



Department for Levelling Up, Housing & Communities

Eddie Hughes MP
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Clive Betts MP
Chair
LUHC Select Committee
House of Commons
London
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Dear Clive

INQUIRY INTO REFORMING THE PRIVATE RENTED SECTOR

I was pleased to see the recent announcement that your Select Committee is holding an inquiry into reforming the Private Rented Sector (PRS). Our recently published White Paper, '*A Fairer Private Rented Sector*' argues that everyone deserves a secure and decent home. As we help Generation Rent to become Generation Buy, we will also help tenants to have a positive housing experience.

The White Paper builds on the vision of the Levelling Up White Paper and sets out our plans to fundamentally reform the sector and level up housing quality. To do this we will:

- Abolish section 21 evictions and move to periodic tenancies, allowing either party to end the tenancy when they need to.
- Introduce a single PRS Ombudsman so disputes can be easily resolved without the need to go to court.
- Introduce a private rented property portal so landlords understand their rights and responsibilities, local authorities can target enforcement more effectively and tenants can make more informed choices about the properties they rent.
- Require privately rented homes to meet the Decent Homes Standard for the first time.

We believe that these reforms will deliver a Private Rented Sector that is fit for the 21st Century.

I think the suite of documents we have published recently will be helpful in answering the questions that the Committee has posed and links can be found at the end of this letter. We have worked extensively with stakeholders to formulate the proposals in our White Paper and we are continuing those conversations as we develop the detail of the Renters Reform Bill. The contributions to the inquiry from stakeholders and your report will be valuable additions to the evidence base.

My officials and I look forward to working with the Committee on this important inquiry.

Yours ever,



EDDIE HUGHES MP

ANNEX A

RECENTLY PUBLISHED DLUHC DOCUMENTS ON THE PRIVATE RENTED SECTOR

Document	Link	Date of publication
English Housing Survey 2020 - 2021	https://www.gov.uk/government/collections/english-housing-survey	7 July 2022
A Fairer Private Rented Sector White Paper	https://www.gov.uk/government/publications/a-fairer-private-rented-sector	16 June 2022
Government response to consultation on tenancy reform	https://www.gov.uk/government/consultations/a-new-deal-for-renting-resetting-the-balance-of-rights-and-responsibilities-between-landlords-and-tenants	16 June 2022
Government response to the Housing Court call for evidence	https://www.gov.uk/government/consultations/considering-the-case-for-a-housing-court-call-for-evidence	16 June 2022
Government response to Tenancy deposit call	https://www.gov.uk/government/consultations/tenancy-deposit-reform-a-call-for-evidence	16 June 2022

for evidence		
Headline report on local authority enforcement in the Private Rented Sector	https://www.gov.uk/government/publications/local-authority-enforcement-in-the-private-rented-sector-headline-report	16 June 2022
Headline report on property guardianship in England	https://www.gov.uk/government/publications/property-guardians-headline-report	16 June 2022
English Housing Survey Segmentation report	https://www.gov.uk/government/publications/english-housing-survey-a-segmentation-analysis-of-private-renters	16 June 2022
Mobile homes research: The impact of a change in the maximum park home sale commission	https://www.gov.uk/government/publications/mobile-homes-the-impact-of-a-change-in-the-maximum-park-home-sale-commission	16 June 2022
English Private Landlord Survey 2021	https://www.gov.uk/government/statistics/english-private-landlord-survey-2021-main-report	26 May 2022