



Regulator of
Social Housing

NROSH+ Electronic Accounts (FVA) 2025 Guidance Notes

Version 1.0 (May 2025)



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Introduction

This document provides information on how to submit the Electronic Annual Accounts (FVA) return via the regulator's data collection website, NROSH+. The FVA is used to gather financial accounting information required by the regulator to inform its assessment of providers' compliance with the Governance and Financial Viability standard. It is also a source of sector level data informing our publications, including the Global Accounts.

Providers owning and/or managing 1,000 units or more at the start or end of their accounting period are required to submit an FVA. However, there may be cases where the regulator will require providers with fewer units to submit an FVA. This will be based on an assessment of risk and/or other circumstances.

Where a provider is a parent of a group structure that produces consolidated financial statements, it will be required to submit both an entity and a consolidated FVA.

Surveys will be assigned to your 'My NROSH+' dashboard as applicable. You may see either the "Entity Electronic Annual Accounts (FVA)", the "Consolidated Electronic Annual Accounts (FVA)", or both. If you see both of these returns on your dashboard then this indicates that submission of both is expected.

If you believe you should be submitting a Consolidated FVA or an Entity FVA but have not been assigned these, please contact the Referrals and Regulatory Enquiries Team at **NROSHenquiries@rsh.gov.uk**. Providers must check their assignments **before** completing the returns as we will not be able to transfer data from one assignment to the other if the incorrect return is completed.

The submission of the FVA (both the Entity FVA and the Consolidated FVA) should occur within six months of your financial year end. **For providers whose most recent year end was 31 March 2025 this means a deadline of 30 September 2025 and for providers whose most recent year end was 31 December 2024 the deadline is 30 June 2025.**

This guidance note includes the following sections:

- Changes to the return – an overview of the key changes to the FVA in 2025
- Guidance notes on FVA lines – line by line technical guidance and requirements
- Completing the FVA – guidance on how to complete and submit the FVA using NROSH+
- Annex A – a summary of hard validations included in the FVA

For the purposes of completing the FVA, providers are required to submit returns that are consistent with the template and guidance below. For reporting purposes, providers should discuss and agree the format of their financial statements with their auditors. If this results in a difference between the published statements and the FVA submitted to the regulator for data collection purposes, this will not be treated as a data quality issue.

Providers should read the detailed line by line guidance notes below and refer to the Housing Statement of Recommended Practice 2018 (SORP 2018) and the Financial Reporting Standard 102 (FRS102) where appropriate for clarification. The regulator will subsequently issue further guidance and clarification through the Frequently Asked Questions (FAQs) section of NROSH+.

Changes to the return

A small number of changes have been made to the FVA return for 2025. These are summarised below, with further details in the individual line guidance.

Where a change has been made to the guidance notes for 2025, this is indicated in the individual line guidance by purple shading.

54 – 59	<p>Investment Properties</p> <p>This note requires providers to analyse the movement in investment properties between the current period and prior period balances given in Part C – Statement of Financial Position, line 5 'Investment <u>properties</u>'. Balances should be split between completed properties and properties under construction.</p> <p>Opening/closing balances and movements in the period should be allocated to the following headings:</p> <ul style="list-style-type: none"> • 54. At start of period • 55. Additions • 56a. Transfers and acquisitions (to)/from other RPs • 56b. Transfers and reclassifications • 57. Movement in fair value • 58. Disposals • 59. At end of period – calculated field (lines 54 to 58).
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Part E – Notes 1

- A new line (line 56a) has been added to the note under 'investment properties' to capture transfers and acquisitions to/from other registered providers.
- A new line (line 63) has been added to the note under 'profit/loss on sale of fixed assets' for Right to Shared Ownership sales.
- Line 65 under 'profit/loss on sale of fixed assets' has been reworded from 'other housing property sales' to 'housing property sales to non-RPs'. This change has been made to distinguish between sales in and out of the sector. Sale of fixed asset housing properties to other registered providers should be included in line 64 'Housing property sales to other RPs'.

Other changes to note

There have been recent updates to FRS 102 and a new version was published in September 2024¹. There are no implications for the FVA template this year and the references to the standard in the guidance below remain applicable.

Future FVA requirements will be considered next year following the publication of an updated Housing SORP.

¹ [FRS 102 \(2024 Edition\)](#)

Guidance notes on FVA lines

Part A - Front sheet

The front sheet of the FVA return identifies the provider and, where applicable, collects information relating to the group structure. Lists are required of all registered providers and unregistered entities included within the financial statements on which the return is based.

Line	Data input description and guidance Part A Front Sheet	Entry required
1	Financial year end Enter the accounting date to which the financial statements, on which the return is based, have been prepared.	dd/mm/yyyy
2	Name of external auditor Enter the company name of the external auditor of the financial statements.	Text
3	Has the FVA been completed on an Entity or Consolidated basis? Please select the applicable response.	Consolidated/Entity
4	Registered providers – notes (consolidated return only) Please include any other information relating to registered providers which may be required to clarify understanding of the group structure.	Text
5	List all registered providers included within the financial statements on which this return is based (consolidated return only) Select the entry number first. Entries should run chronologically. Then using the dropdown list to select and add providers, list all registered providers included within the financial statements. RP numbers are included on the dropdown list. Please note that in the web view, if you remove the entry number the selected provider will be removed from the table.	Text – select from dropdown box
6	Unregistered entities – notes (consolidated return only) Provide any other additional details relating to unregistered entities which may be required to clarify the group structure.	Text
7	List all unregistered entities included within the financial statements on which this return is based (consolidated return only) Select the entry number first. Entries should run chronologically. Please note that in the web view, if you remove the entry number the selected provider will be removed from the table. For each unregistered entity, select the entity type from the dropdown list. <ul style="list-style-type: none"> • Unregistered parent • Unregistered subsidiary • Joint venture - Jointly controlled operations • Joint venture - Jointly controlled assets • Joint venture - Jointly controlled entities • Associate • Other If the entity type is 'other', please give details in the notes box at Q6. Chapter 7 of SORP 2018 and section 15 of FRS102 provide further clarification on the different types of Joint Venture.	Text

Part B – Statement of Comprehensive Income

All values should be entered as £000s unless the guidance states otherwise. The structure of this input sheet reflects the consolidated Statement of Comprehensive Income as set out in SORP 2018.

Line	Data input description and guidance Part B Statement of Comprehensive Income	Entry required
1	Turnover Total turnover for the period on all activities.	+
2	Cost of sales Enter the total cost of sales. Primarily this will relate to cost of sales for shared ownership first tranche sales and properties developed for sale. However, this could include cost of sales associated with other social and non-social activities. SORP 2018, chapter 8, provides guidance on splitting the costs of shared ownership properties between fixed and current assets and to the allocation of costs in mixed tenure development schemes.	-
3	Operating expenditure Total operating costs for the period on all activities.	-
4	Gain/(loss) on disposal of fixed assets (housing properties) The net surplus or deficit on the sale of fixed asset housing properties. This will include: <ul style="list-style-type: none"> • Staircasing of shared ownership units (excluding first tranche sales) • Right to Buy (RTB), Right to Acquire (RTA) and Right to Shared Ownership (RTSO) • Housing property sales to other RPs and non-RPs • Other social housing property sales Gain/(loss) on the disposal of fixed assets that are not housing properties, and also disposal of investment properties, should be excluded here and included in line 5 Gain/(loss) on disposal of other fixed assets. The format of this return and the treatment of the disposal of fixed assets is prescribed for the regulator's data collection purposes. However, it is not intended as recommended accounting practice. A different accounting treatment may have been adopted in financial statements.	+/-
5	Gain/(loss) on disposal of other fixed assets The net surplus or deficit on the sale of fixed assets other than housing properties. Gain/(loss) on the disposal of fixed assets that are housing properties should be excluded here and included in line 4 Gain/(loss) on disposal of fixed assets (housing properties). Include any gain/(loss) on disposal of investment properties here.	
6	Operating surplus/(deficit) Calculated field (lines 1 to 5).	+/-
7	Gain on business combination Business combinations can be accounted for using the purchase method or using merger accounting. FRS102 chapter 19 provides further guidance and definitions. In addition, FRS102 sets out specific financial reporting requirements for Public Benefit Entities, see FRS102, Public Benefit Entity Combinations paragraphs 34.75 to 34.86. When business combinations are not accounted for using merger accounting, the excess of the fair value of the assets received over the fair value of the liabilities assumed can be reported as a gain/(loss) in the SOCI. Where this is the case the gain/(loss) should be disclosed here.	+/-
8	Other Any other items charged or credited in arriving at surplus/(deficit) before tax, not included in either lines 1 to 7 inclusive, or in lines 9 to 15 inclusive. Include extraordinary items as defined by FRS102, section 5.10B.	+/-
9	Share of surplus/(deficit) in joint ventures or associates	+/-

Line	Data input description and guidance Part B Statement of Comprehensive Income	Entry required
	Enter the share of any operating surplus/(deficit) in joint ventures or associates. SORP 2018 chapter 7, and FRS102 sections 14 and 15, set out the disclosure requirements for investments in joint ventures and associates.	
10	Interest receivable SORP 2018 and FRS102 refer to interest receivable as finance income and investment income, but do not provide a comprehensive definition. Include all finance and investment income receivable.	+
11	Interest payable and financing costs SORP 2018 and FRS102 refer to interest payable and financing costs as finance costs, but do not provide a comprehensive definition. Include all interest and finance costs, including interest payable on liabilities, amortisation of loan premia and arrangement costs to the extent that they have been charged against income. An analysis of interest payable and financing costs is required in Part E, Notes 1, lines 111 to 117. Total interest payable and finance costs entered in Part E must equal the figure entered here.	-
12	Movement in fair value of investment properties Include here any change in the fair value of investment properties. Under FRS102 providers are required to include investment properties at fair value in the SOFP and to disclose any change in value through the SOCI. SORP 2018 chapter 8 and FRS102 section 16 set out the disclosure requirements for investment property.	+/-
13	Movement in fair value of financial instruments Movements in fair value of financial instruments required in the surplus calculation. Under FRS102 providers must account for non-basic financial instruments at fair value. SORP 2018, chapter 6 and FRS102, sections 11 and 12 set out the disclosure requirements for financial instruments.	+/-
14	Decrease in valuation of housing properties If there is a revaluation movement and there is no indication of impairment, as set out in chapter 14 of SORP 2018, the movement must be shown as a decrease or increase in valuation and not as an impairment loss. If a decrease in valuation exceeds the accumulated revaluation gains in equity in respect of that asset, the excess should be recognised here. See SORP 2018, chapter 8 and FRS102 section 17.	-
15	Reversal of previous decrease in valuation of housing properties If any decrease in valuation of housing properties is subsequently reversed, any credit should be recognised here. See SORP 2018, chapter 8 and FRS102 section 17.	+
16	Surplus/(deficit) before tax Calculated field (lines 6 to 15).	+/-
17	Taxation The tax charge or tax repayable for the period.	+/-
18	Surplus/(deficit) for the period Calculated field (line 16 plus line 17).	+/-
	Remeasurements	
19	Unrealised surplus/(deficit) on revaluation of housing properties Under SORP 2018 and FRS102, if an asset's carrying value is increased as a result of revaluation, the increase should be recognised in other comprehensive income and accumulated in equity. The increase should be recognised in profit or loss (line 15 above) to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss (line 14 above). The decrease of an asset's carrying amount as a result of a revaluation should be recognised in other comprehensive income. If a revaluation decrease exceeds the accumulated revaluation gains in equity in respect of that asset, the excess should be recognised in profit or loss (line 14). See SORP 2018, chapter 8 and FRS102 section 17.	+/-
20	Actuarial (loss)/gain in respect of pension schemes The actuarial loss/gain in respect of the revaluation of defined benefit pension schemes should be included here.	+/-

Line	Data input description and guidance Part B Statement of Comprehensive Income	Entry required
	Under SORP 2018 (see FRS102 section 28.13A), the contractual obligation in relation to past deficits for pension schemes should not be recognised as an actuarial loss but should be recognised in Income and Expenditure.	
21	Change in fair value of hedged instruments The change in fair value of financial instruments is required as part of the calculation of comprehensive income. Under FRS102 providers must account for non-basic financial instruments at fair value. SORP 2018, chapter 6 and FRS102, sections 11 and 12 set out the disclosure requirements for financial instruments.	+/-
22	Other remeasurements Include any other remeasurements, comprehensive income and changes in fair value other than those disclosed in lines 19 to 21.	+/-
23	Total comprehensive income for the period Calculated field (lines 18 to 22).	+/-
	Statement of Changes in Reserves	
24	Balance at start of period For each class of reserve, the opening balance at the start of the accounting period should be entered. The data entered at line 24, plus any prior period adjustments entered at line 25, will populate the previous period's reserve balances in the Statement of Financial Position (Part C - lines 36 to 41 column 2). Further information on the classification of reserves is set out in SORP 2018, chapter 18. The FVA template requires reserves to be disclosed by the following categories. <ul style="list-style-type: none"> • Income and expenditure reserve - it should be noted that the SORP considers designated reserves to be an internal matter that should not be included within the primary statements. See Section 18.3 SORP 2018. • Restricted reserve – reserves which are subject to external restrictions governing their use. • Revaluation reserve – reserves resulting from the revaluation of any housing properties and/or other fixed assets. • Cash flow hedge reserve – reserves resulting from the application of hedge accounting (see FRS102 section 12) should be included here. • Other reserves – the example primary statements included in SORP 2018 allow for a number of other categories of reserves (non-controlling interest, restricted fund and unrestricted fund). Share capital should also be included here if applicable. • Total (calculated field) 	+/-
25	Prior period adjustments Any prior period adjustments made in accordance with FRS102, section 10.21.	+/-
26	Surplus/(deficit) for the period Calculated field (line 18)	+/-
27	Other comprehensive income for the period The value of the remeasurements recorded at lines 19 to 22 should be allocated against the relevant reserves at line 27. The calculated entry in the total column at line 27 must equal the sum of lines 19 to 22.	+/-
28	Transfer from revaluation reserve to income and expenditure reserves Any transfers to or from the income and expenditure reserve, from or to revaluation reserves, should be recorded at line 28. This will exclude the remeasurements recorded at line 27. The calculated total should equal 0.	+/-
29	Payment of gift aid Include gift aid payments made from a subsidiary company to a charitable parent that are accounted for as a distribution to owners and recognised in reserves. See FRS 102 section 22.17 for details.	-
30	Other transfer of reserves and changes in equity All other transfers of reserves not included in line 28. This will include transfers of restricted expenditure from unrestricted reserves.	+/-
31	Balance at end of period	+/-

Line	Data input description and guidance Part B Statement of Comprehensive Income	Entry required
	Calculated field (lines 24 to 30). The data calculated at line 31 will populate the current period's reserve balances in the Statement of Financial Position (Part C - lines 36 to 41 column 1).	

Part C – Statement of Financial Position

All values should be entered as £000s unless the guidance states otherwise

Line	Data input description and guidance Part C Statement of Financial Position	Entry required
	Fixed assets	
1	Intangible fixed assets and goodwill The net book value of all intangible fixed assets (an identifiable non-monetary asset without physical substance). This figure is usually positive, but can be negative for negative goodwill. SORP 2018, chapter 9 provides guidance on the requirements of FRS102 in accounting for business combinations and goodwill. The SORP does not provide additional guidance on the accounting requirements for intangible assets other than goodwill, which are set out in FRS102, section 18.	+/-
2	Tangible fixed assets: Housing properties at cost The net book value (for those housing assets which are included on a historic cost basis) of housing properties. Fixed asset housing properties in the process of construction should be included. Housing properties which are being built for outright sale or on behalf of third parties should be excluded from this line, and included in line 12 as appropriate. SORP 2018, chapter 8 provides guidance on the accounting requirements to be followed in accounting for housing properties under FRS102.	+
3	Tangible fixed assets: Housing properties at valuation The net book value (for those housing assets which are included on a valuation basis) of housing properties. Fixed asset housing properties in the process of construction should be included. Housing properties which are being built for outright sale or on behalf of third parties should be excluded from this line, and included in line 12 as appropriate. SORP 2018, chapter 8 provides guidance on the accounting requirements to be followed in accounting for housing properties under FRS102.	+
4	Tangible fixed assets: Other The net book value, as per the provider's statement of financial position, of tangible fixed assets not included in the calculation of lines 2 to 3. This will include tangible fixed assets other than housing properties.	+
5	Investment properties Any properties classified as investment properties should be included here at fair value. SORP 2018, chapter 8 provides guidance on the accounting requirements to be followed in accounting for housing properties under FRS102.	+
6	HomeBuy loans receivable For providers that participate in HomeBuy schemes. The gross historical cost of loans made by the provider to purchasers under the HomeBuy scheme. SORP 2018 states that HomeBuy loans should be treated as public benefit entity concessionary loans. The accounting treatment is set out in chapter 17 of the SORP, and FRS102 section 34.	+
7	Investment in joint ventures The value of all investments in joint ventures. FRS102 defines a joint venture as a contractual agreement whereby two or more parties undertake an economic activity that is subject to joint control. SORP 2018, chapter 7 and FRS102 section 15 provide further guidance on the definition of joint control and set out the accounting requirements for joint ventures.	+

Line	Data input description and guidance Part C Statement of Financial Position	Entry required
8	Investment in associates The value of all investments in associates. FRS102 section 14 provides further guidance on the definition of and accounting requirements for associates.	+
9	Investment in subsidiaries For returns that are not being prepared on a group basis, include the value of any investment in subsidiary undertakings here. FRS102 section 9.26 provides guidance on the accounting treatment of investments within individual financial statements.	+
10	Other investments Any other investments not included in lines 7, 8 and 9. If the amount disclosed in 'other investments' is material, upload supporting documentation to explain the balance.	+
11	Total fixed assets Calculated field (lines 1 to 10).	+
	Current assets	
12	Properties held for sale Include the first tranche sale element of shared ownership properties and any properties built for outright sale which remain unsold at the end of the period. SORP 2018 chapter 8 provides guidance on splitting the costs of shared ownership properties between current and fixed assets. FRS102 section 13 sets out the principles for recognising and measuring inventories held for sale or in the course of production for sale. An analysis of properties held for sale is required in Part E, Notes 1, lines 68 to 71. Total properties held for sale entered in Part E must equal the figure entered here.	+
13	Trade and other debtors Trade and other debtors, including rental debtors, due within or after one year.	+
14	Cash and cash equivalents Cash and bank balances should be included here. Exclude short-term investments which are not considered to be cash equivalents; these should be included at line 15. FRS102, section 7.2 defines cash equivalents as 'short-term, highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value. Therefore, an investment normally qualifies as a cash equivalent only when it has a short maturity of, say, three months or less from the date of acquisition'.	+
15	Short-term investments The net book value of all investments treated as current assets. This will exclude fixed asset investments which are recorded at lines 7 to 10, and cash equivalents which are recorded at line 14.	+
16	Other current assets Any other current assets or balances due after one year that are not included in lines 12, 13, 14 or 15.	+
17	Total current assets Calculated field (lines 12 to 16).	+
	Creditors: amounts falling due within one year	
18	Short-term debt Under FRS102 loans can be classified as 'basic' or 'other'. Following initial measurement loans should be measured at either amortised cost using the effective interest rate method or at their fair value. Providers should report loans, bonds and amounts due to treasury entities repayable within 12 months from the accounting date as measured based on their categorisation as 'basic' or 'other'. Providers should refer to SORP 2018 chapter 6, and FRS102 sections 11-12, for further guidance on the classification and measurement of loans. For entity returns, do not include loan balances due to other group members – these should be included at line 21, 'other creditors falling due within one year' and analysed as 'amounts owed to group undertakings (within one year)' in Part E, line 84.	+
19	Bank overdrafts The level of drawn bank overdrafts included in the Statement of Financial Position.	+

Line	Data input description and guidance Part C Statement of Financial Position	Entry required
20	Deferred capital grant: due within one year Include deferred grants due within one year. SORP 2018 chapter 13 sets out the requirements for accounting for grants in accordance with FRS102, section 24. Where properties are included at cost, the accrual model for recognising grant will be adopted.	+
21	Other creditors falling due within one year Any other current liabilities not included in either line 18, 19, or 20.	+
22	Total creditors: amounts falling due within one year Calculated field (lines 18 to 21)	+
23	Net current assets/liabilities Calculated field (line 17 minus line 22)	+
24	Total assets less current liabilities Calculated field (line 23 plus line 11)	+
	Creditors: amounts falling due after more than one year	
25	Long-term debt Under FRS102 loans can be classified as 'basic' or 'other'. Following initial measurement loans should be measured at either amortised cost using the effective interest rate method or at their fair value. Providers should report loans and bonds repayable in more than 12 months from the accounting date as measured based on their categorisation as 'basic' or 'other'. Providers should refer to SORP 2018 chapter 6, and FRS102 sections 11-12, for further guidance on the classification and measurement of loans. For entity returns, do not include loan balances due to other group members – these should be included at line 26 'amounts owed to group undertakings'.	+
26	Amounts owed to group undertakings Under FRS102 intra group loans can be classified as 'basic' or 'other'. Following initial measurement loans should be measured at either amortised cost using the effective interest rate method or at their fair value. Providers should report amounts owed to group undertakings, repayable in more than 12 months from the accounting date, as measured based on their categorisation as 'basic' or 'other'. Providers should refer to SORP 2018 chapter 6, and FRS102 sections 11-12, for further guidance on the classification and measurement of loans.	+
27	Finance lease obligations The amount payable under finance lease obligations more than 12 months from balance sheet date.	+
28	Deferred capital grant: due after more than one year Include deferred grants due after more than one year. SORP 2018 chapter 13 sets out the requirements for accounting for grants in accordance with FRS102, section 24. Where properties are included at cost, the accrual model for recognising grant will be adopted.	+
29	HomeBuy grant: deferred income For providers that participate in HomeBuy schemes. The amount of grants from Homes England to the provider under the HomeBuy scheme. SORP 2018 states that HomeBuy grant is a government grant received in advance and must be recognised as deferred income. The accounting treatment is set out in SORP 2018, paragraphs 17.21 to 17.27.	+
30	Fair value derivative financial instruments Where providers have standalone financial derivative instruments they will be classified as 'other' (non-basic) under FRS102. Include here the fair value of standalone derivative financial instruments. The underlying debt should be included in lines 18 short-term debt and 25 long-term debt as is appropriate. SORP 2018 chapter 6 signposts providers to the accounting requirements of FRS102 sections 11 and 12.	+
31	Other long-term creditors Any other long-term creditors not included in lines 25, 26, 27, 28, 29 or 30.	+

Line	Data input description and guidance Part C Statement of Financial Position	Entry required
32	Total creditors: amounts falling due after more than one year Calculated field (lines 25 to 31).	+
	Provisions for liabilities	
33	Pension provision Where there is a requirement for a provider to recognise a liability within a defined benefit pension provision, this should be included here. SORP 2018, chapter 15 sets out the requirements of FRS102, section 28 relating to employee benefits. If a defined benefit scheme asset is recognised in the financial statements, this line should be used to report it for the purposes of the FVA return (as a negative entry).	+
34	Other provisions Any other provisions which have been set aside in accordance with FRS102 'Provisions, contingent liabilities and contingent assets'. An analysis of other provisions is required in Part E, Notes 1, lines 107 to 109. Total other provisions entered in Part E must equal the figure entered here.	+
35	Total net assets Calculated field (line 24 minus line 32 minus line 33 minus line 34)	+
	Reserves	
36	Income and expenditure reserve Calculated field (linked to Part B - Statement of Comprehensive Income lines 24 plus 25 (prior year) and 31 (current year)).	+
37	Restricted reserves Calculated field (linked to Part B - Statement of Comprehensive Income lines 24 plus 25 (prior year) and 31 (current year)).	+
38	Revaluation reserves Calculated field (linked to Part B - Statement of Comprehensive Income lines 24 plus 25 (prior year) and 31 (current year)).	+
39	Cash flow hedge reserve Calculated field (linked to Part B - Statement of Comprehensive Income lines 24 plus 25 (prior year) and 31 (current year)).	+/-
40	Other reserves Calculated field (linked to Part B - Statement of Comprehensive Income lines 24 plus 25 (prior year) and 31 (current year)).	+
41	Total reserves Calculated field (lines 36 to 40).	+

Part D – Operating surplus note

All values should be entered as £000s unless the guidance states otherwise.

Line	Data input description and guidance Part D Operating surplus note	Entry required
	Turnover, cost of sales, operating expenditure and operating surplus See Accounting Direction note A	
	Other social housing activities Income and expenditure relating to other social housing activities. Costs relating to other social housing activities as disclosed in lines 2 to 6 would normally be shown in column 3 'operating expenditure' rather than column 2 'cost of sales'.	
1	First tranche low cost home ownership sales Income and expenditure derived from the sale of the first tranche of shared ownership properties. Expenditure should be disclosed as cost of sales and operating expenditure as appropriate, see SORP 2018, chapter 8 for further details.	+/-
2	Charges for support services Income and expenditure from charges for support services not included within social housing lettings income. This should be entered in the FVA in the same way it has been recorded in the accounts. We would normally expect this to be accounted for as "Other social housing activities: Charges for support services" in the particulars of turnover, operating costs and operating surplus. Any support service income and expenditure accounted for as non-social housing should be entered in line 12, non-social support service charges. Where the amounts of income and expenditure are significant, explanations should be provided using the upload supporting documents section of NROSH+.	+/-
3	Development services Accounting Direction 2022 requires material items of social housing activity to be separately identified. Where a provider has reported social housing income and expenditure relating to development activity or development services it should be included here. For example, this could include development administration and marketing.	+/-
4	Community/neighbourhood services Accounting Direction 2022 requires material items of social housing activity to be separately identified. Where a provider has reported social housing income and expenditure relating to community/neighbourhood services, regeneration or other related activities it should be included here.	+/-
5	Gift aid Include any gift aid receipts where these relate to social housing activities.	+/-
6	Other Income and expenditure on other social housing activities not included in lines 1 to 5 above. If turnover is reported in 'Other' it will be necessary to include further details in Part F – Notes 2 question 21 'Details on the nature of 'other' social housing income and expenditure'.	+/-
7	Total other social housing activities Calculated field (lines 1 to 6).	+/-
	Non-social housing activities	
8	Non-social housing property built for sale Income and expenditure derived from the sale of properties built for outright sale. Expenditure should be disclosed as cost of sales and operating expenditure as appropriate. An analysis of non-social housing property built for sale is required in Part E Notes 1, lines 123 to 124. The totals calculated at line 125 should agree back to this line.	+/-
9	Student accommodation Income and expenditure derived from lettings of student accommodation.	+/-
10	Nursing homes Income and expenditure from lettings of nursing homes.	+/-
11	Market rent Income and expenditure from market rented accommodation.	+/-

12	Non-social support service charges Income and expenditure on support services accounted for as non-social housing activities in the accounts.	+/-
13	Gift aid Include any gift aid receipts where these relate to non-social housing activities.	+/-
14	Other Income and expenditure on other non-social housing activities not included in lines 8-13.	+/-
15	Total non-social housing activities Calculated field (lines 8 to 14).	+/-
16	Total other activities Calculated field (line 7 plus line 15).	+/-
	Particulars of turnover and operating expenditure from social housing lettings As per Accounting Direction note B.	
	The FVA template requires current period social housing lettings income and expenditure to be disclosed by the following categories: <ul style="list-style-type: none"> • General needs housing • Supported housing and housing for older people • Low cost home ownership • Other social housing Current period total (calculated field)	
	Income	
17	Rent receivable net of identifiable service charges Total net rental income (gross rental income less voids) from social housing lettings excluding service charge income.	+
18	Service charge income Total service charge income from social housing lettings. This should broadly match the total service charge expenditure recorded in line 26. Where there are significant differences, explanations should be provided using the upload supporting documents section of NROSH+.	+
19	Net rental income Calculated field (lines 17 to 18).	+
20	Amortised government grants If the accrual model of accounting for government grants is adopted, the provider should include here the release of amortised grants over the useful life of the asset to which the amortised grant relates. See SORP 2018, chapter 13 and FRS102, section 24 which set out the accounting requirements for government grants.	+
21	Government grants taken to income If the performance model of accounting for government grants is adopted, the provider should recognise the grant income here in the year of completion of the asset to which the grant relates. See SORP 2018, chapter 13 and FRS102, section 24 which set out the accounting requirements for government grants.	+
22	Other grants Any other revenue grants receivable that relate to social housing lettings. If a balance is included here, further details should be given in Part F – Notes 2, line 24 'Details of any repairs grant received included in section D line 22, or section F line 1b'.	+
23	Other income Any other social housing revenue income not included at lines 17 to 22.	+
24	Turnover from social housing lettings Calculated field (lines 19 to 23).	+
	Operating expenditure	
25	Management Management costs relating to social housing lettings. This includes, but is not limited to, lettings management, tenancy management, anti-social behaviour activities, resident involvement and rent collection.	+
26	Service charge costs The cost of delivering the services included in the service charge. This should broadly match the total service charge income recorded in line 18. Where there are significant	+

	differences, explanations should be provided using the upload supporting documents section of NROSH+.	
27	Routine maintenance Day to day responsive maintenance expenditure relating to social housing properties. This includes all minor ad hoc/unplanned repairs that are reported by tenants or arise from damage/wear and tear. With the exception of major repairs, all expenditure to re-service void properties should be included in this line.	+
28	Planned maintenance Planned and cyclical maintenance expenditure relating to social housing properties. This relates to work executed to maintain existing building elements and prevent breakdown of components on a pre-determined programme at regular intervals e.g., annual servicing of boilers, communal painting programmes and other periodic work to prevent emergency repairs or maintenance.	+
29	Major repairs expenditure Total major repairs expenditure on social housing properties to the extent that it is a revenue item (capitalised major repair costs are included in 'Part E Notes 1' line 35 and 'Part F Notes 2' line 1a as is appropriate). Major repairs include improvement or renewal work to existing stock, communal or environmental improvements, excluding new build and wholesale refurbishment or regeneration. Major repairs expenditure should include costs of replacing major components (e.g. bathrooms, kitchens, boilers) and costs of major repairs for void properties if these costs have not been capitalised.	+
30	Bad debts Rent losses incurred by writing off bad debts or providing for doubtful debts.	+
31	Lease costs Payments made to lease properties which are then used to provide social housing.	+
32	Depreciation of housing properties Depreciation charge for the period in respect of social housing fixed assets, including components (e.g., bathrooms, kitchens, boilers, etc).	+
33	Impairment of housing properties Impairment adjustments in respect of social housing properties.	+
34	Other costs Any other revenue expenditure, relating to social housing lettings, which has not been included in lines 25 to 33.	+
35	Operating expenditure on social housing lettings Calculated field (lines 25 to 34) Note - this is the annual operating cost of social housing rental activity (not the annual operating cost per accounts).	+
36	Operating surplus/(deficit) on social housing lettings Calculated field (line 24 less line 35).	+/-
37	Prior period operating surplus/(deficit) on social housing lettings The surplus/(deficit) on social housing lettings for the previous accounting period.	+/-
38	Void losses Rent losses arising from vacant accommodation. Include all vacant properties that are on the provider's rent debit, regardless of whether they are available or unavailable for letting. A provider's board may make a policy decision to remove void dwellings from the provider's rent debit. It represents a business decision, meaning that no rental income is planned for those dwellings for a period of time. Policy decisions to remove dwellings from the rent debit are likely to be those covering an area, locality or scheme and be made for longer-term purposes such as decanting tenants, for stock renewal, or managing low demand. Void properties removed from the rent debit should not be included in this line.	+

[illegible]

Line	Data input description and guidance Part E Notes 1	Entry required
	<ul style="list-style-type: none"> Units sold/demolished – include all units sold or demolished, unless sold to another RP in which case include within 'transfers and acquisitions (to)/from other RPs'. Transfers and acquisitions (to)/from other RPs – All transfers and acquisitions of housing units between providers. Include units acquired where a business combination has been accounted for using the purchase method. Other movements – Include all other movements and transfers of stock in the period covered by the accounts. Period end (calculated field) 	<p>-</p> <p>+/-</p> <p>+/-</p> <p>+</p>
	<p>Social housing units owned and/or managed (excluding leasehold units) Providers should refer to The Housing and Regeneration Act 2008 and the SDR guidance for a definition of social housing.</p> <p>Include LCHO units in line 5 until they have been fully staircased. All other social leasehold units should be excluded from this section and included in lines 16 to 18 'Leasehold units'.</p>	
1	<p>Social rent general needs housing (excluding Affordable Rent) General needs housing covers the bulk of housing stock for rent. It covers stock that is not designated for specific client groups. Even though a provider may target housing covered by the definition of general needs at specific client groups such as older people, such housing should be recorded as general needs unless it fully meets the definition of supported housing specified in the Welfare Reform and Work Act 2016 (WRWA 2016) and regulations made under it. Stock that does meet this definition should instead be recorded under line 3.</p> <p>This line should exclude Affordable Rent general needs units owned and/or managed.</p>	
2	<p>Affordable Rent general needs housing This should include only general needs units let at Affordable Rent. This should exclude supported housing let at Affordable Rent which should be included in line 4.</p>	
3	<p>Social rent supported housing and housing for older people (excluding Affordable Rent) Units should only be recorded here if they fully meet the definition of supported housing specified in the Welfare Reform and Work Act 2016 (WRWA 2016) and regulations made under it.</p> <p>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 WRWA 2016 and regulations made under it.</p> <p>Exclude Affordable Rent homes for supported housing and housing for older people which should be included in line 4.</p>	
4	<p>Affordable Rent supported housing and housing for older people This should include only supported housing and housing for older people let at Affordable Rent. Supported housing and housing for older people let at social rent should be included in line 3.</p>	
5	<p>Low Cost Home Ownership Low Cost Home Ownership (LCHO) accommodation is defined in the Housing and Regeneration Act 2008. Include the number of LCHO units owned and/or managed at the beginning and end of the financial period. This should exclude units where the purchaser has acquired 100% of the equity but not the freehold interest. Where this is the case, the units should be included in lines 16-21, leasehold units.</p>	
6	<p>Care homes Number of registered care home units classified as social housing (i.e. providing personal care) that are owned and/or managed by the provider.</p> <p>Units should be recorded as care homes if they are social housing as well as meeting the definition of care home specified in the WRWA (2016) and regulations made under it. 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 bed spaces, rather than the number of care homes, should be recorded.</p>	

Line	Data input description and guidance Part E Notes 1	Entry required
7	Other social housing Other housing properties classified as social housing and not covered in lines 1-6.	
8	Total social housing units owned and/or managed Calculated field (lines 1 to 7).	
9	Total social housing units managed but not owned The total number of social housing units included within lines 1 to 7 that are managed by the provider but owned by another organisation.	
10	Total social housing units owned Calculated field (line 8 minus line 9).	
11	Total social housing units owned but not managed The total number of social housing units included within lines 1 to 7 that are owned by the provider but managed by another organisation.	
12	Total social housing units managed Calculated field (line 8 minus line 11).	
	Non-social rental housing units (excluding leasehold units) Stock available for rent to which the definition of social housing (see Housing and Regeneration Act 2008) does not apply. This will include market rent units and should exclude any leasehold units which should be included in lines 19 to 21 (non-social leasehold units).	
13	Total non-social rental housing units owned Include the total number of non-social rental housing units which are owned by the provider, regardless of whether they are also managed by the provider. Units that are managed but not also owned should be excluded here and included at line 14 instead.	
14	Additional non-social rental housing units managed but not owned Include any additional non-social rental housing units that are managed by the provider but are not also owned by the provider. Exclude units that are both managed and owned, which should be included at line 13 instead.	
15	Total non-social rental housing units owned and/or managed Calculated field (line 13 plus line 14).	
	Leasehold units Include leasehold residential properties where the provider has sold a leasehold interest (e.g. under the Right to Buy or 100% staircased LCHO) 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. 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). Providers should not include LCHO units where the provider retains some proportion of the equity (the units should be included in line 5). Social and non-social leasehold units as disclosed in lines 16-18 and 19-21 should not be included in response to questions 1 to 15.	
16	Social leasehold units owned Include the total number of social leasehold units which are owned by the provider, regardless of whether they are also managed by the provider. Units that are managed but not also owned should be excluded here and included at line 17 instead. Include leasehold units owned, as defined above, that are classified as social. Providers should refer to the Housing and Regeneration Act 2008 when determining whether leasehold units are social or non-social.	

Line	Data input description and guidance Part E Notes 1	Entry required
17	Additional social leasehold units managed but not owned Include any additional social leasehold units that are managed by the provider but are not also owned by the provider. Exclude units that are both managed and owned, which should be included at line 16 instead.	
18	Total social leasehold units owned and/or managed Calculated field (line 16 plus line 17).	
19	Non-social leasehold units owned Include the total number of non-social leasehold units which are owned by the provider, regardless of whether they are also managed by the provider. Units that are managed but not also owned should be excluded here and included at line 20 instead. Include leasehold units owned, as defined above, that are classified as non-social. Where a unit is developed for outright sale but the freehold is retained and is included in the non-social leasehold stock, units should be reported in column 5 (other movements) rather than column 2 (units developed/acquired). Providers should refer to the Housing and Regeneration Act 2008 when determining whether leasehold units are social or non-social.	
20	Additional non-social leasehold units managed but not owned Include any additional non-social leasehold units that are managed by the provider but are not also owned by the provider. Exclude units that are both managed and owned, which should be included at line 19 instead.	
21	Total non-social leasehold units owned and/or managed Calculated field (line 19 plus line 20).	
	Properties developed for outright sale	
22	New outright sale units developed or acquired Record all non-social units developed for outright sale on the open market.	+
23	New outright sale units sold Record all non-social units developed for outright sale and sold on the open market. The units disclosed here should correspond to the income reported in line 8 of Part D, 'Non-social housing property built for sale'.	+
	Rent Arrears Breakdown	
24	Gross arrears <ul style="list-style-type: none"> current tenants former tenants <p>The amount of total rent arrears, including Housing Benefit arrears, on all Social Housing properties. Rents in advance and any provisions for bad and doubtful debts should not be deducted in arriving at this figure. If appropriate, include a reference to its materiality via the 'upload supporting documents' section of NROSH+.</p> <p>The gross arrears figure for current tenants will be used to calculate the published rent arrears performance indicator for the sector.</p>	 + +
25	General needs gross arrears at year end The amount of current tenant gross rent arrears that relates to general needs units/bed spaces managed by the provider.	+
26	Supported housing & housing for older people gross arrears at year end The amount of current tenant gross rent arrears that relates to supported housing and housing for older people units/bed spaces managed by the provider.	+
	Rent Arrears	
27	Gross arrears Calculated field (line 24).	+
28	Provision for bad/doubtful debts Total provision for bad and doubtful debts.	+
29	Net Arrears Calculated field (line 27 minus line 28).	+
	Fixed assets – housing properties The Housing SORP 2018 and Accounting Direction 2022 are not prescriptive as to how a fixed asset note should be presented in the financial statements. However, as far as is possible, the disclosures entered in the lines below should be consistent with the fixed asset note included in the provider's financial statements. The note requires disclosures for the following categories of housing properties: <ul style="list-style-type: none"> Social housing properties held for letting 	

Line	Data input description and guidance Part E Notes 1	Entry required
	<ul style="list-style-type: none"> Housing properties for letting under construction Completed shared ownership housing properties Shared ownership housing properties under construction Other housing properties Other housing properties under construction Total housing properties (calculated field). 	
30 - 32	Housing Properties at cost and valuation This is covered in detail in SORP 2018 chapter 8. <ul style="list-style-type: none"> 30. Properties held at cost - The gross cost for those housing assets which are included on a historic cost basis at the start of the period. This will also include any properties held at deemed cost on transition to FRS102 in 2016. 31. Properties held at valuation - The gross valuation for those housing assets which are included on a valuation basis at the start of the period 32. Total properties held at start of period – calculated field (line 30 plus 31). 	+ + +
33 - 43	Additions Enter additions, disposals and transfers against the following headings. Any other movements not covered by lines 33 to 41 should be included in line 42 'Other'. <ul style="list-style-type: none"> 33. Development of new properties - Where units are constructed and completed by the provider. 34. Newly built properties acquired - where newly constructed dwellings are acquired by the provider within the period covered by the accounts. For example, this would include newly built S106 acquisitions and any other newly built units acquired by the provider. Also include additions of properties which are new to the social rented sector, i.e. not previously held by registered providers or otherwise let on social or affordable tenancies, including acquisitions from the open market regardless of whether these are newly built or not. Do not include existing properties acquired from other providers, whether by purchase or following a merger or acquisition. Properties acquired in this way should be disclosed on line 40. 35. Works to existing properties 36. Capitalised interest 37. Schemes completed – this line should be used to show the transfer of development costs from 'under construction' columns (columns 2, 4 or 6) to 'completed' columns (columns 1, 3 or 5). It is expected that the total for this line (column 7) should net off to zero. 38. Revaluation 39. Disposals 40. Transfers and acquisitions (to)/from other RPs 41. Transfers and reclassifications 42. Other 43. Total properties held at end of period – calculated field (lines 32 to 42). 	+ + + + +/- +/- - +/- +/- +/- +
44 - 51	Depreciation and Impairment Depreciation is defined within SORP 2018 as the systematic allocation of the depreciable amount of an asset over its useful life. Impairment is covered in SORP 2018, Chapter 14. Total depreciation and impairment at the start of the period for fixed asset housing properties should be entered in line 44. Depreciation and impairment charges, release and other adjustments in the period should be disclosed under the following headings: <ul style="list-style-type: none"> 44. Total depreciation and impairment at start of period 45. Depreciation charged in period 46. Impairment charged in period 47. Revaluation 48. Released on disposal 49. Transfers and reclassifications 50. Other 51. Total depreciation and impairment at end of period - calculated field (lines 44 to 50). 	+ + + +/- - +/- +/- +

Line	Data input description and guidance Part E Notes 1	Entry required
52 - 53	Net book value This is the net value of fixed assets at the period date after taking account of all relevant adjustments detailed above. <ul style="list-style-type: none"> • 52. Net book value at end of period - calculated field (line 43 minus line 51). • 53. Net book value at start of period - calculated field (line 32 minus line 44). 	+ +
54 – 59	Investment Properties This note requires providers to analyse the movement in investment properties between the current period and prior period balances given in Part C – Statement of Financial Position, line 5 'Investment properties'. Balances should be split between completed properties and properties under construction. Opening/closing balances and movements in the period should be allocated to the following headings: <ul style="list-style-type: none"> • 54. At start of period • 55. Additions • 56a. Transfers and acquisitions (to)/from other RPs • 56b. Transfers and reclassifications • 57. Movement in fair value • 58. Disposals • 59. At end of period – calculated field (lines 54 to 58). 	+ + +/- +/- - +
60 - 67	Profit/(loss) on sale of fixed assets For each category of asset, the following disclosures are required for both the current and prior period: <ul style="list-style-type: none"> • Proceeds • Cost of sales – carrying value of fixed asset • Surplus – calculated field (proceeds minus cost of sales). Entries are required for the following types of fixed asset sale: <ul style="list-style-type: none"> • 60. AHO/LCHO staircasing • 61. RTB sales - including VRTB • 62. RTA sales • 63. RTSO sales • 64. Housing property sales to other RPs • 65. Housing property sales to non-RPs • 66. Sale of other assets • 67. Profit/(loss) on sale of fixed assets - calculated field (lines 60 to 66). The total profit/(loss) on line 67 should agree to the gain/(loss) on disposal of fixed assets (housing properties) plus the gain/(loss) on disposal of other fixed assets, as entered in Part B – Statement of Comprehensive Income, lines 4 and 5. 	+ + +/-
68 - 72	Properties held for sale This note requires providers to analyse the current and prior period balances given in Part C – Statement of Financial Position, line 12 'Properties held for sale'. Balances should be split between completed properties, and land and properties under construction. Entries are required for the following categories: <ul style="list-style-type: none"> • 68. Shared ownership • 69. Outright sale • 70. Development for other RPs • 71. Other • 72. Total properties held for sale – calculated field (lines 68 to 71). 	+ + + + +
73 - 81	Other current assets This note requires providers to disaggregate balances included in Part C – Statement of Financial Position, line 16 'Other current assets'. Other current assets should be disclosed under the following headings: <ul style="list-style-type: none"> • 73. Amounts owed by group undertakings (within one year) • 74. Amounts owed by group undertakings (after one year) • 75. Loans to employees • 76. Grants receivable 	+ + + +

Line	Data input description and guidance Part E Notes 1	Entry required
	<ul style="list-style-type: none"> • 77. Refurbishment obligation – where a stock transfer agreement is in place. • 78. Fair value derivative financial instruments • 79. Other debtors due after one year – only use this line if the balance cannot be allocated to another current asset line (lines 72 to 77 above or lines 12 to 15 of Part C). For example, loans to employees due after one year should be included within line 74. • 80. Any other current assets • 81. Total other current assets – calculated field (lines 73 to 80). 	+ + + + +
82 - 91	<p>Other creditors falling due within one year This note requires providers to disaggregate balances included in Part C – Statement of Financial Position, line 21 ‘Other creditors falling due within one year’. Other creditors should be disclosed under the following headings:</p> <ul style="list-style-type: none"> • 82. Trade creditors • 83. Rent and service charges received in advance • 84. Amount owed to group undertakings (within one year) • 85. Recycled capital grant fund • 86. Accruals and deferred income • 87. Obligations under finance leases • 88. Short term refurbishment liability – where a stock transfer agreement is in place • 89. Fair value derivative financial instruments • 90. Any other creditor falling due within one year • 91. Total other creditors falling due within one year - calculated field (lines 82 - 90). 	+ + + + + + + + + +
92 - 103	<p>Deferred capital grant This note requires providers to analyse the movement in deferred capital grant between the current period and prior period balances given in Part C – Statement of Financial Position, lines 20 ‘Deferred capital grant: due within one year’ and 28 ‘Deferred capital grant: due after more than one year’.</p> <p>Opening/closing balances and movements of grant and amortisation in the period should be allocated to the following headings:</p> <ul style="list-style-type: none"> • 92. Total gross grant at start of period • 93. Received during the period • 94. Disposals – including transfers to RCGF • 95. Other – including transfers to/(from) other RPs • 96. Total gross grant at end of period • 97. Total cumulative amortisation at start of period • 98. Released to income in the period • 99. Released on disposal • 100. Other • 101. Total cumulative amortisation at end of period • 102. Net book value at end of period – calculated field (line 95 minus 100) • 103. Net book value at start of period – calculated field (line 91 minus 96) 	+ + - +/- + + + - +/- + + +
104 - 106	<p>Other long-term creditors This note requires providers to disaggregate balances included in Part C – Statement of Financial Position, line 31 ‘Other long-term creditors’. Other long-term creditors should be disclosed under the following headings:</p> <ul style="list-style-type: none"> • 104. Recycled capital grant fund • 105. Any other long-term creditors • 106. Total other long-term creditors - calculated field (lines 104 to 105). 	+ + +
107 - 110	<p>Other provisions This note requires providers to disaggregate balances included in Part C – Statement of Financial Position, line 34 ‘Other provisions’. Other provisions should be disclosed under the following headings:</p> <ul style="list-style-type: none"> • 107. Refurbishment provision – where a stock transfer agreement is in place 	+ +

Line	Data input description and guidance Part E Notes 1	Entry required
	<ul style="list-style-type: none"> 108. Future shared ownership repairs provision – where a provision is recognised in respect of an obligation to fund repairs during the Initial Repair Period of a new Shared Ownership lease. 109. Any other provisions 110. Total other provisions - calculated field (lines 106 to 108). 	+
111 - 118	Interest payable and financing costs This note requires providers to disaggregate the interest payable and financing costs included in Part B – Statement of Comprehensive Income, line 11. 'Interest payable and financing costs' should be disclosed under the following headings: <ul style="list-style-type: none"> 111. Interest payable on liabilities 112. Amortisation of loan premiums and arrangement costs 113. Loan breakage costs 114. Defined benefit pension charges 115. Accruals on RCGF 116. Other amounts payable 117. Less: interest capitalised 118. Total interest payable and financing costs – calculated field (lines 111 to 117). 	+ + + + +/- + - +
119 - 122	Operating leases FRS102, chapter 20, gives a definition of operating leases and sets out the financial reporting requirements. Where a provider has entered into an operating lease the following disclosures are required: <ul style="list-style-type: none"> 119. Amounts payable not later than one year 120. Amounts payable later than one year and not later than five years 121. Amounts payable later than five years 122. Total – calculated field (lines 119 to 121). 	+ + + +
123 - 125	Non-social housing property built for sale This note requires providers to disaggregate balances included in Part D – Operating surplus note, line 8 'non-social housing property built for sale'. Turnover, cost of sales/operating expenditure and operating surplus/(deficit) should be disclosed under the following headings: <ul style="list-style-type: none"> 123. Market sales – including properties sold on the open market to an individual purchaser. 124. Bulk sales – including multiple properties or development sites sold to another organisation. If a balance is included here, further details should be given in Part F – Notes 2, line 23 'details of bulk sales included in Section E, line 123'. 125. Total – calculated field (lines 123 to 124). 	+ + +
126 – 129	Defined benefit pension schemes – additional disclosures This note requires disclosure of specified information relating to defined benefit pension scheme plans, as are required under FRS102 (paragraph 28.41). Amounts recognised in surplus or deficit (extract) <ul style="list-style-type: none"> 126. Current service cost 127. Past service costs 128. Administration expenses Movement in fair value of plan assets (extract) – see FRS102 paragraphs 28.41(e) and 28.41(f): <ul style="list-style-type: none"> 129. Contributions by employer – total contributions paid to the pension fund by the employer within the reporting period. 	+ + + +

Part F – Notes 2

All values should be entered as £000s unless the guidance states otherwise.

Line	Data input description and guidance Part F Notes 2	Entry required
1a	Capitalised major repairs expenditure for period The total gross amount of major repairs expenditure capitalised in the Statement of Financial Position (SOFP) during the period. This should include all repairs, maintenance and refurbishment works that are capitalised. SORP 2018, chapter 8, provides guidance on the capitalisation of costs. Any works to housing properties which do not replace a component or result in an incremental future benefit of a housing property must be charged as expenditure in the Statement of Comprehensive Income.	+
1b	Capitalised major repairs grant received for the period The total grant received in respect of the capitalised major repairs recorded at line 1a. This should exclude grants associated with major repairs expenditure that is treated as a revenue item, which should be included in line 22 of Part D Operating Surplus note. If a balance is included here, further details should be given in Part F – Notes 2, line 24 'Details of any repairs grant received included in section D line 22, or section F line 1b'.	-
2	Total depreciation charge for period Total depreciation and amortisation charges for the period for all fixed assets. We would not expect total depreciation charged to be less than depreciation charged in the period on housing properties as entered in line 45 of Part E - Notes 1.	+
3	Total impairment charged/(released) for the period Net impairment adjustments in respect of all fixed assets. Positive for a net impairment write down, negative for a net impairment write-back.	+/-
4	Number of FTE employees The average number of employees expressed in full time equivalents (FTE). See the Accounting Direction 2022, Part 2, paragraph 34.	+
5	Total aggregate remuneration payable to directors and board members Total aggregate remuneration, including pension and National Insurance contributions, payable to directors or former directors in relation to the period of account. This includes executive and non-executive directors and all board members where remunerated. See Accounting Direction 2022, Part 2, paragraphs 24 to 31.	+
6	Remuneration payable to the highest paid director (excluding pension contributions) The remuneration payable to the highest paid director in relation to the period of account, excluding pension and National Insurance contributions. See Accounting Direction 2022, Part 2, paragraphs 25 to 31.	+
7	Accounts qualified Has the external auditor issued a qualified opinion on the financial statements upon which this return is based?	Yes/No
8	Months covered by accounts The number of months of the accounting period. Must be between 1 and 24.	+
9	Has there been any breach of financial covenants or is any breach anticipated? Was the provider in breach of its financial covenants during the accounting period under review, or does it anticipate being so within 12 months of the Statement of Financial Position (SOFP) date? If the answer is "yes", provide details via the upload supporting documents section of NROSH+.	Yes/No
10	Overdraft facility The total of all agreed overdraft facilities as at the SOFP date.	+
11	Loan facilities undrawn The total of all agreed loan facilities less amounts drawn down as at the SOFP date.	+
12	Loans due between 1 & 2 years Total amount of loan principal repayable between 12 and 24 months from the SOFP date. Take into account any loans maturing and also any instalments of principal which fall due between 12 and 24 months from the balance sheet date. Only include repayments relating to drawn facilities.	+

Line	Data input description and guidance Part F Notes 2	Entry required
13	Share of turnover from joint ventures and associates Under SORP 2018 providers are required to identify the share of operating surplus/ (deficit) in joint ventures or associates in the Statement of Comprehensive Income. In response to this question providers should disclose the share of turnover from joint ventures and associates for the period.	+
14	Capital expenditure contracted for but not provided for in the accounts The aggregate amount of contracts for capital expenditure, so far as not provided for in the financial statements.	+
15	Capital expenditure approved by the directors but not contracted for The aggregate amount of capital expenditure, approved by the directors, which has not yet entered into contract.	+
16	Total cash outflows to non-registered treasury entities of the group for the period The total cash outflow of funds between the regulated provider and non-regulated treasury vehicles. Treasury vehicle refers to any group company where the primary purpose is to undertake treasury activities on behalf of other group companies. Should this be a group FVA return there is no requirement for a value to be entered here.	+
17	Total cash inflows from non-registered treasury entities of the group for the period The total cash inflow of funds between the regulated provider and non-regulated treasury vehicles. Treasury vehicle refers to any group company where the primary purpose is to undertake treasury activities on behalf of other group companies. Should this be a group FVA return there is no requirement to enter a value here.	+
18	Total cash outflows to other non-registered entities of the group for the period The total cash outflow of funds between the regulated provider and non-regulated entities, not included in the response to Q16. Should this be a group return there is no requirement to enter a value here.	+
19	Total cash inflows from other non-registered entities of the group for the period The total cash inflow of funds between the regulated provider and non-regulated entities, not included in the response to Q17. Should this be a group return there is no requirement to enter a value here.	+
20	Recycled capital grant fund amounts 3 years old or older where repayment to Homes England/GLA may be required The amount of recycled capital grant fund (RCGF) which has been held for 3 years or more, and therefore may be due to be repaid to Homes England or the GLA.	+
21	Details on the nature of 'other' social housing income and expenditure included in Section D, line 6 If the provider has completed Section D, line 6 'Other' under the 'Other social housing activities' header they are required to provide a short summary and breakdown of the activities. The summary should contain details of both the income and the expenditure items.	Text
22	Details on the nature of 'other' non-social housing income and expenditure included in Section D, line 14 If the provider has completed section D, line 14 'Other' under the 'Non-social housing activities' header they are required to provide a short summary and breakdown of the activities. The summary should contain details of both the income and the expenditure items.	Text
23	Details of bulk sales included in Section E, line 124 If bulk sales have been recorded at Part E – Notes 1, line 124, further details should be provided here. This should include whether the units have been sold to a group company/Joint Venture or to an external organisation (Registered Provider or other), and whether any freehold/leasehold interest has been retained.	Text
24	Details of any repairs grant received included in section D line 22, or section F line 1b If the provider has completed section D, line 22 'Other grants' or section F, line 1b 'Capitalised major repairs grant received for the period', further details should be provided here. This should include the nature of the grant and its intended use. This may include grants such as the Building Safety Fund or the Social Housing Decarbonisation Fund.	Text

Completing the FVA

General introduction

NROSH+ is the regulator's data collection website. Submission of the FVA return is made through this website only. The website is available at:

<https://nroshplus.regulatorofsocialhousing.org.uk/>

The NROSH+ System User Guide (stored in the Documents area of the site) 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 pre-reading before attempting to use any of the surveys.

If providers wish to include additional notes to clarify any answers, NROSH+ allows the upload of additional supporting documents to accompany the return. Users can provide the additional notes, comments, letters or figures in any one of Microsoft Word, Excel or PDF formats.

Structure of the return

The FVA data is made up of six parts or sections. Every question in each part should be completed. Part A is split across three worksheets in the data entry import template. Parts B to F correspond to a single worksheet in the data entry import template:

- A - Front Sheet
- B - Statement of Comprehensive Income
- C - Statement of Financial Position
- D - Operating Surplus Note
- E - Notes 1
- F - Notes 2

The survey should be selected from the 'My Surveys' section of NROSH+ and then opened by clicking on the 'Edit' icon. Each part has its own tab, which can be selected by clicking the part name displayed on each tab.

Prior year data will not be pre-populated based on the data submitted in last year's FVA. Prior year entries will be subject to the same hard and soft validation tests as the current year data.

Please note that any data previously imported or entered on screen in the NROSH+ system will be overwritten when a revised template is imported. Once overwritten this data cannot be reproduced. We suggest that you use the on-screen data entry if you wish to retain information you have previously entered or imported.

Please see the System User Guide for details of how this works, and tips to prevent accidental over-writing of data when importing several times. Providers may find it helpful to import the bulk of their data and edit it on-screen - there is no prescribed method.

Whether data is entered on-screen or imported from templates, validation and submission are managed on-screen and there is no spreadsheet or remote option for these.

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 return can be exported from the My Surveys section 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 to "overwrite existing values with blank cells". These options are covered more in the NROSH+ System User Guide.

! Please note when importing a file using the "overwrite existing values with 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

In NROSH+, once data has been entered for a 'part', it will need to be validated. Any error messages should be reviewed and changes made where necessary. The process of validation is detailed within the NROSH+ System User Guide.

There are a number of data entry validations embedded in the template and the on-screen version of the return. Most of them are concerned with data being entered as positive or negative figures, integer values or to a pre-specified number of decimal points. In addition, there are a number of key validations which require the data in one line to agree or relate to data in other lines.

There are a number of hard validation errors, which will need to be cleared before the return can be submitted. Any returns submitted to the regulator containing hard validation errors will be rejected. There are also soft validations which will require sense checking before the return can be submitted. A summary of the hard validation errors is included as an annex to this guidance. If you are unable to reconcile any hard validation errors or are experiencing other

difficulties, please contact the Referrals & Regulatory Enquiries Team (see Help and Support below).

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.
- **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.
- **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.

 **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.**

If the data entered results in a soft validation flag and you are satisfied that the data is correct, you should add a comment or upload a supporting document providing contextual information and narrative which will assist us in reviewing the return and which will minimise the amount of follow up work required.

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

We also encourage the submission of supporting documentation to provide detail on areas which you feel may need clarification. These supporting documents should be provided in a Word, Excel or PDF document and uploaded on to NROSH+ using the 'Upload new documents' 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).

Submission and sign-off

Once all parts are complete and validation errors corrected, the return can be submitted.

Once a provider has successfully submitted a return, financial analysts at the regulator will review the data.

Sign-off indicates that the regulatory requirement to submit the return has been met. It does not indicate that a viability review has been completed. (On the My NROSH+ page, the progress bar will move to 'Signed-off' at this stage.)

If a provider finds any errors in the data submitted, they must contact the NROSH+ Helpdesk NROSHenquiries@rsh.gov.uk or 0300 124 5225 with details of the data which are incorrect.

Additional requirements

There is a statutory requirement for providers to submit audited annual accounts to the regulator within six months of the financial year-end. Accounts may be submitted via the 'Regulatory Documents' section of NROSH+ by selecting the 'Upload Regulatory Document' option from the left-hand side menu and clicking the 'Upload New Documents' button, or by email to RNTeam@rsh.gov.uk.

Alternatively, hard copies can be sent to:

Registry
Regulator of Social Housing
Level 2
7-8 Wellington Place
Leeds
LS1 4AP

Audit management letters and fraud reports can also be submitted through NROSH+. The System User Guide describes how to do this in the section headed 'Submitting other regulatory documents'.

Help and support

The [NROSH+ website](#) contains a number of additional guidance documents which are designed to take you through the process of submitting your returns and using the system.

- **NROSH+ System User Guide** - help to navigate around the website, enter and submit data. It is strongly recommended that users read this guide before using the site and entering data
- **FFR Survey Guidance** - guidance on entering and submitting FFR data
- **Quarterly Survey Guidance** - guidance on entering and submitting QS data
- **SDR Guidance** - guidance on entering and submitting SDR data

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

Providers can ask for more information about any process of data submission either by telephone on 0300 124 5225, or email to NROSHenquiries@rsh.gov.uk. All questions are directed in the first instance to our Referrals & Regulatory Enquiries Team.

Annex A – Hard validations in the 2025 FVA

Front Sheet

- Financial year end must be completed in the format DD/MM/YYYY and the year-end date must be after 01/04/2024.
- The name of the external auditor must be completed at line 2.
- The indication of the accounts having been completed on a Consolidated or Entity basis must reflect the return type correctly.

Statement of Comprehensive Income (SOCl)

- Turnover (SOCl, line 1) should equal total turnover from social housing lettings (D: Operating Surplus note, line 24) plus total turnover from other activities (D: Operating Surplus note, line 16).
- Operating expenditure (SOCl, line 3) should equal total operating expenditure from social housing lettings (D: Operating Surplus note, line 35) plus total operating expenditure from other activities (D: Operating Surplus note, line 16).
- The operating surplus/(deficit) (SOCl line 6) should equal the total of: operating surplus/(deficit) from social housing lettings (D: Operating Surplus note, line 36) and total operating surplus/(deficit) from other activities (D: Operating Surplus note, line 16) and Gain/(loss) on disposal of fixed assets (housing properties) (SOCl line 4) and Gain/(loss) on disposal of other fixed assets (SOCl line 5). This is for both the current and prior years.
- Total other comprehensive income for the period as entered in the Statement of Changes in Reserves (SOCl line 27) should equal total comprehensive income as entered in SOCl lines 19 to 22.
- Interest payable and financing costs for the period (SOCl line 11) should equal total interest payable and financing costs in E: Notes 1 line 117.

Statement of Financial Position

- The Statement of Financial Position must balance - the total net assets line 35 must equal total reserves line 41.

Operating Surplus note

- The cost of sales from the Statement of Comprehensive Income, line 2, should equal the total cost of sales from other activities in D: Operating Surplus note, line 16.
- The prior period operating surplus/(deficit) on social housing lettings reported at line 37 must equal the prior period total reported at line 36.

Notes 1

- Units owned or managed at the year-end (lines 1 to 21) must be greater than or equal to zero for each housing type.
- Current tenant gross arrears at line 24 must be greater than or equal to the analysis at lines 25 and 26.
- The provision for bad and doubtful debts for current tenants at line 28 must not be greater than the current tenant gross arrears at line 27.
- The provision for bad and doubtful debts for former tenants at line 28 must not be greater than the former tenant gross arrears at line 27.
- The Net book value at end of period - Total housing properties at line 52 must equal the sum of Tangible fixed assets: housing properties shown in the current period Statement of Financial Position lines 2 and 3.
- The Net book value at start of period - Total housing properties at line 53 must equal the sum of Tangible fixed assets: housing properties shown in the prior period Statement of Financial Position lines 2 and 3.
- Investment properties at end of period at line 59 must equal the sum of Investment properties shown in the current period Statement of Financial Position at line 5.

- Investment properties at start of period at line 54 must equal the sum of Investment properties shown in the prior period Statement of Financial Position at line 5.
- The profit/(loss) on sale of fixed assets at line 67 should equal the Gain/(loss) on disposal of fixed assets (housing properties) on the SOCI line 4 and Gain/(loss) on disposal of other fixed assets (SOCI line 5).
- Total properties held for sale at line 72 must be equal to Properties held for sale on the Statement of Financial Position at line 12.
- Total other current assets at line 81 must be equal to Other current assets on the Statement of Financial Position at line 16.
- Total other creditors falling due within one year at line 91 must be equal to Other creditors falling due within one year on the Statement of Financial Position at line 21.
- The Net book value at end of period – Deferred capital grant at line 102 must equal the sum of Deferred capital grant shown in the current period Statement of Financial Position lines 20 and 28.
- The Net book value at start of period – Deferred capital grant at line 103 must equal the sum of Deferred capital grant shown in the prior period Statement of Financial Position lines 20 and 28.
- Total other long-term creditors at line 106 must be equal to Other long-term creditors on the Statement of Financial Position at line 31.
- Total other provisions at line 110 must be equal to Other provisions on the Statement of Financial Position line 34.
- Total turnover from non-social housing property built for sale at line 125 must equal the turnover entered in Part D, Operating surplus note, line 8.
- Total cost of sales/operating expenditure from non-social housing property built for sale at line 125 must equal the cost of sales plus operating expenditure entered in Part D, Operating surplus note, line 8.

Notes 2

- Months covered by the accounts at line 8 must be a positive integer between 1 and 24 with no decimal places.



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Any enquiries regarding this publication should be sent to us via:

Email: enquiries@rsh.gov.uk

Telephone: 0300 124 5225.

Or write to:

Regulator of Social Housing
Level 2
7-8 Wellington Place
Leeds
LS1 4AP