

Deposit Protection

Overview

Where deposit is paid a landlord must put the deposit in a government-backed tenancy deposit scheme (TDP) if it is an assured shorthold tenancy that started after 6 April 2007. In England and Wales the deposit can be registered with:

- [Deposit Protection Service \(Custodial and Insured\)](#)
- [MyDeposits](#) - including deposits that were held by Capita
- [Tenancy Deposit Scheme](#)

As a landlord you can accept valuable items (eg a car or watch) as a deposit instead of money, but they won't be protected by a scheme.

There are separate TDP schemes in [Scotland](#) and [Northern Ireland](#).

They make sure the deposit is paid back if you:

- the terms of your tenancy agreement are met
- there is no damage to the property
- the due rent and bills have been paid

The landlord or letting agent must put the deposit in a scheme within 30 days of receiving it.

At the end of your tenancy

The landlord must return the deposit within 10 days of both landlord and tenant agreeing how much will be paid back.

If there is a dispute with the tenant, then the deposit will be protected in the TDP scheme until the issue is sorted out.

Holding deposits

A landlord doesn't have to protect a holding deposit (money paid to 'hold' a property before an agreement is signed). When the tenancy is signed the holding deposit becomes a deposit, which must then be protected.

Deposits made by a third party

A TDP scheme must be used even if the deposit is paid by someone else, eg a rent deposit scheme or the tenant's parents.

Information landlords must give tenants

Once a landlord has received a deposit, they have 30 days to tell the tenant:

- the address of the rented property
- how much deposit was paid
- how the deposit is protected
- the name and contact details of the tenancy deposit protection (TDP) scheme and its dispute resolution service
- the landlords (or the letting agency's) name and contact details
- the name and contact details of any third party that's paid the deposit
- Grounds for keeping some or all of the deposit
- how to apply to get the deposit back
- what to do if you can't get hold of the landlord at the end of the tenancy
- what to do if there's a dispute over the deposit