

Reform of the Private Rented Housing Sector

The 'Fairer Private Rented Sector White Paper' was published on 16 June and will ensure millions of families benefit from living in decent, well looked-after homes as part of the biggest shake up of the private rented sector in 30 years. It marks a generational shift that will redress the balance between landlords and 4.4 million private rented tenants. It provides new support for cost-of-living pressures with protections for the most vulnerable, and new measures to tackle arbitrary and unfair rent increases.

Most tenants enjoy safe and secure rentals, but for the 21% of private renters who currently live in unfit homes, this 'New Deal' will extend the Decent Homes Standard to the private sector for the first time, levelling up opportunities. This means homes must be free from serious health and safety hazards, and landlords must keep homes in a good state of repair, so renters have clean, appropriate, and useable facilities. Also, so-called 'no fault' section 21 evictions – that allow landlords to terminate tenancies without giving any reason – will be outlawed.

The estimated 2.3 million private landlords will also have greater clarity and support through a new Private Renters' Ombudsman that will be created to enable disputes between private renters and landlords to be settled quickly, at low cost, and without going to court. Responsible landlords will be able to gain possession of their properties efficiently

from anti-social tenants and can sell their properties when they need to. A new property portal will be created to help landlords to understand, and comply with, their responsibilities as well as giving councils and tenants the information they need to tackle rogue operators.



While most private rented homes are of good quality - offering safe, comfortable accommodation for families - the conditions of more than half a million properties pose an imminent risk to tenants' health and safety, and this equates to around 1.6 million people living in dangerously low-quality homes. To combat this, the White Paper sets out the government's plans to fundamentally reform the Private Rented Sector and level up housing quality.

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