

The Rt Hon Rishi Sunak MP  
Prime Minister  
10 Downing Street  
London  
SW1A 2AA

26<sup>th</sup> July 2023

Dear Prime Minister,

We write as organisations representing or working with private renters to call on you to urgently address the crisis facing the 11 million people in England who live in privately rented homes.

We saw how quickly your government moved to introduce a 'Mortgage Charter' in response to recent rising interest rates, in order to prevent repossession and ensure mortgage-holders have security in their homes. The Government's record in delivering on security for renters unfortunately stands in stark contrast.

More than two months ago, four years since it was first promised, the Government introduced the Renters (Reform) Bill. We welcomed this – but we are now left wondering why the bill hasn't been seen since.

Moreover, despite many welcome aspects, in order to meet the government's ambition to create a fairer, more balanced private rented sector, the bill must be strengthened – this legislation is a once in a generation opportunity to fix renting.

With rents rising at record levels, many renters will still be at threat of eviction based on unaffordable rent rises. Your Housing Secretary has said that rent rises of up to 20% and 30% are unacceptable, yet the Renters (Reform) Bill will not prevent these increases happening in many instances.

Further, the Bill retains some unsatisfactory aspects of the current system. Renters can still be served an eviction notice – through no-fault of their own – after four months of a tenancy. If renters are to receive anything resembling the security of other tenures, feeling confident to put down roots in their communities, this needs to be considerably longer.

Similarly, as at present, the Renters (Reform) Bill only provides renters with two months' notice if they are being evicted. Knowing that at any moment the two-month countdown can begin hangs over renters' heads. It is simply not long enough – and is a major cause of homelessness following evictions from their privately rented homes.

We urge you to take seriously the insecurity that is plaguing private renters, and to expedite the Renters (Reform) Bill's passage through parliament, making sure it delivers on the welcome and urgent promises you have made to England's 11 million private renters.

Yours sincerely,

Sue James, Chair, **Renters' Reform Coalition**

Jon Hardy, National Chair, **ACORN the Union**

Polly Neate, Chief Executive, **Shelter**

Matthew Upton, Executive Director of Policy & Advocacy, **Citizens Advice**

Samantha Stewart, Interim Chief Executive, **Nationwide Foundation**

Ben Twomey, Chief Executive, **Generation Rent**

Tom Pollard, Head of Social Policy, **New Economics Foundation (NEF)**

Portia Msimang, Project Co-ordinator, **Renters' Rights London**

Roz Spencer, Director, **Safer Renting**

Nimrod Ben-Cnaan, Head of Policy and Profile, **Law Centres Network**

Paul Kissack, Chief Executive, **Jospeh Rowntree Foundation (JRF)**

Joe Cole, Chief Executive, **Advice for Renters**

Anela Anwar, Chief Executive, **Z2K (Zacchaeus 2000 Trust)**

Allison Fewtrell, Admin & Comms Officer, **Greater Manchester Tenants Union (GMTU)**

Rebecca Sycamore, Chief Executive, **Toynbee Hall**

Chloe Field, Vice President Higher Education, **NUS UK**

Rachael Williamson, Head of Policy and External Affairs, **Chartered Institute of Housing**

Tim Spoor, Chief Executive, **akt**

John Palmer, Director of Policy and Communications, **Independent Age**

Martha Dillon, Housing Policy Lead, **Positive Money**

Lord Bird, Founder, **The Big Issue**

Richard Lane, Director of External Affairs and Operating Subsidiaries, **StepChange**

Victoria Benson, Chief Executive, **Gingerbread**

Harry Hughes-Slattery, President, **Loughborough Students' Union**

**The Tenants' Association of the National Trust (TANT)**

Matthew McGregor, Chief Executive, **38 Degrees**

Pamela Fitzpatrick, Director, **Harrow Law Centre**