



**Chris Heaton-Harris**  
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*Dear Constituent,*

Thank you for contacting me about support for private renters.

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.

To further protect tenants during national restrictions, evictions will not be enforced by bailiffs until the 31<sup>st</sup> March at the earliest, except in the most egregious cases such as anti-social behaviour. This pause in evictions, alongside the requirement to give six months' notice will help tenants over the winter months. These measures follow an unprecedented half-year moratorium on all evictions and housing possession cases earlier during the crisis.

While rogue landlords account for a minority of private rented sector proprietors, I 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 more than £6 million in grant funding has been awarded to local authorities to boost their enforcement work in tackling rogue landlords.

I am also glad that the Tenant Fees Act, which came into force last year, reduces costs at the outset for tenants and improves transparency in the private rented sector. The Act 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. I also look forward to the introduction of the Renters' Reform Bill, which will enhance the security of renters and improve protections for short-term tenants by abolishing 'no-fault' evictions.

Thank you again for taking the time to contact me.

Yours faithfully,

**CHRIS HEATON-HARRIS MP**  
**MEMBER OF PARLIAMENT FOR DAVENTRY**