

11th December 2014

Dear Constituents,

Thank you for contacting me about the Tenancies (Reform) Bill.

I am fully aware of the problem of retaliatory evictions. While the overwhelming majority of landlords are responsible, no tenant should fear eviction just for reporting an issue with the property.

The private rental sector provides a home to 9 million people across the country and the Government is determined to root out the minority of rogue landlords who give it a bad name. That is why it has given councils £6.7 million to tackle rogue landlords in their area and it has introduced a new Model Tenancy Agreement to help tenants agree longer tenancies with their landlords to give them more stability. Alongside this, a new industry Code of Practice will make clear the legal requirements and best practice, leaving landlords in no doubt about their responsibilities to their tenants.

The Tenancies (Reform) Bill, which is a Private Members Bill introduced by Sarah Teather, was debated in Parliament on 28th November and the Government supported the principle of the Bill, while reserving its position to make technical amendments at a later stage. As you may be aware, however, the debate was adjourned as the House ran out of time and is scheduled to continue at the end of January.

That said, other Private Members Bills look set to be debated ahead of it and will most likely take up the time available. Unfortunately, Private Members Bills rarely result in legislation because of a lack of parliamentary time for the resulting Bill to complete its passage.

I realise this will be frustrating to hear, however the Government still agrees that this is an important issue and I understand it will be considering what steps to take next.

Thank you again for taking the time to contact me.

Yours sincerely,



Alok Sharma MP