



Department for Levelling Up,
Housing & Communities

Making it fairer to rent a home

Easy Read version of the Government
White Paper: 'A Fairer Private Sector'



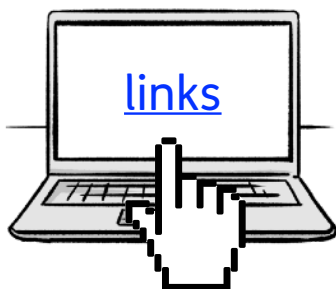
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In this Easy Read document, hard words are in **bold**. We explain what these words mean in the sentence after they have been used.



Some words are [blue and underlined](#). These are links which will go to another website which has more information.

Introduction



The Government wants to make changes to rules and laws for **private rented homes**.



Private rented homes are rented from a landlord that is not a local council or a housing association.



We want to make changes so that:

- People who rent homes are treated fairly.



- Everyone has the chance to rent a **decent home**.

A **decent home** is one that is safe and good quality.



- Landlords provide **decent** homes.



This information will tell you about the changes we want to make.

Why we want to make changes



There are many reasons why we need to make changes to rules and laws for private rented homes.



Poor quality housing

We think that everyone should have a decent home.



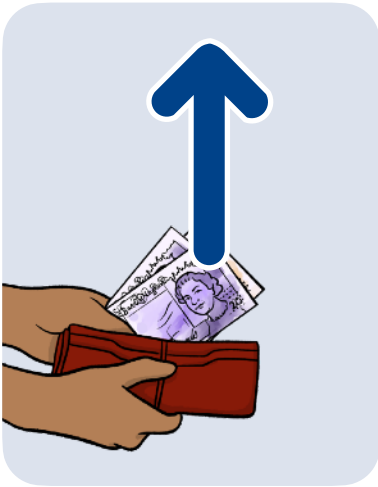
Millions of people live in homes that are not good enough.

Damp, cold homes can make people ill.



Homes that are too hot in the summer can also make people ill.

Too expensive



People who live in a private rented home often pay more rent than people who live in a rented council or housing association home.

They also pay more than people who have borrowed money to buy their own home.



Expensive rent makes it hard for people to save up to buy their own home.

Worry about being made to move out



People who live in a private rented home are often worried that they may be made to move out.

They are often too frightened to complain if the landlord is not doing things properly in case:

- The rent is put up, or
- They are made to leave.



Having to move home a lot

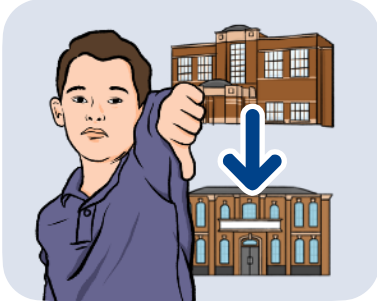
People who live in private rented homes often have to move.



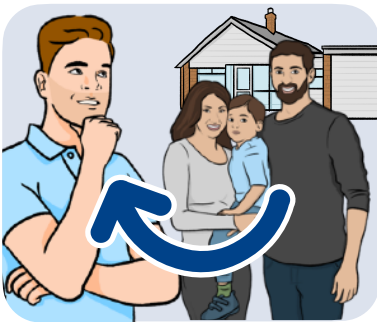
Moving home is expensive and makes it even harder to save up to buy a home.



Moving home a lot makes it hard to make friends with local people and be part of a local community.



Children have to move schools, which is bad for their learning.



Problems for landlords

A landlord is the person who owns and looks after the building. You pay rent to the landlord to live in their home.

Landlords often have problems, such as:



- People in their homes behaving badly and causing a nuisance to neighbours.



- People not paying their rent.

Some places are worse than others



There are more poor quality private rented homes in parts of the North and Midlands than in other parts of the country.



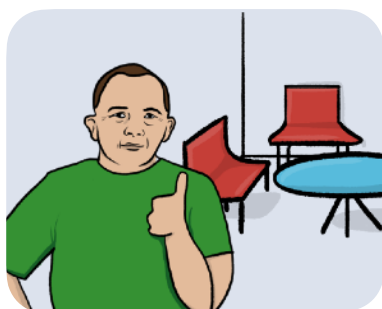
This is unfair. We want all parts of the country to have the same good quality of private rented housing.

What we want



We want all people who live in a private rented home to:

- Have a good quality safe place to live.



- Be able to live in their home as long as they want, so long as they pay the rent and do not behave very badly.



- Be able to complain if the landlord is not doing things properly.

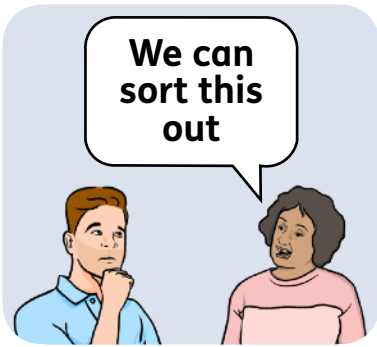


We want landlords to:

- Have information about what they must do.



- Be able to make people move out if they are behaving very badly or not paying the rent.

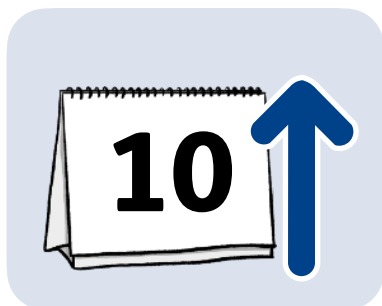


We want both landlords and the people who live in their buildings to have a good way of sorting out problems.



Local councils should be able to make landlords look after their buildings properly.

What we have done



Over the last 10 years we have been working to improve private rented homes.

We have:



- Made landlords provide smoke alarms and alarms that check for the poisonous gas called Carbon Monoxide.



- Made a law that says people who rent homes can take their landlords to court if their home is dangerous.



- Made **letting agents** join a scheme that sorts out problems between the letting agent and the people living in their buildings.

A **letting agent** is a company or person who the landlord asks to look after their property.



- Banned some people from being a landlord.



- Given money to local councils so they can check that private rented homes are good enough.

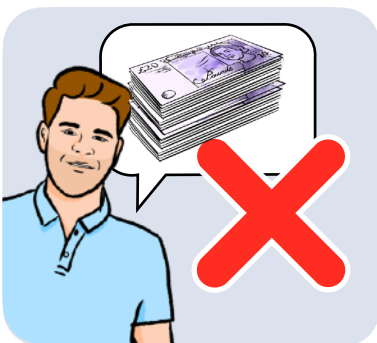
Deposits



A **deposit** is money that you pay when you start to rent a home. It is used to pay for any damage that you may cause in the future, or for any missed rent payments.



If you don't cause any damage or miss any rent payments, you should get the deposit back when you leave.



We have stopped landlords asking for very large amounts of money as a deposit.



COVID-19

During COVID-19 we helped people to stay in their homes.

What we will do



Better homes

By 2030 we will reduce the number of poor quality rented homes by half.

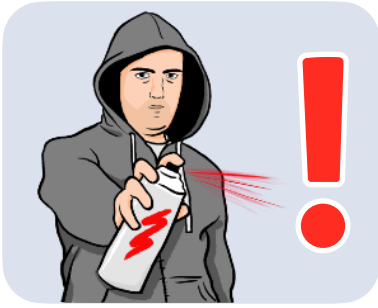


We will work harder to improve the quality of private rented homes in the areas where they are worse.



Making people leave

We will change the rules about when a landlord can tell someone to move out.



We will make it easier for landlords to get rid of people who:

- Behave very badly.



- Always pay their rent late.

Increases in rent

We will:

- Only allow 1 increase in rent each year.



- Make it easier for people to challenge unfair rent increases at a **tribunal**.

A **tribunal** is where a legal professional decides what should happen if you disagree with the landlord about the amount of rent.



Ombudsman



If your landlord isn't doing things properly, you will be able to complain to the **Ombudsman**.

An **Ombudsman** is an independent organisation that helps deal with complaints.



You can complain to the Ombudsman about things like:

- If the property is in a bad condition.



- If your landlord is being mean to you.



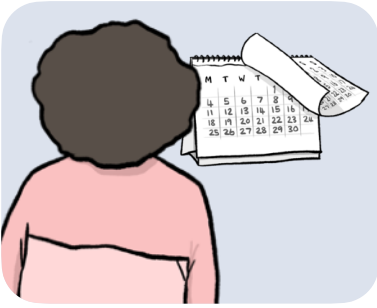
The Ombudsman will look into the problem and will be able to make the landlord do things properly or make them put things right, like:

- Making the landlord make a repair.



- Making the landlord replace something.

Courts

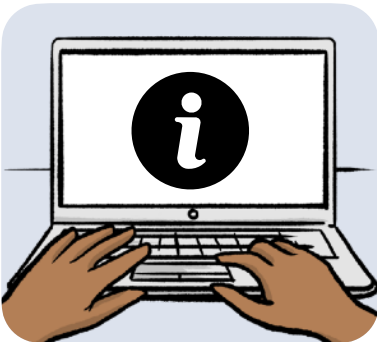


Sometimes landlords and the people renting their homes have had to wait a long time when they need to go to court to resolve their problems.



We will work with the courts so they deal with cases quicker.

Better information



We will set up a website where people, landlords and local councils can get information about what they should do.

Local councils



We will give local councils more powers to deal with landlords that are not behaving properly.



The law

We will make a law that says landlords cannot refuse to rent to families with children or people who are on benefits.



Pets

We will give people the right to ask their landlord if they can keep a pet. Landlords will only be able to refuse if they have a good reason.



Deposits

We are monitoring products which make it easier for people to afford deposits when moving between rented homes.

What's next



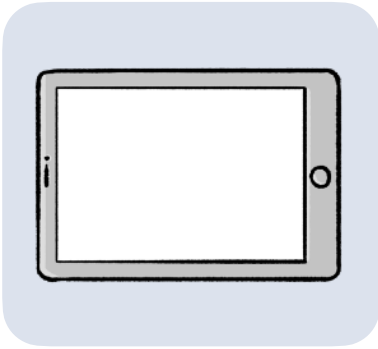
We want these ideas to be part of a new law for private rented homes.



We will ask parliament to discuss these ideas and make any changes they feel are needed.

We hope that parliament will then make a new law.

For more information



You can look at our website here:
www.gov.uk/government/news/new-deal-for-private-renters-published-today

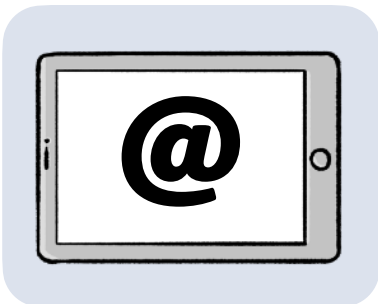
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