



Tenancy Deposit Scheme

Insured / Custodial



TENANCY DEPOSIT SCHEME STATISTICAL BRIEFING

Tenure and Deposits in England and Wales

[September 2016]

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INTRODUCTION

1. Tenure and Deposits in England and Wales

The tenancy deposit protection legislation was introduced in April 2007 in England and Wales as a result of the 2004 Housing Act. Similar provisions came into force in Scotland in July 2012 and in Northern Ireland in April 2013.

This digest contains key statistics on deposit protection issues to the 31 March 2016 and will be updated on a regular basis. It has been written for members of the Tenancy Deposit Scheme, TDS Custodial, TDS Northern Ireland and other stakeholders interested in how the tenancy deposit protection legislation has operated since its introduction in April 2007. Some of the data included is Government data released under the Freedom of Information Act. Some data is related to the Tenancy Deposit Scheme's own internal performance reporting.

The size of the Private Rented Sector in England and Wales

The last few years have seen a steady increase in the size of the private rented sector in England and Wales as shown in Table 1 below and it is now larger than the social rented sector. The graph in Figure 1 shows that since 2001 there has been a rapid increase in the private rented stock in England and Wales from 2.22 million homes in 2001 to an estimated 4.69 million in 2013. In the same period the numbers of owner occupied homes in England and Wales has shown a small increase from 15.67 million homes in 2001 to 15.782 million in 2013. There has also been a small decrease in social housing from 4.58 million homes in 2001 to 4.33 million homes in 2013.

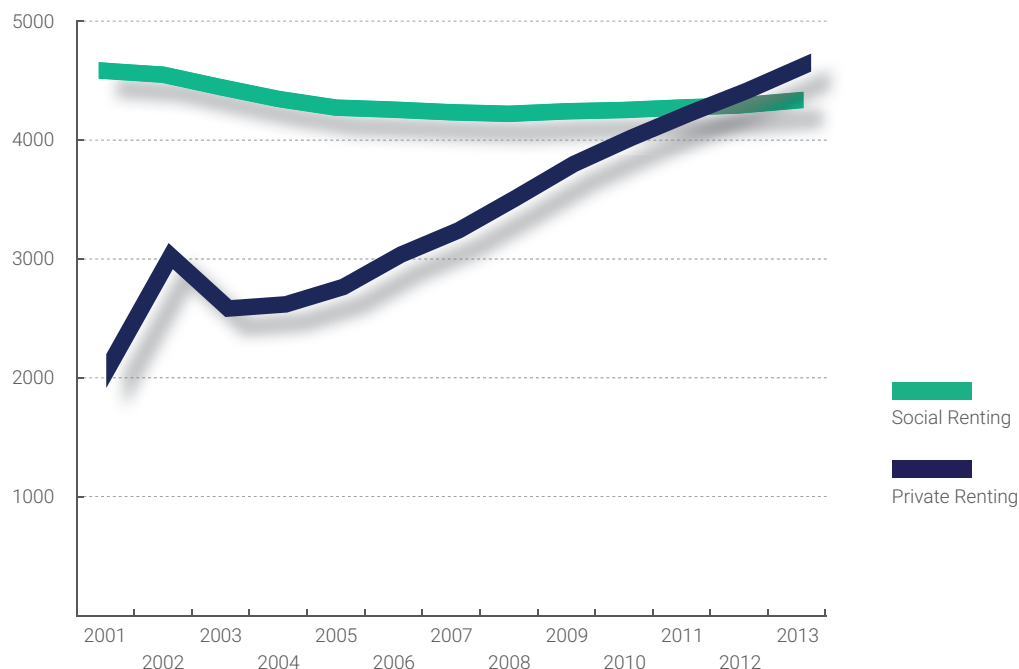
Table 1: Tenure in England and Wales since 2000 (millions of homes)

Sources: English Housing Survey 2003 (DCLG 2015); UK Housing Review 2015 (York 2015)

Year	Owner Occupation	Social Renting	Private Renting
2001	15.676	4.582	2.223
2002	15.803	4.550	3.087
2003	15.718	4.445	2.646
2004	15.966	4.346	2.681
2005	16.090	4.273	2.828
2006	16.050	4.256	3.100
2007	16.095	4.234	3.304
2008	16.068	4.221	3.578
2009	15.957	4.242	3.862
2010	15.878	4.253	4.083
2011	15.807	4.274	4.286
2012	15.733	4.291	4.477
2013	15.782	4.333	4.690

The chart below shows graphically how the size of the private rented sector has grown rapidly and has now overtaken the social housing sector across England and Wales.

Figure 1: Renting tenure in England and Wales since 2000 (millions of homes)
Sources: English Housing Survey 2003 (DCLG 2015); UK Housing Review 2015 (York 2015)



Deposits

In England and Wales deposits taken on assured short hold tenancies with an annual rent of up to £100,000 must be protected in a government authorised tenancy deposit scheme. The legislation came into force in April 2007 and over the years there has been a steady increase in the number of deposits protected, reflecting the increase in the size of the private rented sector.

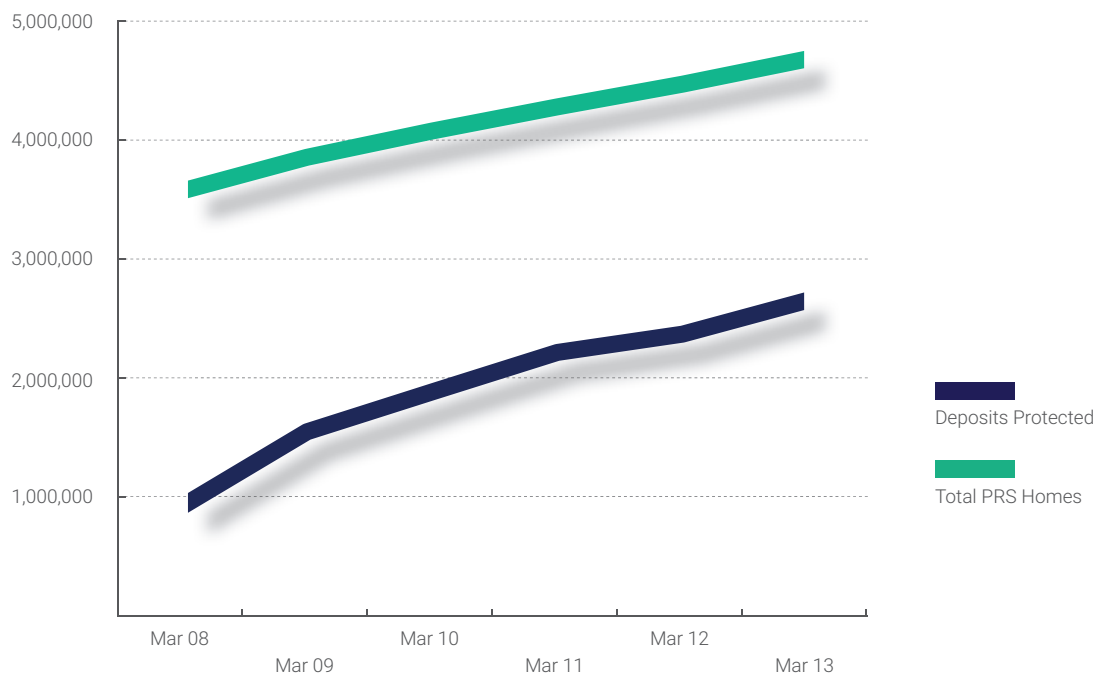
Table 2: Tenancy deposits protected in England and Wales since March 2008
Source: DCLG statistics

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

The chart below shows how the numbers of deposits protected has been tracking the increase in the size of the private rented sector in England and Wales.

Figure 2: Tenancy deposits protected compared to the number of private rented sector homes in England and Wales since March 2008

Source: DCLG statistics/English Housing Survey



Value of deposits protected

The value of deposits protected has also increased over the years and now stands at almost £3.6 billion at 31 March 2016 (Figure 3).

Figure 3: Total value of tenancy deposits protected to March 2016 in England and Wales

Source: DCLG FoI data 2016

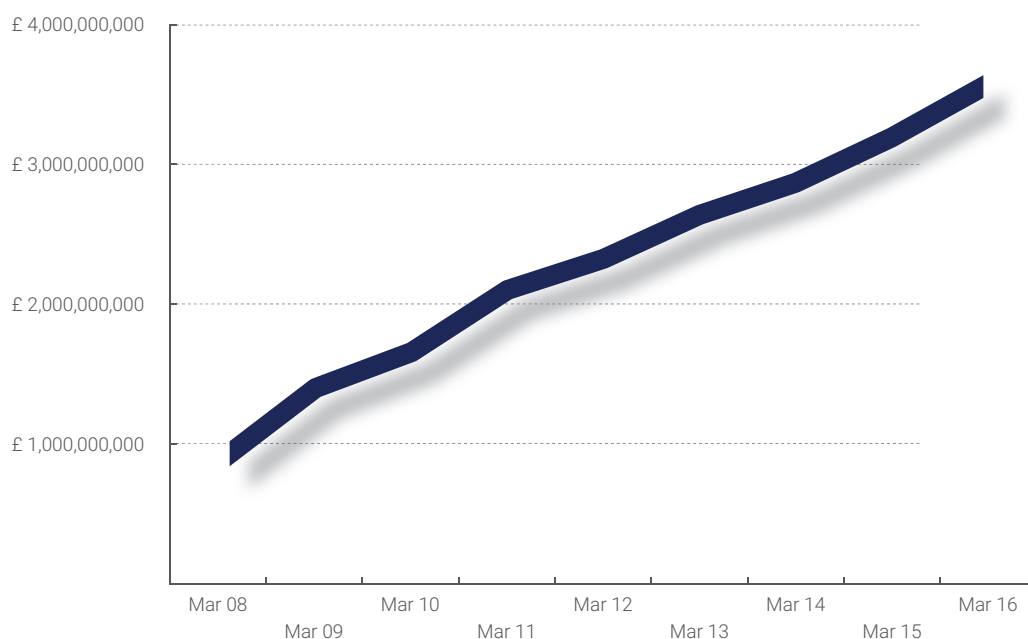


Table 3: Value of tenancy deposits protected in England and Wales since March 2008

Source: DCLG statistics

Year End	Value of Deposits
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	£ 2,325,317,455
March 2013	£ 2,637,843,361
March 2014	£ 2,865,824,221
March 2015	£ 3,187,501,867
March 2016	£ 3,566,784,769

The average value of deposits protected

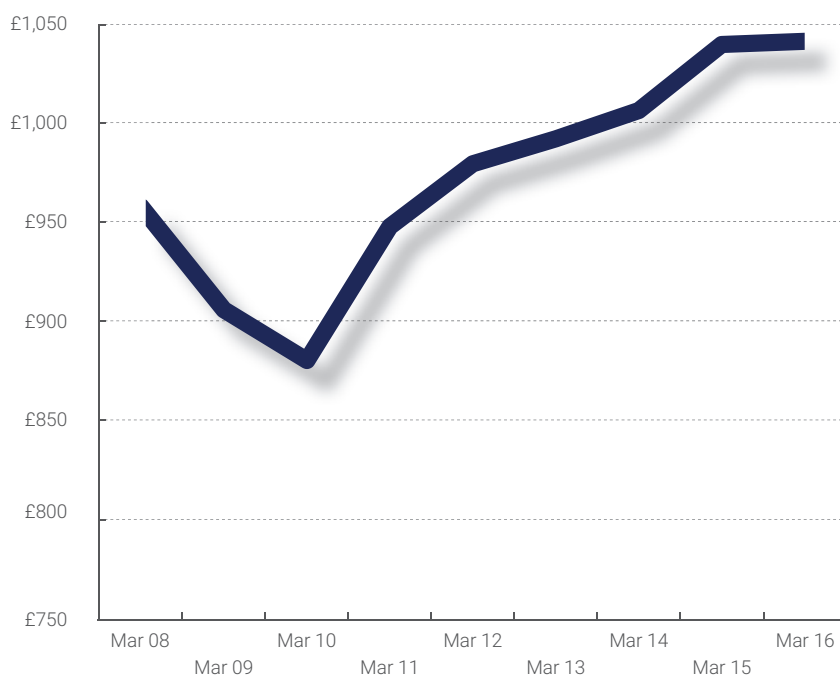
Figure 4 shows the average value of deposits protected over time. This has fluctuated from a low of £880 in March 2010 to £1,041 in March 2016. It should be noted that these figures hide significant variations between regions in England and Wales.

The 2011-12 English Housing Survey¹ reported that deposit values fluctuated:

- 46.88% of deposits were four weeks/one month's rent;
- 42.19% of deposits were greater than this amount;
- 10.94% of deposits were less than this amount.

Figure 4: Average value of deposits protected April 2007 to March 2016 in England & Wales

Source: DCLG FoI data 2016



¹English Housing Survey 2011-12 DCLG (2013)

SUMMARY STATISTICS

ENGLAND & WALES:

MARCH 2016

Figures include all tenancy deposit protection schemes in England and Wales and are accurate as of 31 March 2016.



3.42 million

Deposits registered in a tenancy deposit protection scheme



£3.56 billion

Value of deposits protected



£1,041

Average value of a tenancy deposit



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