



Department for Levelling Up,  
Housing & Communities

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Dear Clive

Following the Queen's speech earlier today I am writing to update you on the Government's plans to bring forward a Renters Reform Bill in the third session.

The legislation will centre around 4 landmark reforms to the sector:

- The application of the **Decent Homes Standard** to the PRS for the first time ever, meaning that all rented homes must be free of serious hazards and repairs must be made to ensure properties are in a reasonable condition.
- We will require all landlords to register with a new **private rented property portal** bringing together information about properties in one place. The portal will help landlords understand their rights and responsibilities, support effective enforcement by local authorities and empower prospective tenants to make informed choices about renting.
- **Abolishing section 21 evictions** to deliver a radically fairer deal for renters enabling them to challenge poor practice. We will reform possession grounds for landlords, introducing new and stronger grounds for repeated incidences of rent arrears and reducing notice periods for anti-social behaviour, ensuring that they can regain their property efficiently when needed.
- The introduction of a new **PRS Ombudsman** covering all PRS landlords who rent out property in England, giving private rented sector tenants full access to redress.

We are confident that together these reforms will deliver the security and quality that tenants need whilst providing landlords with the tools to manage their properties effectively.

I am sure that you will be interested in the detail of the above measures as well as our wider reform package. Further detail on this, and our plans for implementation, will be covered in our White Paper that will be published shortly.

We are incredibly grateful for the efforts that you have made to keep the spotlight on the private rented sector. I think we have cross-party support for sector reform and I look forward to working with you to deliver the legislation in Parliament.

Yours ever,

**EDDIE HUGHES MP**