**Renters’ Rights Bill – ‘ping pong’**

**Contact Housing Minister – letter and email template**

Matthew Pennycook is the Housing Minister with responsibility for the Renters’ Rights Bill in the House of Commons. He is also the MP for Greenwich and Woolwich in London.

To support you, here’s a template example you could use to help write to the Minister as to why we need amendments from the House of Lords to be retained in the Bill.

Please add in your own perspective, any local statistics and experiences.

[YOUR FULL ADDRESS]

[YOUR POSTCODE]

[DATE]

Subject line: Please improve the Renters’ Rights Bill

Dear Minister,

My name is [YOUR NAME] and I am a letting agent from [INSERT WHERE YOU WORK] and a member of Propertymark, the UK’s leading professional membership body for property agents.

I am contacting you because I want the UK Government to support amendments that were passed in the House of Lords when the Bill returns to the House of Commons on 8 September 2025. These changes are important to make the Renters’ Rights Bill more workable for tenants, landlords and agents.

With the removal of fixed term tenancies, extending Ground 4A to all student properties, including one and two beds, not just Houses in Multiple Occupation (HMOs) will provide greater stability for student lets and ensure a sufficient supply of student accommodation.

Before the Tenant Fees Act, landlords often asked for pet deposits of around two weeks’ rent, but pet rents now mean tenants are often paying more each month. Landlords face real and substantial costs arising from tenants keeping pets such as damage to the property and flea treatment. By allowing a pet damage deposit so landlords can ask for an additional pet deposit this will ensure that more tenants can rent with pets.

There is huge demand for private rented property in our area. Therefore, reducing the restricted period for landlords to relet a property from 12 months to six months where a property sale falls through would prevent much needed private rented property from being left empty for half a year.

We are working hard to support landlords and tenants with the proposed changes and receive Primary Authority Advice from Propertymark. By extending the Tenant Fees Act into the Regulatory Enforcement and Sanctions Act 2008 would allow Primary Authority to support local authorities to give assured advice to lettings agents on achieving compliance under the Tenant Fees Act.

It is disappointing that the UK Government haven’t accepted more changes to ensure the legislation is fair for both landlords and tenants, but we do hope that you will retain the proposed changes passed in the House of Lords when the Renters’ Rights Bill returns to the House of Commons.

I look forward to hearing from you.

Kind regards.

[YOUR NAME]