



## **Council 18 July 2024**

Meeting recording: [Council - Thursday, 18th July, 2024 6.00 pm \(youtube.com\)](https://www.youtube.com/watch?v=...)

### **Agenda item 8a. Motion – Hope for Private Renters**

#### **Background to motion**

It is now nearly 5 years since the last government made a commitment to reform the private rental market and protect people from “no fault” evictions.

These evictions were introduced by s21 Housing Act 1988. They have created a climate of fear for private renters, which can inhibit them from asking for much needed repairs.

After much delay a Renters (Reform) Bill 2024 was drafted which would have reduced the scope of “no fault” evictions, but was halted by the announcement of the July 4 2024 General Election.

Since the announcement of the proposed reform, rates of s21 “no fault” evictions have risen sharply, with 900 s21 “no fault” evictions per week recorded in the UK. The true figure is likely to be higher because not all these evictions are recorded.

#### **Active Motion**

This Council notes:

According to the 2021 Census, 31% of Cambridge households were in private rental accommodation. The welfare of these residents is of great importance to our city.

In October 2022, the [Council passed a motion](#) resolving to, among other things, set up a private renters' forum, to re-consider the need for a Selective Landlord Licensing Scheme, and to ensure that all HMOs in the city are inspected, improved if needed, and licensed. The Council is taking a proactive approach to private tenant engagement, with a presence in supermarkets and at events such as ARU Property Fair and the Big Lunch, as well as monthly drop-in sessions.

The Council has an HMO licensing scheme, and rogue landlords can be reported to the Council.

When residents are made homeless, there can also be an obligation placed on the council ("homelessness duty"). A rise in private tenants made homeless is likely to increase the strain on council resources.

Re-introduction of the Renters (Reform) Bill to Parliament or a similar bill would protect private renters from unfair treatment and improve their quality of life.

Any delay in re-introducing this bill or a similar one leaves tenants exposed to s21 eviction.

It is accordingly important that this bill (or a similar bill) is made law at the earliest possible date.

The [Labour Party's 2024 manifesto states](#): 'We will immediately abolish Section 21 'no fault' evictions, prevent private renters being exploited and discriminated against, empower them to challenge unreasonable rent increases, and take steps to decisively raise standards, including extending 'Awaab's Law' to the private sector.'

This Council resolves:

To welcome the Labour Party's commitment to immediately abolishing Section 21 evictions and to introducing other measures to support private renters, including setting up a National Landlords Register.

To keep under review how the Council can use and work within the framework of any new national legislation to further support private renters.