

The Rt Hon Robert Jenrick MP
Secretary of State for Housing, Communities and Local Government
2 Marsham Street
London
SW1P 4DF
United Kingdom

11th October 2019

Dear Robert,

I write in response to your department's consultation, "*A new deal for renting: resetting the balance of rights and responsibilities between landlords and tenants*", and in particular the proposals to abolish the use of Section 21 eviction notices. My full response to the questions posed in this consultation have been sent to the tenancy reform team.

I strongly urge you to proceed with this proposal, announced by your predecessor, James Brokenshire, in April this year. I absolutely echo the words of Mr Brokenshire in his foreword to the consultation paper, and hope that you deliver on your Government's commitment to "*ensure tenants have the security they need to plan for the future*".

The current regime of Assured Shorthold Tenancies was introduced more than 30 years ago, when approximately 10% of Londoners lived in the Private Rented Sector. Now, it is more than 25% of households, including a growing number of families with young children. We need the legislation to reflect this change in the way we live, and provide greater security of tenure, to give private tenants peace of mind that they will not have to move home at short notice, for no reason.

Scrapping Section 21 is a vital first step to this, which is why the London Assembly passed a motion in support of this in July 2018, and I hope that the Government takes swift steps to implement this reform after this consultation.

I would like to impress on you the importance of wider reforms to the Private Rented Sector, such as those put forward by the "*Overcoming the Barriers to Longer Tenancies in the Private Rented Sector*" consultation last year. In my response to that, I stated that tenancies should be open-ended by default, as they are now in Scotland and many other European nations. Alongside the ending of Section 21, this would create a newly rebalanced sector which puts the rights and security of private tenants at the forefront, fit for the twenty-first century.

I look forward to the Government's response to this consultation and the swift implementation of the necessary legislation.

Yours sincerely,



Tom Copley
London-wide Assembly Member