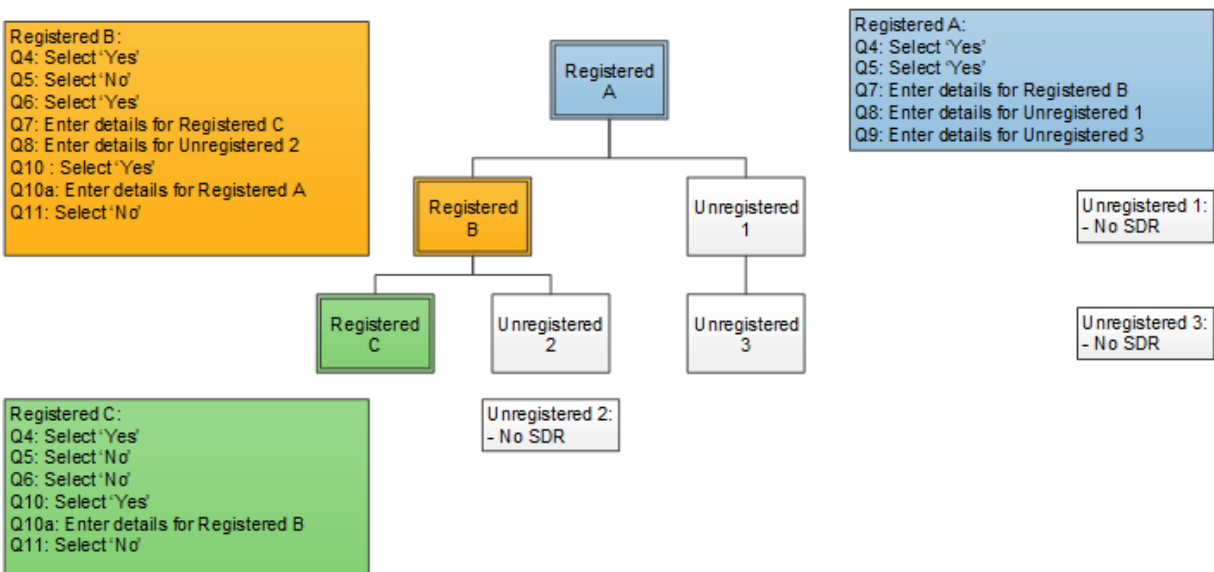
### Two tier group with registered parent



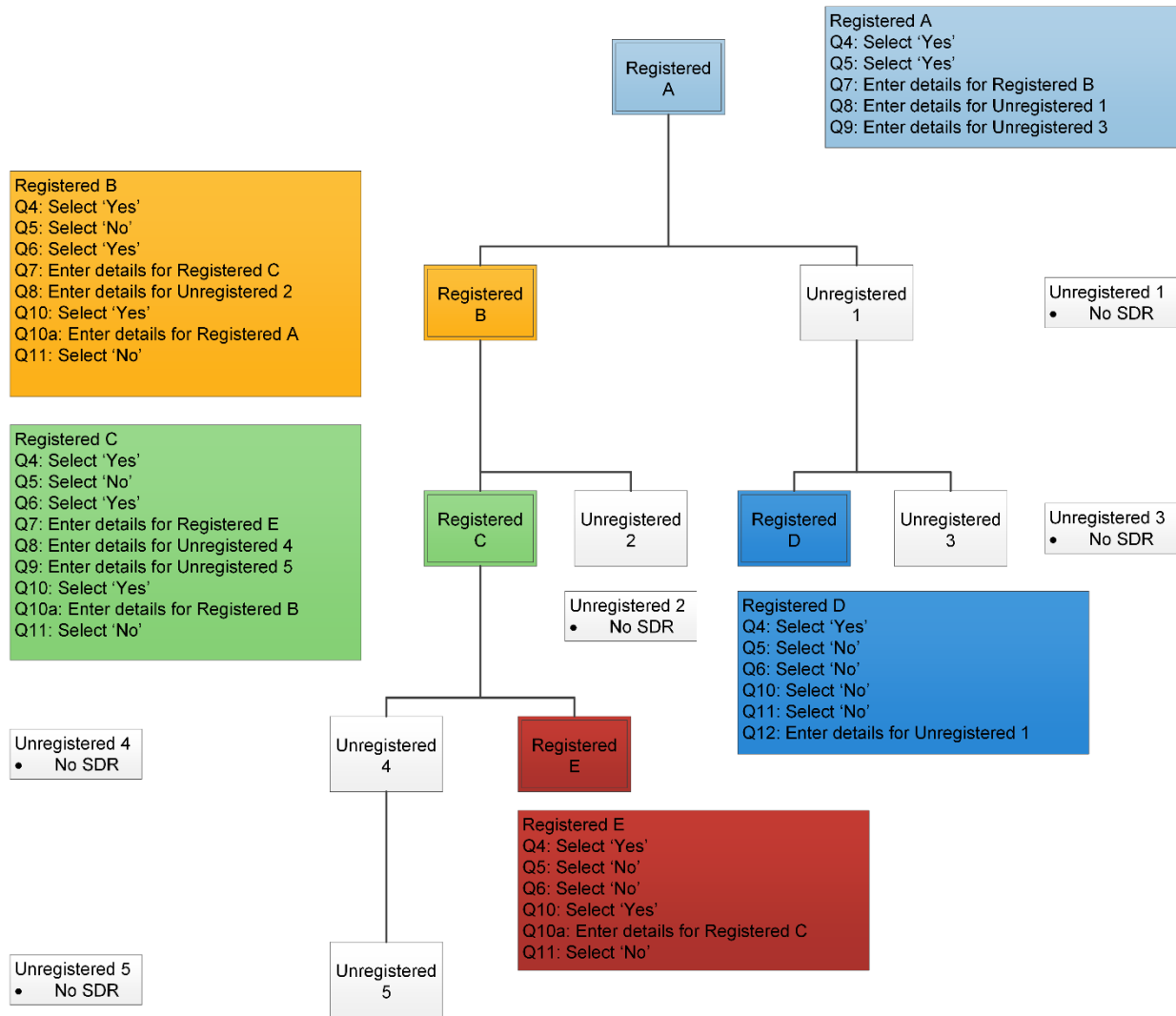
### Two tier group with unregistered parent



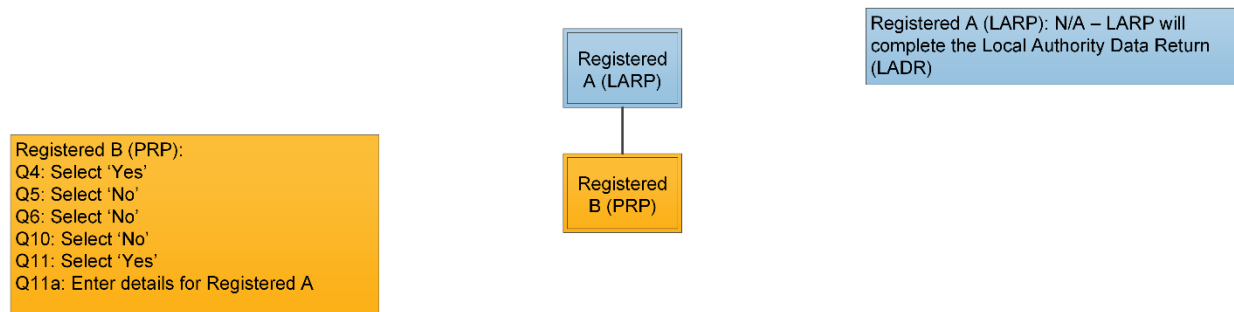
### Three tier group with registered parent



Complex group with registered parent



Two tier group with **local authority** registered parent







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