



**HOUSE OF COMMONS**

LONDON SW1A 0AA

14<sup>th</sup> August 2023

*Dear Gentlemen,*

**RE: RENTERS (REFORM) BILL**

Thank you for your recent correspondence in respect of reforming the private rented sector. I have read your comments with interest.

Ministers are confident that the *Renters (Reform) Bill* will help to create a fairer rental market in England. The legislation will see tenants protected from revenge evictions and rogue landlords, and landlords given greater powers to evict antisocial tenants.

I welcome the Government's intention to abolish Section 21 'no fault' evictions, which I recognise can deter tenants from challenging poor practice or unfair rent increases, in fear they will be forced out of their home. I believe that moving to a fairer tenancy structure, where all assured tenancies will become periodic, will create more security for tenants, without compromising the flexibility which attracts many to the private rented sector.

I also support measures in the Bill to introduce more comprehensive possession grounds, so that landlords can still recover their property, including where they wish to sell their property or move in close family. I believe these are important steps in the absence of Section 21, to ensure landlords have the peace of mind that they can regain their property when their circumstances change, or tenants do not fulfil their obligations.

These changes come in addition to new powers to create a Private Rented Sector Ombudsman, which will provide fair, impartial and binding resolutions to many issues in the sector. The Ombudsman will allow tenants to seek redress for free, where their landlord has failed to deal with a legitimate complaint about their tenancy. The Government will also set up a Private Rented Property Portal which will increase transparency and the information available to tenants before they decide to rent a property.

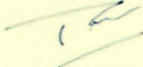
I believe that these reforms will benefit both tenants and landlords alike, and I look forward to debating this legislation in more detail as it makes its way through Parliament.

Thank you for sharing the Independent Age briefing on the *Renters (Reform) Bill* with me. I completely agree that the Bill includes important measures for older renters, and I share your view that reforms such as abolishing Section 21 evictions represent a once-in-a-generation opportunity to improve the private rented sector.



I warmly welcome your enthusiasm for the Bill and, as I hope I have demonstrated above, I completely agree that it is an important piece of legislation. Forthcoming business for the House of Commons is announced by the Leader of the House each Thursday that the House is sitting. I am assured that Ministers are aware of the interest that many tenants and landlords have in this legislation, and I look forward to receiving confirmation of the date for the Bill's Second Reading soon.

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,*  


**TOM PURSGLOVE MP  
MEMBER OF PARLIAMENT  
CORBY & EAST NORTHAMPTONSHIRE**