



Ministry of Housing,
Communities &
Local Government

Elliot Colburn MP
House of Commons
London
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Rt Hon Christopher Pincher MP
Minister of State for Housing

**Ministry of Housing, Communities and Local
Government**

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Dear Elliot

Thank you for your email of 1 August about the concerns raised by some older renters in your constituency about security of tenure in the Private Rented Sector.

As announced in the Queen's Speech, the Government has committed to introduce a package of reforms to deliver a better deal for renters, and a fairer and more effective rental market. A Renters' Reform Bill will enhance renters' security and improve protections for short-term tenants by abolishing 'no-fault' evictions. This will include repealing Section 21 of the Housing Act 1988 and represents a generational change in the law that governs private renting. Our consultation, 'A New Deal for Renting: Resetting the balance of rights and responsibilities between landlords and tenants' sought views from across the private and social rented sectors on how the new system should operate, in order to ensure that the new framework will work for everyone. The consultation closed in October 2019 and received almost 20,000 responses, which will be carefully considered.

At the current time however, our collective efforts are focused on protecting people during the coronavirus (COVID-19) outbreak. We will respond fully to the consultation on Tenancy Reform and bring forward the Renters Reform Bill in due course, when the urgent concerns of this emergency have passed.

The Government has put in place unprecedented measures to support tenants and landlords during this time. Through the Coronavirus Act 2020 we have legislated to extend the notice period that a landlord is required to serve on a tenant to at least three months, or in some cases, creating a three months' notice requirement where a requirement to give notice does not currently exist. The Government intends to extend this legislation to require landlords to provide tenants with six months' notice, until at least the end of March 2021, in all but the most serious cases. However, until this legislation comes into force, the required notice period remains at three months.

In addition, there will be a further suspension of all housing possession proceedings in court, which will mean that no action to progress new or existing claims for possession can be progressed until 21 September 2020.

Your constituents may be interested in the following guidance for landlords, tenants and local authorities in the context of coronavirus (COVID-19) which is available at: <https://www.gov.uk/government/publications/covid-19-and-renting-guidance-for-landlords-tenants-and-local-authorities>.

Thank you again for your letter. I hope your constituent finds this information useful.

A handwritten signature in black ink, reading "Christopher Pincher". The signature is written in a cursive style with a large, sweeping flourish at the end. Below the signature is a horizontal line.

RT HON CHRISTOPHER PINCHER MP