

Council Meeting - 29 April 2019**Motions****Ending unfair evictions and promoting housing security****Mover: Councillor Mo Saqib****Seconder: Councillor Jayne McCoy****Council notes:**

1. Reliance on the private rented sector has increased significantly since the law was changed in 1988 to allow section 21 'no fault' evictions. Now more than 4.5 million households in England live in private rented accommodation.
2. Latest available figures from the Greater London Authority show that there are 37,000 private tenants in the London Borough of Sutton, across 15,000 homes. The main cause of homelessness in the borough is the ending of a private tenancy, often following use of section 21 eviction powers.
3. Citizens Advice research suggests that tenants who made a formal complaint about their landlord or the state of their rented home had a 46% chance of being issued with a section 21 eviction notice in the following six months.
4. Across England, one in four families with children are now living in the private rental sector and over 75% of renters report that having a longer term tenancy would make it easier for them to plan ahead in their lives.
5. Campaigns by housing organisations like Shelter and Generation Rent have highlighted the lack of adequate protection for private tenants and increase in section 21 evictions.

Council believes:

6. Having a decent place to live is a basic human right.
7. The failure of government policy to address the housing crisis and deliver more affordable homes has forced people into the private sector and - while the majority of private landlords treat their tenants well - has created the conditions where they can be exploited by bad landlords.
8. Lack of security of tenure has significant negative effects especially on families with children, reduces community cohesion and impacts on mental health. The current private rental market exacerbates poverty and limits housing choice.

Council will:

9. Welcome ministers finally accepting that Section 21 notices must be scrapped and

will engage with the government consultation to ensure it happens as quickly as Possible.

10. Support the Generation Rent campaign that calls for longer tenancies, longer notice periods and limiting rent increases in the private rented sector.

11. Welcome the £4.8 billion already secured by the Greater London Authority for 116,000 housing starts by 2022 and calls for longer term government investment to increase the amount of affordable homes being built, including council housing.

12. Continue to seek to increase the range of housing tenures in Sutton through planning policy, council house building, and through its wholly-owned housing company Sutton Living Ltd.

13. Provide support and advice to responsible private landlords to ensure they have the protections they need over their properties, whilst also providing greater security for their tenants.

14. Continue the excellent service provided via Encompass Ltd, to work positively with private landlords to prevent homelessness and ensure a good quality private rented offer locally.