



Department for
Communities and
Local Government

Brandon Lewis MP
Minister of State for Housing and Planning

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Dear Mr Eaton,

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Thank you for your letter of 3 November about Stockport Council's resolution for private rented sector landlords.

I welcome the council's recognition that the private rented sector has an important role in helping to address housing need. I agree that the majority of landlords provide a good service, with 84% tenants stating they are satisfied with their accommodation. However, there are a small number of rogue or criminal landlords who knowingly rent out unsafe and substandard accommodation.

Local authorities already have a critical role to play here and we expect them to use the powers they have been provided with robustly in order to crack down on rogue landlords. We are determined to crack down on these landlords, so that they either improve the service they provide or leave the sector. The recently announced Housing and Planning Bill has outlined further provisions for the identification and removal of rogue landlords, including: a national database of rogue landlords, the sharing of tenancy deposit data to identify landlords, the introduction of civil penalty notices for breaches of housing legislation (local authorities can retain the fines issued), the extension of rent repayment orders and more stringent fit and proper person tests for landlords who are required to obtain a licence.

I do not support and have no plans to introduce a national landlord licensing scheme. The majority of landlords provide a good service and the Government does not want to impose unnecessary additional costs on them or tenants who may see their rents rise as landlord costs rise. Such an approach is disproportionate and unfairly penalises good landlords by impacting on all landlords and places additional burdens on reputable landlords who are already fully compliant with their obligations.

I hope you agree that the provisions outlined in the Housing and Planning Bill will give local authorities greater powers to tackle rogue landlords.


BRANDON LEWIS MP