**Renters’ Rights Bill – Contact Your MP – letter and email template**

MPs are most likely to respond to a personalised letter or email, especially one written by a passionate constituent or someone working in a local business in the area who sets out why an issue is so important to them.

To support you, here’s a template example you could use to help you write to your MP:

[YOUR FULL ADDRESS]

[YOUR POSTCODE]

[DATE]

Dear [MP NAME]

My name is [YOUR NAME] and I am a constituent of [OUR CONSTITUENCY]. I am a letting agent and a member of Propertymark, the UK’s leading professional membership body for property agents.

I am writing to you today because I am concerned about the Renters’ Rights Bill. The legislation will ban Section 21 evictions and introduce a new tenancy regime and new requirements for property standards and rent increases.

We want improved standards, but the changes must be balanced and fair for agents, landlords and tenants.

There is a huge demand for private rented property in the area. I am concerned this legislation does nothing to address the situation and many landlords have been impacted by tax changes and further regulatory burdens. [BRING IN ANY STATISTICS FROM YOUR BUSINESS].

With such significant changes to the current tenancy regime, there must be a commitment to ensure the court system and grounds for possession are robust and fit for purpose [INCLUDE ANY EXAMPLES FROM YOUR WORK].

Furthermore, without an enhanced, effective and well-resourced enforcement regime from local authorities, it is unlikely that any benefits from the reforms will be realised.

I am asking you to take the following steps to address my concerns:

* Ask the UK Government to commit to reviewing all costs and taxes impacting private landlords to ensure landlords continue in the market and more landlords can meet the demand for home-to-rent.

[IF YOU ARE IMPACTED BY SHORT-TERM LETS – URGE THE UK GOVERNMENT ENACT THE REGISTRATION OF SHORT-TERM RENTAL PROPERTY REQUIREMENTS AS PASSED IN THE LEVELLING-UP AND REGENERATION ACT 2023 ALONGSIDE THESE REFORMS TO LEVEL THE PLAYING FIELD FOR LANDLORDS AND THE LONG-TERM RENTAL MARKET].

* Court reform is needed before Section 21 is abolished. The UK Government acknowledge that court reform is essential. However, any proposed reforms will not be implemented before Section 21 is abolished. This will likely mean that courts that are already having difficulty dealing with the volume of cases, will not be able to function. The UK Government must also provide more details and clarity on how the UK Government plan to digitise the court system and improve access to justice.
* In support of renters, particularly key workers and families who want to rent for specific periods, we want to see fixed-term tenancies retained as an option and request that an impact assessment is done on the UK Government’s plans to remove fixed-term tenancies that are shared publicly with the sector [INCLUDE EXAMPLES FROM YOUR WORK].

[IF YOU OPERATE STUDENT LETS, OUTLINE THE IMPACT THIS WILL HAVE AND THAT THE UK GOVERNMENT MUST EXTEND GROUND 4A TO ONE OR MORE STUDENT SHARERS NOT JUST HMOS].

* There needs to be detailed guidance on what is meant by ‘unreasonable’ should the property not be suitable for pets. [THIS IS PARTICULARLY IMPORTANT IN RURAL AREAS WHERE PETS NEAR LIVESTOCK ARE UNSUITABLE]. The UK Government must also enable the level at which deposits are set to be more flexible to reflect the greater risk of renting with pets.

Without these changes, the Bill in its current form is highly likely to reduce the availability of homes for tenants and increase their costs, with more landlords withdrawing homes from the private rented sector, frequently moving them to short-term lets.

I would be very grateful if you would raise these issues in Parliament and write to Matthew Pennycook MP, the Minister for Housing and Planning.

I look forward to hearing from you.

Kind regards.

[YOUR NAME]