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The Dispute Service

# Statistical Briefing

UK Tenancy Deposit Statistics

2017-18

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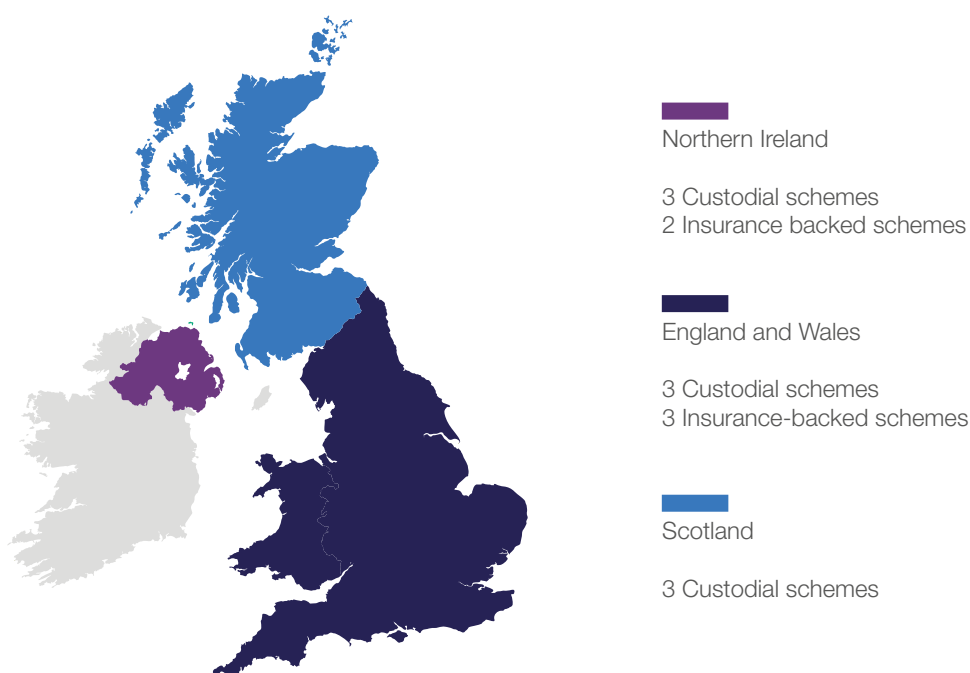
# Introduction

## 1 Tenancy Deposit Schemes across the UK

The tenancy deposit protection legislation was introduced in April 2007 in England and Wales as a result of the 2004 Housing Act. In 2012, the Scottish Government introduced a similar requirement to protect deposits and this was followed by Northern Ireland in April 2013.

There are two types of tenancy deposit protection schemes:

- A custodial scheme where the landlord/agent is required to transfer the tenancy deposit to a custodial tenancy deposit scheme. The scheme then holds the deposit during the tenancy and at the end of the tenancy it is repaid to the parties in accordance with their agreement. If there is no agreement then the scheme will offer a free dispute resolution service and it will decide on the basis of evidence provided who will get what from the deposit. The custodial scheme is free to use and the scheme funds its service from the interest it can retain on the tenancy deposits it holds.
- An insurance-backed scheme where the landlord/agent retains the deposit during the tenancy in their own client account. The deposit must, however, be registered as protected with the scheme, which charges the landlord a small fee for doing this. At the end of the tenancy the deposit is repaid by the landlord/agent in accordance with what the parties have agreed. If there is no agreement, one of the parties can raise a dispute with the tenancy deposit protection scheme. The scheme will then call in the deposit from the landlord/agent and decide, on the basis of evidence provided about the dispute, who should get what. The scheme has insurance in place to make payments to tenants in the event that the funds are misappropriated.
- The governments across the UK do not provide the tenancy deposit schemes themselves. In all of the jurisdictions the respective governments have authorised three companies to provide these schemes and they compete with each other for landlords and agents to protect their deposits.



# 2

## England and Wales

In England and Wales, tenancy deposit protection was introduced in April 2007 but the requirement to protect deposits only applied to new deposits taken after that date.

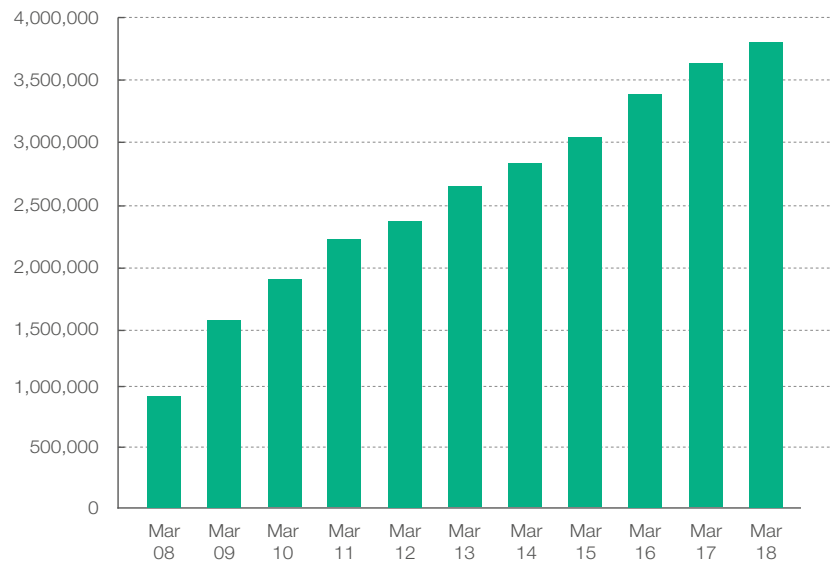
The Tenancy Deposit Scheme is the largest insurance-backed scheme in England and Wales and protects the highest total value of deposits in the UK.

It has been operating a custodial scheme in England and Wales since April 2016.

### Tenancy deposits protected at year end in England and Wales since March 2008

Source: MHCLG statistics

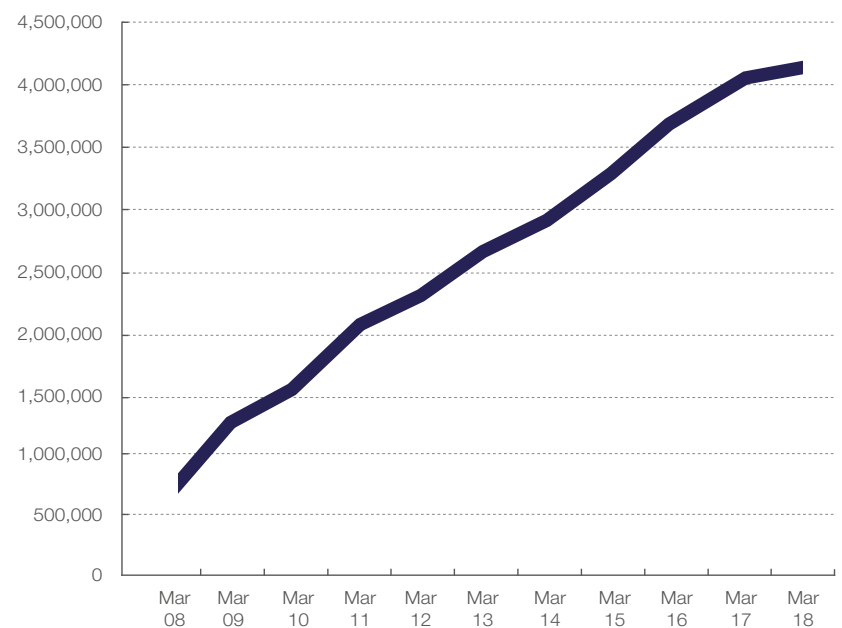
Year	Deposits Protected
March 2008	924,181
March 2009	1,553,130
March 2010	1,888,532
March 2011	2,220,543
March 2012	2,374,385
March 2013	2,659,301
March 2014	2,848,110
March 2015	3,066,130
March 2016	3,425,718
March 2017	3,691,242
March 2018	3,748,725



### Value of deposits protected at year end

Source: MHCLG statistics

Year	Deposits Protected
March 2008	£885,098,501
March 2009	£1,406,482,263
March 2010	£1,661,896,693
March 2011	£2,104,219,832
March 2012	£2,325,317,355
March 2013	£2,637,843,361
March 2014	£2,865,824,221
March 2015	£3,187,501,867
March 2016	£3,566,784,769
March 2017	£4,017,045,899
March 2018	£4,159,613,783

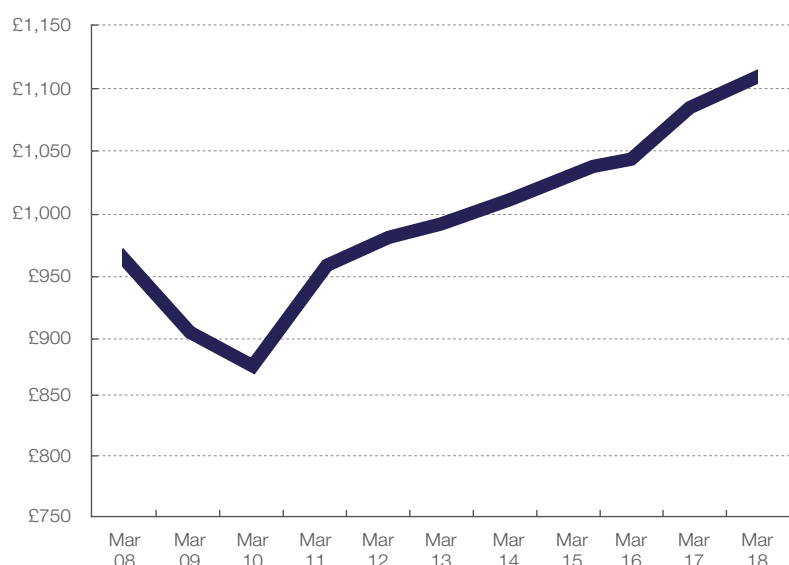


## Average deposit values

The table below shows the average value of deposits protected over time. This has fluctuated from a low of £880 in March 2010 to £1,110 in March 2018. It should be noted that these figures hide significant variations between regions in England and Wales.

### Average deposit values at year end

Year	Deposits Protected
March 2008	£958
March 2009	£906
March 2010	£880
March 2011	£948
March 2012	£979
March 2013	£992
March 2014	£1,006
March 2015	£1,040
March 2016	£1,041
March 2017	£1,088
March 2018	£1,110



## 3 Scotland

Tenancy deposit protection became a mandatory requirement in July 2012 and after a short transitional period all deposits must now be protected in one of the three custodial tenancy deposit schemes. There is no option to use an insurance-backed scheme in Scotland.



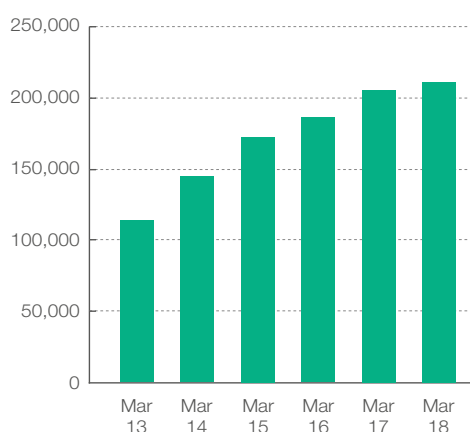
**SafeDeposits  
Scotland**

SafeDeposits Scotland is the only not-for-profit scheme based in Scotland and TDS provides finance, IT and dispute resolution services to SafeDeposits. It is the largest tenancy deposit scheme operating in Scotland with almost 60% of the market by value of deposits.

### Tenancy deposits protected at year end in Scotland since March 2013

Source: Scottish Government statistics

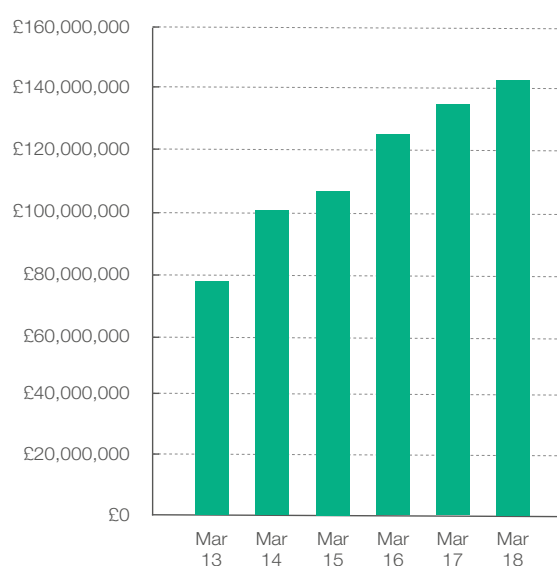
Year	Deposits Protected
March 2013	116,839
March 2014	149,639
March 2015	171,466
March 2016	186,070
March 2017	202,514
March 2018	211,955



## Value of deposits protected at year end

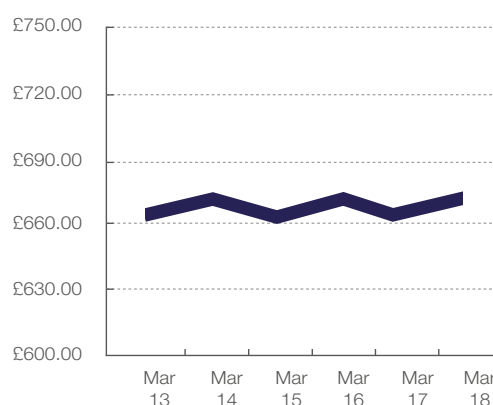
Source: Scottish Government statistics

Year	Deposits Protected
March 2013	£77,809,426
March 2014	£100,213,926
March 2015	£113,164,006
March 2016	£124,603,219
March 2017	£134,596,623
March 2018	£142,967,951



## Average deposit values at year end

Year	Deposits Protected
March 2013	£666
March 2014	£669
March 2015	£663
March 2016	£674
March 2017	£664
March 2018	£674



# 4 Northern Ireland

In Northern Ireland, the tenancy deposit protection legislation came into force in April 2013. However, unlike in Scotland, the requirement to protect deposits only applies to new deposits taken after that date.



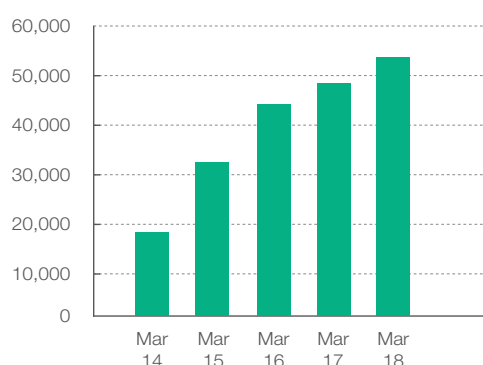
There are three schemes operating in Northern Ireland; two of these offer both a custodial and insurance backed option. The third scheme only offers a custodial option.

TDS Northern Ireland is the largest scheme in Northern Ireland with over 82% of the market and offers both custodial and insurance-backed deposit protection.

## Tenancy deposits protected at year end in Northern Ireland since March 2014

Source: Department for Communities statistics

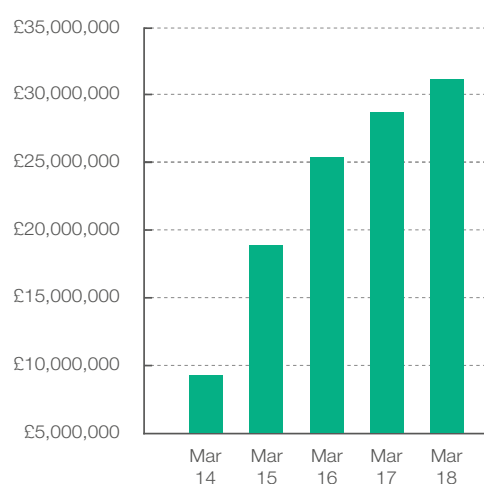
Year	Deposits Protected
March 2014	17,544
March 2015	32,722
March 2016	43,211
March 2017	49,102
March 2018	53,510



## Value of deposits protected at year end

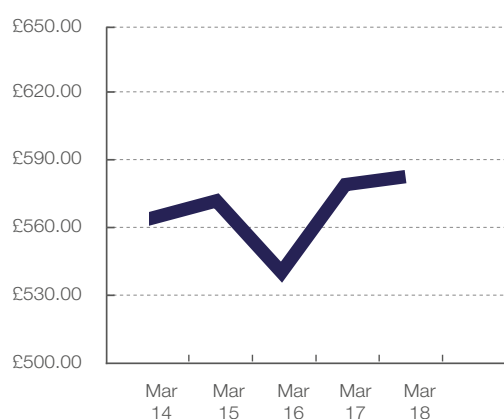
Source: Department for Communities statistics

Year	Deposits Protected
March 2014	£9,901,267
March 2015	£18,757,501
March 2016	£25,430,569
March 2017	£28,405,824
March 2018	£31,395,767



## Average deposit values

Year	Deposits Protected
March 2014	£564.37
March 2015	£573.24
March 2016	£542.24
March 2017	£578.51
March 2018	£586.73



## UK summary at 31 March 2018

Comparative UK statistics at March 2018

	Deposits protected	Value of deposits protected	Average deposit value
England and Wales	3,748,725	£4,159,613,783	£1,110
Scotland	211,955	£142,967,951	£675
Northern Ireland	53,510	£31,395,767	£587
UK Total	4,014,190	£4,333,977,501	£1,080



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tenancydeposits

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