



Department for Levelling Up,  
Housing & Communities

Iain Stewart MP  
House of Commons  
London  
SW1A 0AA

**Eddie Hughes MP**  
*Minister for Rough Sleeping and Housing*

**Department for Levelling up, Housing and  
Communities**

Fry Building  
2 Marsham Street  
London  
SW1P 4DF

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

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

Our Ref: 17008314

22 April 2022

Dear Iain,

Thank you for your email of 1 April to the Rt Hon Michael Gove MP, on behalf of your constituents, about the impact of bad housing on residents living in the Private Rented Sector and Social Rented Sector. I have been asked to reply as this matter falls within my ministerial responsibilities.

The Levelling Up White Paper set out government's ambition to halve the number of non-decent rented homes by 2030. The legislation referenced by your constituents will have an important role in delivering this ambition.

### **Social Housing**

We are committed to legislating as soon as Parliamentary time allows to implement the new robust, consumer regulation regime, with greater enforcement powers for the Regulator to intervene and hold landlords to account when things go wrong.

Legislation will drive a significant change in landlord behaviour to focus on the needs of their tenants and ensure landlords are held to account for their performance.

We are working on various changes to increase the influence that social housing tenants have in the management of their housing. This includes more proactive monitoring of consumer standards, the development of a range of tenant satisfaction measures and the introduction of an access to information scheme to improve transparency and empower tenants to hold their landlords to account.

### **Private Rented Sector**

We want to ensure that the private rented sector works for those who use it, that the homes provided are of high quality and that tenants feel more secure. We want to strengthen the rights of good landlords who need to gain possession of their property and tackle unscrupulous landlords.

We will publish a landmark White Paper this spring that will set out proposals to create a fairer and better quality private rented sector. We will consult on introducing a legally binding Decent Homes Standard in the private rented sector for the first time ever, explore a National Landlord Register, and bring forward other measures to reset the relationship between landlord and tenant.

The reform package will:

- Abolish the use of ‘no fault’ evictions by removing section 21 of the Housing Act 1988, improving security for tenants in the rental sector, delivering greater protection for tenants and empowering them to hold their landlord to account through a right of redress for all tenants.
- Drive improvements in standards, in rented accommodation and ensuring well targeted, effective enforcement that drives out criminal landlords.
- Strengthen the rights of landlords who need to gain possession of their property through the courts where there is a legitimate need for them to do so by reforming current legislation.
- Reduce the number of non-decent rented homes by 50% by 2030, with the biggest improvements in the lowest performing areas.”

## **Levelling Up**

As set out in the Levelling Up White Paper, the planning system is a key enabler of the Government’s wider mission to level-up the country and regenerate left-behind places, and planning changes highlighted in the White Paper are critical to the levelling up mission. However, the Government is considering what wider changes to the planning system to pursue, and an announcement on next steps will be made shortly.

Levelling up is a priority for this government, to ensure everyone has equal economic and social opportunities up and down the country.

I trust this information is helpful and I thank you for writing on this important matter.

Yours ever,



**EDDIE HUGHES MP**