

MEETING OF FULL COUNCIL – 8 April 2019

AGENDA ITEM 7

QUESTIONS RECEIVED PURSUANT TO COUNCIL PROCEDURE RULE NO. 9

- 1) *Question to Cllr Jeff Summers Leader of the Council, from Councillors Maureen Palmer, Anne Welburn, and Chris Darcel, Ward Members for the Cherry Willingham Ward*

End unfair evictions

Question

Is this Council happy to support a request for changes to Section 21 of the Housing Act 1988 that secures longer term tenancies for our residents and will the Leader write to the government advising of our support for any changes to the act that will provide stability for millions of private renters.

Background

The government is committed to increasing security for tenants in the private rented sector while balancing landlords' needs to regain their properties when their circumstances change and has held a consultation to gain views and comments on the benefits and barriers of landlords offering longer tenancies. The proposed model is for a 3-year tenancy with a 6 month break clause, and the options for implementing this. The model is designed to give tenants certainty over rents and retains the flexibility that many desire.

Most of England's 11 million renters are on tenancies with fixed terms of six months or a year; after this period has ended, landlords can evict their tenants with just two months' notice, without giving them a reason. These 'no fault evictions' were introduced under section 21 of the 1988 Housing Act; before this, renters had much greater security and it was difficult for landlords to evict tenants who paid the rent on time and looked after the properties.

This Council notes that there are now around 8406 households renting from private landlords in West Lindsey, including a significant number of families with children.

Nationally evictions are the number one cause of homelessness and 80% of evictions are on no-fault grounds, 63% of private renters who were forced to move in 2016 were evicted not due to any fault of their own but because the landlord wanted to sell or use the property

Maureen Palmer, Christopher Darcel, Anne Welburn
Cherry Willingham Ward