



**Andrew Rosindell M.P.**

*Member of Parliament for Romford*

*House of Commons, LONDON, SW1A 0AA*

*Telephone: 020 7219 8475 Romford Office: 01708 766700*

*e-mail: [andrew.rosindell.mp@parliament.uk](mailto:andrew.rosindell.mp@parliament.uk)*

**The Rt. Hon. Robert Jenrick M.P.**

Secretary of State for Housing, Communities & Local Government  
2 Marsham Street  
LONDON  
SW1P 4DF

Wednesday 1<sup>st</sup> September 2021

**Dear Secretary of State**

**Open letter on changing the Tenant Fees Act (2019)**

We are writing to you regarding the Tenant Fees Act (2019) and the detrimental impact this legislation has had on pet ownership in rented accommodation.

As you will be aware, Andrew Rosindell MP wrote to you on August 20<sup>th</sup> to bring to your attention a new report by the charity AdvoCATS, which is due to be published tomorrow.

This report finds serious problems with the Tenant Fees Act, because the list of permitted payments does not include pet deposits, while sections 1 and 2 of the Bill also prohibit landlords from requiring a contract of pet damage insurance as part of a tenancy agreement.

The report finds that landlords have responded to these changes either with a blanket no pets clause, or by increasing rents for pet owners. One in five landlords who previously allowed pets no longer do since the passing of the Act.

In the case of landlords who have increased rent, this is clearly a suboptimal solution. It punishes responsible pet owners, unlike pet deposits which would be returned to responsible pet owners and pet insurance which can be used to build up a no claims history, and it reduces transparency of payments, a key aim of the Bill.

The report therefore recommends that secondary legislation be used to add pet deposits to the list of permitted payments and that the issue concerning pet damage insurance be investigated to see whether secondary legislation would be sufficient to make the necessary change, or if primary legislation would be needed to amend sections 1 and 2.

Public polling finds that over half of pet-owners would be willing to take out pet insurance if required by a landlord, although 40% of respondents said they would prefer a pet deposit, to 22% who said pet damage insurance, if given a choice between the two. This clearly demonstrates the need for choice.

Finally the report finds, from multiple conversations with insurance companies, that pet damage insurance is seen as unviable by many companies and that the Tenant Fees Act is a key factor because it limits the number of potential customers. It is likely that, if the Act were reformed and as more customers became available, premiums would fall, further cementing public support. Given 75% of landlords support pet damage insurance, this would likely garner significant overall support.

The Government has made clear its support for responsible pet-owners in rented accommodation through the Model Tenancy Agreement published in January. However, due to the unintended consequences of an otherwise praiseworthy piece of legislation, there are significant and unnecessary obstacles to bringing a pet into rented accommodation.



We are confident this proposal would garner widespread support across the House and we therefore urge you to read the attached report and its recommendations closely.

We look forward to your response.

Signed:

### **MPs and Peers**

#### **Andrew Rosindell**

Sir David Amess  
Chris Bryant  
Lisa Cameron, Chair of APDAWG  
Rosie Cooper  
Sir Ed Davey  
Tim Farron  
Sarah Green  
Andrew Griffith  
Andrew Gwynne, Co-chair of APGOCATs  
Robert Halfon  
Dame Meg Hillier  
Wera Hobhouse  
Dr Neil Hudson  
Sir Greg Knight  
Sir Tony Lloyd  
Caroline Lucas  
Andrew Mitchell  
Anne-Marie Morris  
Jill Mortimer  
Sheryll Murray, Chair of APGOCATs  
Virendra Sharma  
Mohammad Yasin

Lord Bowness  
Lord Dubs  
Lord Goddard  
Baroness Hodgson  
Baroness Lister  
Lord Marlesford  
Baroness Nicholson  
Lord Oates  
Lord Ranger  
Lord Risby  
Lord Storey  
Lord Trees  
Lord Truscott  
Lord Walney

### **Organisations**

#### **AdvoCATS**

Alan Boswell Group  
A-Law  
#CatsMatter  
Dog Champion Scheme  
EMPO  
Hamilton Fraser  
Inventory Base  
Landlord Zone  
Dr Marc Abraham  
Mars Petcare  
mydeposits  
NOAH  
NRLA  
One Broker Insurance  
PAAW House  
Pets Lets  
PetsScore  
Portsmouth and District Private  
Landlords Association  
Property Mark  
Property Tribes  
Property Redress Scheme  
Renting Evidence  
Society for Companion Animal Studies  
Stolen and Missing Pets Alliance  
Street Paws  
Street Vet  
The Dispute Service  
The FOAL Group  
Your Cat Magazine  
Your Dog Magazine  
Vets Get Scanning