



HOUSE OF COMMONS

LONDON SW1A 0AA

5th November 2021

Jean Contrevent,

RE: PRIVATE RENTERS

Thank you for your recent correspondence in respect of support for private renters. I have read your comments on this issue with interest.

I appreciate the difficulties many renters face in dealing with landlords and letting agents. I would like to assure you that action is being taken to help households in the private rented sector by protecting them from rogue landlords, banning unfair fees, and ensuring they have access to longer-term tenancies.

While rogue landlords account for a minority of private rented sector proprietors, I firmly welcome action to put rogue landlords on notice. In 2018, a national database of rogue landlords was brought in, with landlords convicted of a range of criminal offences to be included so that councils can keep a closer eye on those with a poor track record. Furthermore, landlords convicted of offences under the Government's new rules may also be given banning orders preventing them from leasing accommodation for a period of time, ranging from 12 months to life. Since 2019, almost £7 million in grant funding has been awarded to local authorities to boost their enforcement work in tackling rogue landlords, fostering innovative approaches and sharing best practice to tackle the minority of landlords who deliberately flout the law.

Building on this, a package of reforms to the rented sector will be set out in an upcoming White Paper which will balance supporting the most vulnerable renters while ensuring that landlords have access and can exercise their right to justice. I understand that these reforms will include considerations of measures to hold rogue landlords to account for delivering safe and decent housing, without penalising good landlords.

I am also glad that the *Tenant Fees Act*, which came into force in 2019, reduces costs at the outset for tenants and improves transparency in the private rented sector. The legislation abolished letting agent fees for renters, caps tenancy deposits at five weeks' rent, and saves tenants between £25 and £70 per year.

The Government has also taken steps to improve private renters' access to longer-term, family-friendly tenancies, publishing a Model Tenancy Agreement which landlords and tenants can use as the basis for longer tenancies.

Once again, thank you for having taken the time to contact me and if I can ever be of any further assistance to you then please do not hesitate to contact me again.

With best wishes,
T.P.

TOM PURSGLOVE MP
MEMBER OF PARLIAMENT
CORBY & EAST NORTHAMPTONSHIRE