



Craig Whittaker MP

CALDER VALLEY

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Response to Housing & Planning Act 2016 - Fitness for human habitation amendment – June 2017

Thank you for contacting me about the Housing & Planning Act 2016 and the 'fitness for human habitation' amendment.

The proposed Labour amendment would have resulted in a large amount of unnecessary regulation and cost to landlords which would have deterred further investment and pushed up rents without any benefit to tenants.

Through the Housing and Planning Act, bad and rogue landlords and property agents face for the first time the prospect of being banned, coupled with the toughest ever fines. Landlords found guilty can be fined up to £30,000 under the tough new regime. The Government has also introduced tougher requirements for smoke alarms and carbon monoxide sensors. The Labour amendment would not have provided any protection not already in existence.

Councils also have extremely strong and effective powers through the Housing Act 2004 to deal with poor quality and unsafe accommodation. In serious cases, councils can prohibit the property from being rented out. Councils can even make repairs themselves and recoup the money from the landlord.

Kind regards,

A handwritten signature in black ink, appearing to read 'Craig Whittaker'.

Craig Whittaker MP