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

**Contact your local MP – letter and email template**

MPs are most likely to respond to a personalised letter or email, especially one written by a passionate constituent or someone working in a local business who sets out why an issue is so important to them.

To support you, here’s a template example you could use to help you write to your local MP.

[YOUR FULL ADDRESS]

[YOUR POSTCODE]

[DATE]

Subject line: Please improve the Renters’ Rights Bill

Dear [NAME OF YOUR LOCAL MP],

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 you to support amendments that were passed in the House of Lords to make the Renters’ Rights Bill more workable for tenants, landlords and agents when the Bill returns to the House of Commons on 8 September 2025.

* **Students** - extending Ground 4A toall 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. Under Ground 4A, student HMOs will receive a special dispensation, allowing landlords to reclaim properties to prepare for the next cohort of students for the academic year.
* **Pets** - allow an additional pet damage deposit of three weeks’ rent to ensure more tenants can rent with pets. The UK Government have removed the requirement from the Bill for pet insurance. Under the Tenant Fees Act, deposits are capped at five week’s rent in the majority of cases. Research from Propertymark shows that the Tenant Fees Act 2019 is a barrier to renting with pets with one in five landlords who previously allowed pets no longer doing since the passing of the Act. Furthermore, 57% of landlords and agents said they were unable to recoup the cost of damage caused by pets.
* **Helping to increase the supply of homes to rent** -by reducing the restricted period for landlords to relet a property from 12 months to six months where a property sale falls through. This would prevent much needed private rented property from being left empty for half a year.
* **Supporting letting agents to comply** - by extending the Tenant Fees Act into the Regulatory Enforcement and Sanctions Act 2008 this would allow Primary Authority to support local authorities to give assured advice to lettings agents on achieving compliance under the Tenant Fees Act.

Please support these amendments when the Renters’ Rights Bill returns to the House of Commons on Monday 8 September.

I would also welcome an opportunity to meet and discuss the legislation with you.

I look forward to hearing from you.

Kind regards,

[YOUR NAME]