



Department for Levelling Up,  
Housing & Communities

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To: All MPs in England

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Dear Colleagues,

## **CONSULTATION ON INTRODUCING A DECENT HOMES STANDARD IN THE PRIVATE RENTED SECTOR**

The Government has today published a consultation considering introducing a Decent Homes Standard in the private rented sector.

Everyone deserves to live in a safe and secure home. The private rented sector currently offers the most expensive, least secure, and lowest quality housing. Whilst there have been improvements over the last decade, some of the 4.4 million households that rent privately still endure poor conditions, which negatively affects the health of tenants and costs the public money.

The vast majority of private rented landlords and agents take their responsibilities seriously and treat their tenants fairly. We want to ensure that all homes that are let are of a reasonable standard. There has been good progress over the last decade, with the proportion of substandard dwellings in the private rented sector falling from 37.2% in 2010 to 21.0% in 2020, but it is unacceptable that some renters still live in poor quality homes. That is why in the Levelling Up White Paper, we committed to reducing the number of non-decent rented homes by 50% by 2030, with the biggest improvements in the lowest performing areas.

A key part of meeting the housing mission is the proposal to introduce a Decent Homes Standard in the private rented sector to set a minimum legal standard for rented homes. A new system will be fairer for tenants, local authorities and landlords.

A Decent Homes Standard already applies to the social housing sector since 2001. We are launching a consultation today to introduce a similar standard that would be a minimum for all homes to meet in the private rented sector.

We hope that the consultation will assist in answering some of the important questions posed by the Levelling Up Committee as part of their inquiry into the private rented sector. We encourage you to share the consultation with interested constituents and organisations. You can find the consultation online here: <https://www.gov.uk/government/consultations/a-decent-homes-standard-in-the-private-rented-sector-consultation>.

The consultation is available on the gov.uk website and closes on 14 October 2022. If you would like to discuss the consultation further, please get in touch with my officials at PRS\_DHSreview@levellingup.gov.uk.

Yours ever,

**EDDIE HUGHES MP**