



Ministry of Housing,
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Dear Colleague,

TENANT FEES BILL

I'm writing to share enforcement and consumer guidance relating to the Tenant Fees Bill for your information. The Bill had its Second Reading in the House of Lords on 10 October and Committee Stage will take place 5 November.

During our debate on the Bill at Second Reading, I informed noble Lords that the Government is working to create two sets of guidance to support implementation of the Bill. Firstly, we are creating guidance aimed specifically at helping enforcement officers to carry out their work. This will aid local authorities in determining when to impose a financial penalty and the appropriate level of financial penalty in any given case. Local authorities will be required to have regard to this guidance when undertaking their enforcement responsibilities under the Bill.

Secondly, we are preparing consumer guidance, including a document for tenants and a document for landlords and letting agents. This guidance will help tenants, landlords and agents to understand the new legislation, including around default fees and holding deposits, which I know were areas of concern. I am confident that the guidance will help to further support education and implementation of the Bill by empowering tenants, landlords and agents in their rights and responsibilities and thus improving the ability for tenants to self-enforce the ban.

My officials have been working with enforcement officers and key industry groups on both sets of guidance. Officials carried out a series of regional events on private rented sector enforcement, which were attended by over 200 authorities in the summer where the Tenant Fees Bill was discussed. We held further meetings with trading standards officers to refine the enforcement guidance. Similarly, we have been working closely with tenant, landlord and agent representative bodies and other stakeholders on the consumer guidance.

I'm attaching working drafts of both the enforcement and consumer guidance for information. I'd like to provide assurance that we will continue to work iteratively with enforcement officers and relevant industry groups in producing the guidance as the Bill continues to progress through Parliament.

I am placing a copy of this letter and the attached draft guidance in the Library of the House.



LORD BOURNE OF ABERYSTWYTH