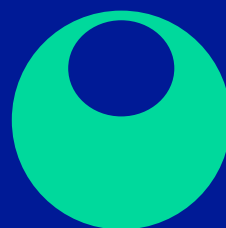


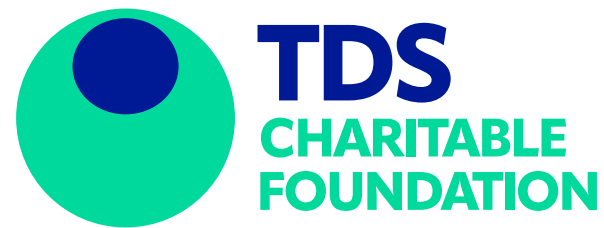


2022-23

ANNUAL REVIEW



TDS
CHARITABLE
FOUNDATION



What is the TDS Charitable Foundation?

The TDS Charitable Foundation* exists to **raise standards** in the private rented sector.

This objective is delivered mainly by the Foundation funding projects which help tenants, agents and landlords better understand their rights and obligations as well as the use of various dispute resolution services.

There are three specific objectives:

- ✓ Promoting knowledge of landlords' obligations
- ✓ Promoting knowledge of tenants' rights and responsibilities
- ✓ Promoting a greater awareness of alternative dispute resolution models

The TDS Charitable Foundation operates in England and Wales.

In Scotland a sister charity

[the SafeDeposits

Scotland Charitable Trust]

undertakes similar work to

raise standards in the

Scottish private rented sector.

** a Charitable Incorporated Organisation*

Contents.

WHAT IS THE TDS CHARITABLE FOUNDATION?	03
HOW ARE PROJECTS FUNDED BY THE TDS CHARITABLE FOUNDATION?	04
2022-23 COMPLETED PROJECTS	06
NEW PROJECTS FUNDED IN 2022-23	10
SUMMARY OF ACCOUNTS	12





How are projects funded by the TDS Charitable Foundation?

Up until 2022 almost all projects were funded by the Charity through inviting organisations to submit grant applications to meet specified themes for the year as outlined by the Foundation.

Since its inception in 2014, the Foundation has funded a large number of projects. In 2022 the Trustees agreed to adopt a strategy of funding fewer projects which will aim to have a greater reach and impact and are developed on the basis of research and evidence.

Two large scale Tenant Opinion surveys were conducted by the Charity in 2022-3 to inform the design and development of these projects. The first projects funded under this new approach will commence in 2023/24.

How is the TDS Charitable Foundation itself funded?

TDS Charitable Foundation is currently funded solely by donations from the TDS Group. tdsfoundation.org.uk/projects

THE BOARD THE TDS CHARITABLE FOUNDATION

(As at 31 March 2023)



MARTIN PARTINGTON CBE KC*
Chair of the TDS Charitable Foundation
Chair of the TDS Group Board

MARTIN BLAKEY Chief Executive of Unipol

PETER BOLTON KING Property Consultant

DAVID COX Legal & Compliance Director, Rightmove

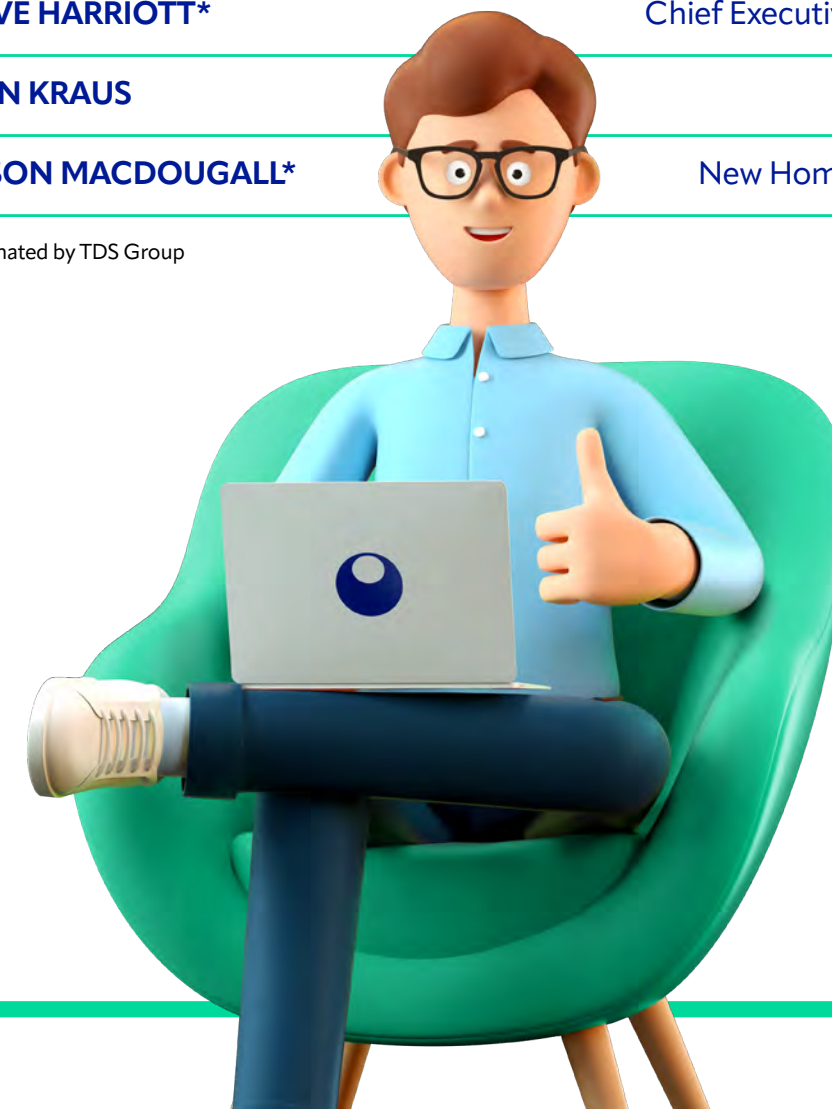
KATE FAULKNER Founder of Property Checklists
*[RESIGNED MARCH 2023]**

STEVE HARRIOTT* Chief Executive of TDS Group

JOHN KRAUS Consultant

ALISON MACDOUGALL* New Homes Ombudsman

*nominated by TDS Group





2022-23 COMPLETED PROJECTS

The UK Centre Collaborative Centre for Housing Evidence (CaCHE)

£197,014

RAISING STANDARDS IN THE PRIVATE RENTED SECTOR

Both the **TDS Charitable Foundation** and the **SafeDeposits Charitable Trust** jointly funded the Collaborative Centre for Housing Evidence (CaCHE) to undertake a broad and diverse programme of research on issues relating to developments in, and operation of, the UK private rented sector.



The objective of the programme was to contribute to **improving standards in the sector** by helping policymakers and practitioners respond to the challenges faced by the sector, on the basis of reliable and accurate evidence. This work aligns with the key charitable objective of both the **TDS Charitable Foundation** and **SafeDeposits Scotland Charitable Trust** to raise standards in the private rented sector by **advancing education on housing rights and obligations**.

This programme of work was based within CaCHE's governance theme, led by Professor Alex Marsh of the University of Bristol. The academic team was Professor Alex Marsh, Professor Ken Gibb, Dr Jennifer Harris [now Head of Policy, Research and Strategy at the TDS Group], and Dr Gareth James. The programme which was completed in 2022, produced the following reports which are continuing to inform policy and practice across the UK:

- ✓ "An overview of the policy and regulatory landscape",
- ✓ "Alternative approaches to resolving housing disputes",
- ✓ "Private Rented Sector Data Briefing",
- ✓ "Improving compliance with private rented sector legislation".
- ✓ "Housing and wellbeing in the private rented sector"
- ✓ "Innovations in Housing Advice"
- ✓ "Understanding landlord behaviour in the private rented sector in the UK"
- ✓ "Assessing compliance with deposit protection requirements"





2022-23 COMPLETED PROJECTS

Tenant Opinion Tracker



In 2022 the Foundation agreed to commission a **regular survey of 2,000 tenants** to assess their views and experiences on being a tenant in the private rented sector.

The key objective was to use the survey to identify where the Foundation might seek to commission projects which might help to **raise standards in the private rented sector**.

The study also provides a key data source for the sector. Because the survey will be repeated every six months, it will show how trends and experiences are changing over time.

In 2022-23 two such surveys were carried out and the findings have been used to help develop projects to be funded by the Foundation in 2023-24.

The findings were published in a report which was disseminated widely. In 2023/24 the Foundation will be exploring additional ways to maximise the reach and impact of the research.

Manchester CAB Advice Chatbot **£25,000**



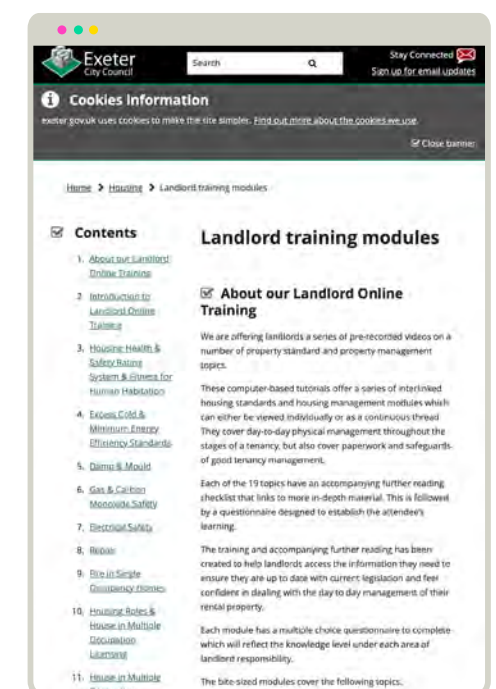
Manchester CAB developed an **Advice Chatbot** that provides answers to a wide range of **housing and benefits questions**. If the Chatbot cannot provide the answer the user can use a widget in the Chatbot to find their nearest CAB. The project was completed in 2022-23 and the Chatbot is available on the TDS website at chat.tenancydepositscheme.com

The Eye FM **£2,000**

The funding was used to produce information and advisory bulletins for a **community radio** based in Melton Mowbray under the title **"Responsible Renting"** for tenants and landlords in the local area.

Exeter Private Rental Forum **£9,943**

Grant funding was used to improve how tenancies are managed, both in terms of day-to-day physical management throughout the stages of a tenancy, and to ensure that the paperwork and safeguards of good tenancy management are in place. The project built in some existing training courses for lettings agents and covered a number of topics. The online courses were made available to the 1,400 HMO licence holders and the 1,200 plus landlords registered to receive the Private Sector Housing newsletter. The training modules can be accessed via the following link [exeter.gov.uk/housing/private-landlords/landlord-training-modules/](https://www.exeter.gov.uk/housing/private-landlords/landlord-training-modules/)



Peterborough Asylum & Refugee Community Association **£9,919**

MIGRANT HOUSING RIGHTS PROJECT

The funding was used to run training sessions for staff and volunteers to understand the private rented sector and the rights of tenants. This enabled them to better support tenants in dealing with landlords. The project also aimed to increase the numbers of landlords prepared to rehouse migrants and refugees.





NEW PROJECTS FUNDED IN 2022-23

GUIDANCE FOR LANDLORD'S ON THE
MINIMUM ENERGY EFFICIENCY STANDARDS

Centre for Sustainable Energy

£41,460 FUNDED FROM 1 APRIL 2023

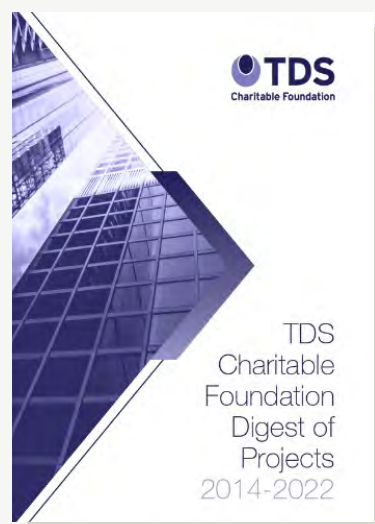
Following the success of an earlier project carried out by the Bristol based Centre for Sustainable Energy, the Trustees agreed to fund a larger project. This has two elements; a website and a telephone advice line. The website is aimed at landlords and provides help and assistance on meeting the minimum standards and in relation to raising the energy efficiency of their rented properties. This has been supplemented by a telephone advice line for landlords in three local authorities [supported and promoted by the local council]. The results of the first year of the project will be evaluated early in 2024 and the Trustees will decide whether to extend the project nationally.



SafeDeposits Charitable Trust

The TDS Charitable Foundation works closely with our sister charity in Scotland. The SafeDeposits Charitable Trust has identical objectives to the TDS Charitable Foundation. It supports a range of projects in Scotland designed to help raise standards in the Scottish private rented sector mainly through education and training. safedepositsscotlandtrust.com

SAFEDEPOSITS CHARITABLE TRUST HAS PUBLISHED A DIGEST OF THE PROJECTS IT HAS FUNDED SINCE 2016: [SAFEDEPOSITSSCOTLANDTRUST.COM/POST/GIVING-BACK-TO-SCOTLAND-S-PRIVATE-RENTED-SECTOR-SINCE-2016](https://safedepositsscotlandtrust.com/post/giving-back-to-scotland-s-private-rented-sector-since-2016)



Digest of Projects

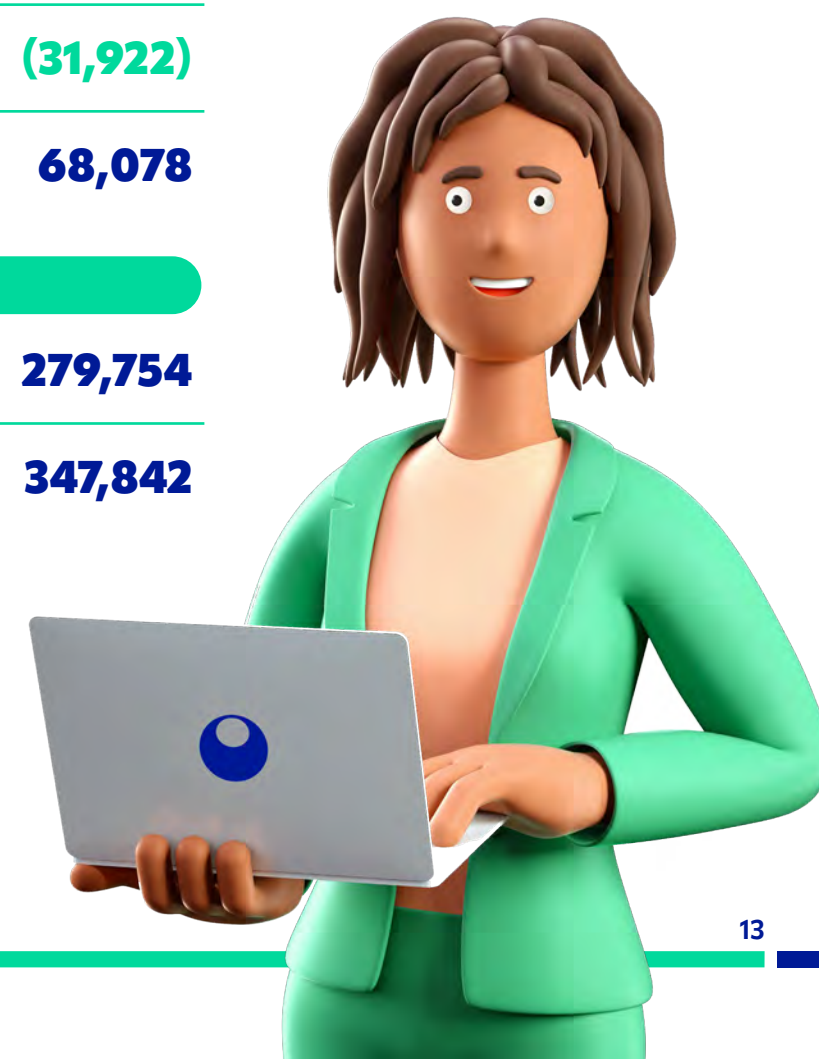
A complete Digest of all of the projects which have been funded by the TDS Charitable Foundation can be found on the website at tdsfoundation.org.uk

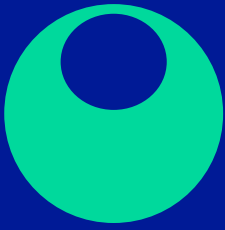




Summary of Accounts:

	UNRESTRICTED FUNDS 2023 (£)	TOTAL YEAR ENDED 31 MARCH 2023	UNRESTRICTED FUNDS (£) 31 MARCH 2022	TOTAL YEAR ENDED 31 MARCH 2022
INCOMING RESOURCES FROM GENERATED FUNDS				
DONATIONS	440,325	440,325	100,000	100,000
INTEREST	0	0	0	0
TOTAL INCOME	440,325	440,325	100,000	100,000
RESOURCES EXPENDED				
CHARITABLE ACTIVITIES	(74,005)	(74,005)	(29,946)	(29,946)
OTHER COSTS	(21,895)	(21,895)	(1,976)	(1,976)
TOTAL RESOURCES EXPENDED	(95,900)	(95,900)	(31,922)	(31,922)
NET MOVEMENT IN FUNDS	344,425	344,425	68,078	68,078
RECONCILIATION OF FUNDS				
TOTAL FUNDS BROUGHT FORWARD	347,842	347,842	279,764	279,754
TOTAL FUNDS CARRIED FORWARD	692,267	692,267	347,842	347,842





TDS
CHARITABLE
FOUNDATION

