

The Rt Hon Robert Jenrick MP
Secretary of State for Housing,
Communities and Local Government
2 Marsham Street
London SW1P 4DF

Philip Glanville
Mayor of Hackney
Cllr Sem Moema
**Mayoral Advisor for Private Renting
and Housing Affordability**
Hackney Town Hall
Mare Street
London E8 1EA

sem.moema@hackney.gov.uk

Tel: 02083563373

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Dear Robert,

Extension of Private Rented Sector Eviction Ban

We are writing to you concerning the urgent matter of the eviction ban for private housing sector renters. We pushed for, and have cautiously welcomed, your recent announcements to extend the eviction ban, but do not believe the measures you have announced go far enough.

In Hackney, we have long pushed for a fairer private rented sector which provides decent, safe and truly affordable homes for renters. Our borough has seen the number of households renting privately double over the last ten years to more 34,000 – or one in three households.

The chronic shortage of affordable housing means that many of these will struggle to buy a home outright or find permanent housing. The vast majority of these households are working households, with many spending fifty per cent or more of their income on their housing costs. Most do not have access to savings. Many are also key workers who have kept the country and the economy alive during the pandemic.

That is why we support the extension of the evictions ban until 21st September, but also why we strongly urge you to extend the ban further, until March 2021, and until you fulfil the Government's election pledge in December 2019 to scrap Section 21.

We know that there will be a significant impact upon tenants in Hackney once the ban on evictions is lifted. The furlough scheme – which has protected renters and



prevented many from becoming homeless – is also coming to an end, which adds to the pressure and makes the timing of the eviction ban even more critical.

We note that the mortgage payment scheme has been extended to October. It seems somewhat unfair to protect landlords and homeowners longer than tenants, who ultimately are faced with far fewer legal protections. Hence we would urge that you take further steps to support tenants as well as their landlords.

We would also urge that you implement the abolition of Section 21 immediately. It has been nearly a year and a half since the Communities Secretary James Brokenshire announced plans towards the abolition of Section 21, “no fault” evictions. This should be treated as an emergency legislative priority and a prerequisite to the ending of the eviction ban.

The abolition of Section 21 goes hand in hand with the evictions ban. Many of our private renters in Hackney are at risk of homelessness when the eviction ban and furlough end, all in the lead up to the very challenging winter months.

Section 21 has been a significant cause of homelessness in Hackney, not least through a spate of recent “revenge evictions”, taking place despite tenants following the Government’s guidance to discuss their situation with their landlords.

In Hackney, we understand the severe pressures that all levels of government have been subjected to during the pandemic. We therefore offer to work with you and your officers in implementing solutions to the problems outlined above.

We look forward to your response.

Yours sincerely,



Philip Glanville
Mayor of Hackney



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**Mayoral Advisor for Private Renting
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CC: Meg Hillier MP, Member of Parliament for Hackney South & Shoreditch
Diane Abbott MP, Member of Parliament for Hackney North & Stoke Newington