



Ministry of Housing,
Communities &
Local Government

Heather Wheeler MP
Minister for Housing and Homelessness

Clive Betts MP
Chair, Housing Communities
and Local Government Committee
House of Commons
London
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19 September 2018

Dear Clive,

Private Rented Sector Inquiry – Retaliatory Eviction

I am writing further to my letter of 13 March in which I provided additional information on a number of points raised by the Housing, Communities and Local Government Committee in its Private Rented Sector Inquiry.

The Committee asked about the number of times the retaliatory eviction provisions in the Deregulation Act 2015 have been used by local authorities. As I set out in March, we were not able to supply this data as local authorities are not specifically obliged to provide it and the Department does not routinely collect it. However, we wrote to all local housing authorities to ask if they had used the provisions.

62 local housing authorities responded and not all collect data on retaliatory eviction cases. Of those that responded and do collect data, 2 local housing authorities said that they used the retaliatory eviction provisions a total of 5 times in 2015-16. Across 7 local housing authorities the provisions were used 34 times in 2016-17.

As described in the Government response to the Committee's inquiry, we want to take a strategic approach to the concerns raised by the Committee with regards to the retaliatory eviction provisions. The Government wants to minimise the risk of retaliatory evictions by empowering tenants to raise issues with their landlords through greater security of tenure, supporting Karen Buck's (Homes) Fitness for Human Habitation Bill and also by ensuring all tenants have access to quick and effective dispute resolution. Our recent consultation on overcoming the barriers to longer tenancies in the private rented sector included a question seeking views on the effectiveness of the retaliatory eviction provisions. The consultation closed on 26 August and we received over 8,500 responses to the consultation as a whole. These are now being analysed and Government will respond in due course.

As you know, we are also exploring how we can strengthen redress in the housing market and are committed to requiring all private landlords to join a redress scheme as part of this. We will be publishing the response to our redress consultation later this autumn.

A handwritten signature in black ink, appearing to read "Heather Wheeler". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

HEATHER WHEELER MP