



Rt Hon Rachel Reeves MP  
Chancellor of the Exchequer  
HM Treasury  
1 Horse Guards Road  
London  
SW1A 2HQ

**Copy to:**

Rt Hon Steve Reed OBE MP, Secretary of State for Housing, Communities and Local Government

28 April 2026

Dear Rachel,

**Re: Concerns Regarding Proposed Rent Controls**

I am writing on behalf of Propertymark to raise concerns about the reported consideration of a temporary rent freeze in England. This appears to run counter to the position previously set out by the Housing Minister, Matthew Pennycook, who has ruled out such measures due to their potential negative impacts on the sector and the risk of unintended consequences.

We fully recognise the pressure that rising living costs are placing on tenants and understand the need for the UK Government to respond. However, evidence from across the UK, as well as internationally, indicates that rent controls, even when introduced as short term interventions, can have outcomes that run counter to their intention and ultimately worsen affordability.

The experience in Scotland is particularly relevant. Since the introduction of rent control measures from the Cost of Living (Tenant Protection) (Scotland) Act 2022 and now further measures to be implemented under the Housing (Scotland) Act 2025, there has been a noticeable decline in the number of homes available to rent, especially in rural areas. In some cases, supply has reduced significantly, with reported drops of around a quarter. This has inevitably increased competition among tenants and reduced the level of choice available.

A significant driver of this trend is the cumulative cost pressure facing landlords. Rising mortgage rates, higher taxation, changes to stamp duty, and ongoing compliance and maintenance costs including those arising from the Renters' Rights Act are all feeding into the overall viability of letting. Where rent levels are constrained and cannot keep pace with these costs, some landlords find the model no longer stacks up financially and decide to leave the sector altogether.

Even a time limited rent freeze risks creating longer term disruption. Letting is typically a long term investment decision, and a sudden restriction on income during a period of heightened costs can have



a disproportionate impact on confidence. In practice this can accelerate decisions to exit the market, with properties being sold and lost from the private rented sector, often permanently.

There are also knock on effects that should be considered. Reduced income can lead to lower levels of investment in property standards, and where flexibility remains between tenancies, rents may be adjusted more sharply, undermining any intended short term benefit for tenants. Taken together, these factors suggest that a policy of this kind, even if temporary, risks tightening supply, increasing competition, and placing further pressure on renters over time.

Propertymark supports the UK Government's ambition to improve affordability and outcomes for tenants. However, we believe this is best achieved through measures that support increased supply, maintain investment in the sector, and address the underlying drivers of cost pressures.

Given the scale of the policy under consideration and its potential market impact, we are requesting an urgent meeting with you at the earliest possible opportunity to discuss these concerns in more detail and explore alternative approaches. This should be treated as a priority given the potential consequences for supply and investment in the private rented sector.

Further discussions on these proposals can be arranged with Tim Thomas, Propertymark's Senior Policy and Campaigns Officer, via email at [timthomas@propertymark.co.uk](mailto:timthomas@propertymark.co.uk) or by telephone on 07552 650550.

We look forward to continuing to work constructively with the UK Government to support improved affordability and standards, while ensuring the long term stability and viability of the private rented sector.

Best wishes,

**Nathan Emerson FNAEA, MARLA, MNAEA (Comm)**  
**Chief Executive Officer**  
**Propertymark**