DUKES DEPOSIT GUIDE

Deposit limits and protection

How the holding-deposit and tenancy-deposit maximums work, where protection applies, and what information a tenant should receive.

HOLDING DEPOSIT

Up to one week's rent

One per tenancy while checks are carried out.

TENANCY DEPOSIT

Up to five or six weeks' rent

Five weeks below £50,000 annual rent; six weeks from £50,000 to £100,000.

A quick way to estimate the cap

Weekly rent = advertised monthly rent x 12 / 52. The holding-deposit maximum is one week. The tenancy-deposit maximum is five weeks unless the annual rent is £50,000 or more, when it can be six weeks up to £100,000 annual rent.

At £1,500 per month: weekly rent is about £346.15; a five-week tenancy-deposit maximum is about £1,730.77.

What protection should look like

1. The tenancy deposit is placed in a government-approved scheme within 30 days.
2. The tenant receives the prescribed information, including which scheme protects the deposit and how to apply for its return.
3. The information also explains what happens if there is a dispute or if the landlord cannot be contacted.

Official detail

Tenancy deposit protection	Open official guidance
Information landlords must give tenants	Open official guidance
Tenant Fees Act guidance for tenants	Open official guidance

General information, not legal advice. Applies to England. Reviewed 17 August 2026 against GOV.UK guidance updated 7 July 2026.