Regulator of Social Housing

NROSH+

Quarterly Disposal Notifications 2025/26

Guidance notes

Version 1.1

Contents

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Introduction

The Quarterly Disposal Notifications is a survey conducted by the Regulator of Social Housing (the regulator) and completed by registered providers of social housing (providers) in England.

Following a successful pilot in April 2024, the survey is being collected from larger providers via a NROSH+ system survey and through a spreadsheet submission exercise (as in previous periods) for smaller providers. Providers should only submit through the method set out for their organisation size. Further details on who should be using which method can be found in the Completing the Disposal Notifications Survey section.

The requirements for the information are the same for both surveys, although the NROSH+ system survey requires you complete a submission process rather than an upload to regulatory documents.

We welcome nil-returns on the NROSH+ system survey but these are not mandatory. If you would like to make a nil return then you are able to do so by answering a few questions on section 1 of the NROSH+ system return. If you do not make a return the survey will remain at 'not started' on your dashboard and will, once the deadline has passed, show as overdue.

Nil-returns should not be submitted if your organisation is using the spreadsheet route.

Using the NROSH+ system

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

Help and support

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

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

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

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

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

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Query resolution

We aim to respond to all queries within five working days. Please note that queries made to us within five working days of a survey deadline may not receive a response until after the deadline has passed. This may result in submissions not meeting the survey deadline. Extensions to the deadline will not be granted due to late queries.

We may contact providers where queries arise during the review and validation of submitted data. Subsequent to that, we may be in further contact with a minority of providers where there are any regulatory issues arising from 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.

Note: exported templates are specific to your organisation and cannot be used for multiple providers.

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

- You can only input data into green cells and text boxes.
- Cells shaded purple will automatically calculate based on data entered in other fields.
- 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.

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.

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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.

- **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.

Note: the NROSH+ website is the final authority on the number of validation issues present on a return.

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

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

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

Note: providers who have been allocated the NROSH+ system survey should not submit their disposals notifications as a spreadsheet supporting document.

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Completing the Disposal Notifications Survey

The method for submitting disposal notifications is determined by the size of your organisation (or the group it is part of). Providers should only submit through the method set out for their organisation size.

The NROSH+ system survey will be assigned to all providers who own 1,000 or more units of social housing or are part of a group that owns 1,000 or more units of social housing. You do not need to make a nil return to either the spreadsheet or the NROSH+ system survey. However, if you would like to make a nil return then you are able to do so by answering a few questions on section 1 of the NROSH+ system return.

Note: if you are a member of a group, please coordinate your return with other group members to ensure that each disposal is only notified to the regulator by one organisation.

Note: if you do not make a return the survey will remain at 'not started' on your dashboard and will, once the deadline has passed, show as overdue.

Small providers who do not own 1,000 or more units of social housing and are not part of a group that owns 1,000 or more units of social housing, will not be assigned the NROSH+ system survey and must submit disposals information via the spreadsheet route.

Quarterly disposals for small providers are to be uploaded to NROSH+ as Regulatory Documents, by completing the spreadsheet "Quarter 4 disposal notification form 2025/26" available from NROSH+ Documents. This is a continuation of the approach used in previous periods. Small providers do not need to submit nil returns.

Note: small providers who believe they have been allocated the NROSH+ system survey in error should contact our Referrals and Regulatory Enquiries (RRE) team.

All priority disposals for providers allocated the NROSH+ system survey are to be uploaded to NROSH+ as Regulatory Documents, by completing the spreadsheet "Priority disposal notification form 2025/26" available from NROSH+ Documents.

Small providers may submit their priority notifications through either the priority disposal notification form or through the quarterly notification form if they fall within the relevant reporting timeframe.

Note: priority disposal notifications must not be recorded in the NROSH+ system survey. Where a large provider has both quarterly and priority disposals, both the survey and the priority disposal notification spreadsheet will need to be submitted to the regulator.

Disposals to the residential occupier or shared ownership leaseholder are not required to be notified.

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Before entering data

The NROSH+ system survey allows for a total of 100 rows of data for Landlord disposals to be recorded in Section B: Landlord Disposals and Section B: Landlord Disposals Extended.

Based on analysis of previously submitted disposals data across a number of years, the regulator believes that this will provide ample capacity for almost all providers to report their landlord disposals if they apply a reasonable degree of grouping and aggregation of their data. Further instruction on the use of grouping and aggregation can be found in the guidance for Section B.

Providers should review the grouping and aggregation of their data before making entries on the system. If your organisation will not be able to record all of its quarterly landlord disposal even after applying grouping and aggregation, please contact our Referrals and Regulatory Enquiries (RRE) team so alternative data submission arrangements can be made.

Note: alternative data submission arrangements will not be considered where providers have not demonstrated that their data cannot be recorded even when using grouping and aggregation.

Submission launch and deadline

- The Quarterly Disposal Notifications survey for Quarter One will launch on NROSH+ on 23 June 2025.
- The deadline for submission of the return or spreadsheet is **21 July 2025**.

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

Note on guidance and definitions

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

This document provides technical guidance on how to complete the NROSH+ system version of the Quarterly Disposal Notifications survey on the NROSH+ system.

This document is intended to be used in parallel with the guidance published by the Regulator of Social Housing on how to notify the regulator about the disposal of social housing dwellings. Providers should refer to that guidance to ensure the correct recording of social housing disposals.

This guidance is available from GOV.UK at:

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https://www.gov.uk/government/publications/notifications-about-disposals/guidance-notification-of-disposals

Providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation.

Structure of the return

The Quarterly Disposal Notifications is comprised of one "part" in the system, so only a single survey template needs to be completed.

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

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Section A: Front Sheet

Question 1

Providers must confirm if this is a nil return.

Is this a nil return?	Yes / No

For a nil return, only questions 1 to 3 in sheet "A: Front Sheet" should be answered. Sheets B, C and D must be left completely blank for nil returns.

If a provider answers 'Yes' to this question they must leave sheets B, C and D completely blank, but complete questions 2 and 3 of sheet A.

If a provider answers 'No' to this question they must also enter data in one or more of sheets B Landlord Disposals, C Finance Disposals, D Guarantee Disposals.

Question 2

Providers must confirm if this return is being made on a group basis.

Is this return being made on a group basis?	Yes / No

If a provider answers 'Yes' to this question they must select at least one RP number and name in question 3.

If a provider answers 'No' to this question they must select only one RP number and name in question 3.

Note: if you are a member of a group, please coordinate your return with other group members to ensure that each disposal is only notified to the regulator by one organisation.

Question 3

Providers must enter at least one entry number and select at least one RP from the list.

Entry number	RP number and name
Number	Select Provider from list

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Section B: Landlord Disposals

This section is for recording landlord disposals only.

This section must be completed by those providers who have responded ‘No’ to Section A – Question 1 and have made a landlord disposal.

Disposals should be aggregated to a Local Authority level wherever possible when information about the disposal is similar. The regulator expects providers to use reasonable judgement when applying aggregation over the degree of similarity in disposals within a given Local Authority area.

Up to 50 entries can be made.

If a provider answered ‘Yes’ to Section A – Question 1 this section must be left blank.

Note: if you are a member of a group, please coordinate your return with other group members to ensure that each disposal is only notified to the regulator by one organisation.

Question 1 – Entry number

Enter an entry number, starting with 1 for the first entry.

1 Entry number
Number

Question 2 – Owning RP number and name

For every entry number made, providers must select at least one RP from the list. This should be the RP who made the disposal. If this is a group return this should match one of the RPs provided in question 3 of the front sheet.

2 Owning RP number and name
Select Provider from list

Note: if the provider you need to record is not contained within the list, please contact the Referrals and Regulatory Enquiries (RRE) team.

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Question 3 – Number of properties being disposed

Please enter the total number of properties for each entry.

3 Number of properties being disposed
Number

Question 4 – Name of Local Authority in which property sits

Please enter the total number of properties for each entry.

4 Name of Local Authority in which property sits
Select name and code from list

Question 5 – Type of disposal

Please select the type of disposal for each entry from the list of options:

5 Type of disposal
Select type from list

- Freehold disposal
- Leasehold disposal of term of more than 99 years
- Leasehold disposal of term of 51-99 years
- Leasehold disposal of term of 22-50 years
- Leasehold disposal of term of 7-21 years
- Leasehold disposal of term of less than 7 years

Question 6 – Prior use of dwelling

Please select the prior use of dwelling for each entry from the list of options:

6 Prior use of dwelling
Select option from list

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- General needs
- Supported housing
- Housing for older people
- Temporary housing
- Shared ownership
- Other

The selection should be consistent with how the dwelling would be identified in the SDR.

Question 7 – Sale proceeds

Please select the sale proceeds for each entry from the list of options:

7 Sale proceeds
Select option from list

- Open market value at point of sale
- Open market value but receipt of proceeds deferred
- Less than open market value received at point of sale
- Less than open market at point of sale and sale proceeds deferred
- No sales proceeds

Question 8 – Occupied/Unoccupied

Please select whether occupied/unoccupied when disposed for each entry.

8 Occupied/Unoccupied
Select option from list

- Occupied when disposed

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- Unoccupied when disposed

Question 9 – Identity of purchaser

Please select the identity of the purchaser for each entry.

9 Identity of purchaser
Select option from list

- A provider (whether a member of the disposing provider's group or not)
- Non-registered organisation that is a member of the same group as the disposing provider
- Local Authority (that is a registered provider)
- Local Authority (that is not a registered provider)
- Charity (whether registered with Charity Commission or not)
- Other

Question 10 – Name of purchaser

If in question 9 (identity of purchaser) you have selected either:

- A provider (whether a member of the disposing provider's group or not)

Or

- Non-registered organisation that is a member of the same group as the disposing provider

Then question 10 must also contain an entry – please enter a name.

Otherwise, this field should be left blank.

10 Name of purchaser
Free text

Question 11 – Additional comments

Please enter any additional comments if further explanation is required for each entry.

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11 Additional comments
Free text

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Section B: Landlord Disposals Extended

This section provides an additional 50 rows for recording landlord disposals if there are insufficient rows in Section B: Landlord Disposals.

This section must be completed by those providers who have responded 'No' to Section A – Question 1, have made a landlord disposal and have used all the available rows in Section B: Landlord Disposals.

This section is identical in structure and content to Section B: Landlord Disposals and all guidance for that section applies here.

Disposals should be aggregated to a Local Authority level wherever possible when information about the disposal is similar. The regulator expects providers to use reasonable judgement when applying aggregation over the degree of similarity in disposals within a given Local Authority area.

Up to 50 entries can be made.

If a provider answered 'Yes' to Section A – Question 1 this section must be left blank.

Note: if you are a member of a group, please coordinate your return with other group members to ensure that each disposal is only notified to the regulator by one organisation.

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Section C: Finance Disposals

This section is for recording finance disposals only.

This section must be completed by those providers who have responded ‘No’ to Section A – Question 1 and have made a finance disposal.

If a provider answered ‘Yes’ to Section A – Question 1 this section must be left blank.

Up to 50 entries can be made.

Note: if you are a member of a group, please coordinate your return with other group members to ensure that each disposal is only notified to the regulator by one organisation.

Question 1 – Entry number

Enter an entry number, starting with 1 for the first entry.

1 Entry number
Number

Question 2 – Owning RP number and name

For every entry number made, providers must select at least one RP from the list. This should be the RP who made the disposal. If this is a group return this should match one of the RPs provided in question 3 of the front sheet.

2 Owning RP number and name
Select Provider from list

Note: if the provider you need to record is not contained within the list, please contact the Referrals and Regulatory Enquiries (RRE) team.

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Question 3 – Number of properties

Please enter the total number of properties for each entry.

3 Number of properties
Number

Question 4 – Type of disposal

Please enter the type of disposal for each entry.

4 Type of disposal
Free text

Question 5 – Finance arranged (£000s)

Please enter the amount of finance arranged for each entry.

5 Finance arranged (£000s)
Number

Question 6 – Identity of finance provider

Please enter the identity of the finance purchaser for each entry.

6 Identity of finance provider
Free text

Question 7 – Additional comments

Please enter any additional comments if further explanation is required for each entry.

7 Additional comments
Free text

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Section D: Guarantee Disposals

This section if for recording guarantee disposals only.

This section may be completed by those providers who have responded ‘No’ to Section A – Question 1 and have made a guarantee disposal.

If a provider answered ‘Yes’ to Section A – Question 1 this section must be left blank.

Up to 10 entries can be made.

Note: if you are a member of a group, please coordinate your return with other group members to ensure that each disposal is only notified to the regulator by one organisation.

Question 1 – Entry number

Enter an entry number, starting with 1 for the first entry.

1 Entry number
Number

Question 2 – Owning RP number and name

For every entry number made, providers must select at least one RP from the list. This should be the RP who made the disposal. If this is a group return this should match one of the RPs provided in question 3 of the front sheet.

2 Owning RP number and name
Select Provider from list

Note: if the provider you need to record is not contained within the list, please contact the Referrals and Regulatory Enquiries (RRE) team.

Question 3 – Number of properties

Please enter the total number of properties for each entry.

3 Number of properties
Number

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Question 4 – Type of disposal

Please enter the type of disposal for each entry.

4 Type of disposal
Free text

Question 5 – Value of property

Please enter the value of property for each entry.

5 Value of property (£000s)
Number

Question 6 – Identity of obligee

Please enter the identity of the obligee for each entry.

6 Identity of obligee
Free text

Question 7 – Additional comments

Please enter any additional comments if further explanation is required for each entry.

7 Additional comments
Free text

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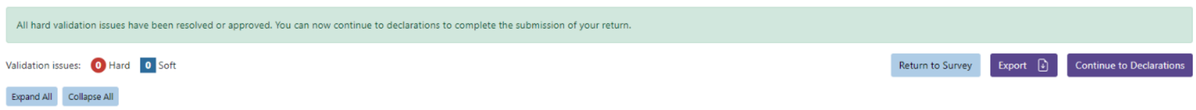
Submission process

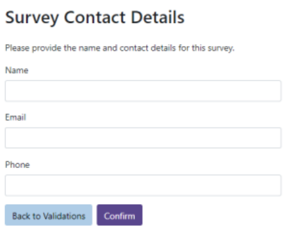
Once you have finished filling in the return, and have resolved any outstanding data validation issues you can begin the submission process by clicking the "Submit" button on the parts list page.

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



Survey contact details

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



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

For more information on the use of data please refer to the privacy policy on the NROSH+ website.

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

Registered details

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

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

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

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

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

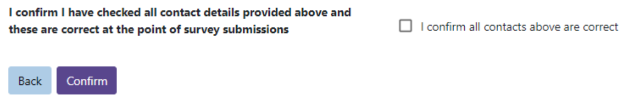
Do not worry if this section isn’t visible when you come to submit your survey, you will automatically move on to the next step, which is to confirm the organisational contact details.

Organisational contact details

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

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

You will need to complete the declaration at the bottom of the page to confirm you have checked the details, and then click ‘Confirm’.



Do not worry if this section isn’t visible when you come to submit your survey, you will automatically move on to the next step, which is to confirm the Declarations.

Declarations

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

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

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Change History

Version 1.0 – June 2025

Initial release.

Version 1.1 – January 2026

Revised document to remove outdated deadline from cover. No other changes to content or guidance.

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This publication is available at: https://www.gov.uk/rsh.

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The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver and maintain homes of appropriate quality that meet a range of needs.

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