



Ministry of Housing,  
Communities &  
Local Government

**Eddie Hughes MP**

*Minister for Rough Sleeping and Housing*

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

Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Email: [eddie.hughes@communities.gov.uk](mailto:eddie.hughes@communities.gov.uk)

[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

Our Ref: 11674222

15 July 2021

Sian Berry AM  
Chair of the Housing Committee  
City Hall  
110 The Queens Walk  
London  
SE1 2AA

Dear Sian,

Thank you for your letter of 18 June to the Rt Hon Robert Jenrick MP regarding section 21 evictions and the renters reform bill. I am replying as this matter falls within my ministerial responsibilities.

I welcome the support of the London Assembly Housing committee in abolishing section 21 of the Housing Act 1988. The Government is 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 improve protections for tenants by abolishing Section 21 of the Housing Act 1988. This will enhance renters' security and represents a generational change in the law that governs private renting, so it is only right that such legislation is balanced and considers the effect of the COVID-19 pandemic to achieve the right outcomes for the rented sector. Any move to give tenants greater security of tenure must be balanced by ensuring that landlords are able to recover their properties where they have valid grounds to do so. Therefore, a White Paper detailing this reform package will be brought forward in the Autumn.

As highlighted in your letter, the ban on bailiff enforcement was lifted on 31 May 2021, in line with the gradual easing of national restrictions. However, I want to make it clear that an eviction will not take place if the bailiff is made aware that a tenant, or anyone they live with, has coronavirus symptoms, has tested positive for COVID-19, is waiting for a test result, or has been instructed by the NHS to self-isolate. Additionally, tenants will also continue to benefit from longer notice periods, giving them more time to make alternative arrangements. As of 1 June, until at least 30 September, notice periods will be 4 months except in the most egregious cases. Renters who are in genuine financial need will continue to be supported with living costs, including rent, through the unprecedented package of financial support we have put in place.

We've specifically taken action to prevent people getting into financial hardship by helping businesses to pay salaries, with the Coronavirus Job Retention Scheme extended to September, and boosting the welfare safety net by billions of pounds.

Thank you for writing on this matter and for your ongoing support for this important work.

Yours ever,

**EDDIE HUGHES MP**