



Department for Levelling Up, Housing & Communities

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Dear Phélim,

Thank you for your letter of 14 December to the Rt Hon Michael Gove MP about the introduction of a national landlord register for the private rented sector. I have been asked to reply as this matter falls within my ministerial responsibilities.

In the May 2021 Queen's Speech, the Government committed to bring in a range of reforms to the private rented sector. This included publishing the consultation response on reforming tenancy law to abolish Section 21 'no fault' evictions and improve security for tenants in the private rented sector, as well as strengthening repossession grounds for landlords when they have valid cause.

We committed to outlining proposals for a new 'lifetime' tenancy deposit model that eases the burden on tenants when moving from one tenancy to the next, helping improve the experience of those living in the private rented sector. We will also bring forward reforms to drive improvements in standards in rented accommodation, including by making sure all tenants have a right to redress and ensuring well targeted, effective enforcement that drives out criminal landlords.

The Government has committed to exploring the merits of introducing a landlord register in England to drive improvements in privately rented accommodation and to support local authorities to conduct well targeted effective enforcement activity. There are a range of potential benefits that different models of landlord registration could have. These include, but are not limited to, providing local authorities with intelligence on privately rented properties in their locality, making it easier for private landlords to understand their obligations and helping tenants decide whether to rent a property.

To explore the merits of introducing a landlord register in England, the Department has been conducting user research with potential users of a register such as private landlords, local authority enforcement officers, letting agents and tenants. We have been conducting this user research in a variety of ways such as through in-depth interviews, focus groups and an online survey of private tenants.

The research is being accompanied by engagement with representative stakeholder groups from across the sector, including Shelter. This package of research will be used to inform next steps in exploring the merits of introducing a landlord register to ensure future proposals reflect the needs of different user groups.

We will publish a White Paper in 2022 that will set out our plans to introduce these once-in-a-generation reforms to create a fairer private rented sector.

I trust this information is helpful and I thank you for writing on this important matter.

Yours ever,



EDDIE HUGHES MP