



Department for Levelling Up,  
Housing & Communities

**Rachel Maclean MP**

*Minister of State for Housing and Planning*

2 Marsham Street

London

SW1P 4DF

[www.gov.uk/dluhc](http://www.gov.uk/dluhc)

Rt Hon Sir George Howarth MP

House of Commons

London

SW1A 0AA

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Dear Sir George,

Thank you for your email of 12 October to the former Secretary of State about the upcoming reforms to the Private Rented Sector (PRS). I am replying as the Minister now responsible for this policy area, and I would like to offer my sincere apologies for the delay to your receiving a response.

The reforms set out in June's White Paper (<https://www.gov.uk/government/publications/a-fairer-private-rented-sector>) are critical to ensuring that renters get a fair deal while supporting good landlords who form the majority of the PRS.

To ensure security for renters and help them set down roots in their communities, the Government has committed to banning Section 21 'no fault' evictions to protect tenants and will introduce a Renters Reform Bill in this Parliament. In place of Section 21 eviction notices, we will support responsible landlords by reforming possession grounds for landlords, introducing new and stronger grounds.

We are looking carefully at the responses to our consultation on introducing a Decent Homes Standard to the PRS, which closed on 14 October 2022. We will publish our response to the consultation as soon as we can. This builds on the ambition in the Levelling Up White Paper to reduce the number of non-decent rented homes by 50% across all tenures by 2030. The majority of landlords in the PRS already provide decent homes, but a minority are failing to do so, and we must act.

Thank you again for your email.

Yours sincerely,

**RACHEL MACLEAN MP**  
Minister of State for Housing and Planning