



Deposit guide

What type of housing deposit is your enquiry about?

It is important that you understand there are two main different types of deposit:

- **Security Deposit:** your payment (held under a recognised deposit protection scheme) to protect your landlord from potential costs or unpaid bills when you move out.
- **Holding Deposit:** this is different to a Security Deposit, as it is sometimes charged by landlords prior to you signing an agreement as a guarantee that you will take the house (we suggest you check whether or not it is refundable).

What does your landlord have to do?

The most important thing is to know your rights. Your landlord must:

- Protect your Security Deposit with a government-backed scheme: Mydeposits, TDS or DPS within the required timescale
- Provide you with information about the scheme used – see <https://www.gov.uk/tenancy-deposit-protection/information-landlords-must-give-tenants>

They must do this within 30 days of receiving your Security Deposit. Making sure your deposit is protected in this way is the best way of getting your money back at the end of the tenancy.

Find out more about Security Deposits and establish whether your deposit is protected here: http://england.shelter.org.uk/housing_advice/tenancy_deposits

What else can you do to protect your deposit?

Help ensure the return of your deposit by having an inventory and photographs as evidence of the condition of the property when you moved in (don't forget any garden or grounds – see our guide 'Housing checklists' and 'inventory guide').

If your landlord or agency do not provide you with an inventory it is advisable that you and those living in the property create one.



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It is also a good idea to go through the inventory and take photographs at the end of your tenancy to show you are returning the property in the condition it was at the beginning of the tenancy.

Further guidance

For further help on deposits, contact the Advice Centre.

- 02380 592 085
- advice@susu.org

You can also visit us in Building 40, Highfield campus. Our opening hours are Monday–Friday 09.00–17.00.

Disclaimer: While care has been taken to ensure that information contained in the Advice Centre publications is true and correct at the time of writing, changes in circumstances after the time of publication may impact on the accuracy of this information. The Advice Centre and SUSU cannot accept responsibility for any actions taken as a result of advice given in this publication.
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