Your Name

Your address

Your phone

Your email

Rt Hon (insert name), MP

House of Commons

Westminster

Date

Dear Rt Hon (insert name of MP),

I am writing to you to request urgent action to reduce the excessive rent being charged by my housing association, landlord name. Specifically, I request that the government reduces Social housing rents, and acts to end housing association abuse of the service charging system.

You will appreciate that at times of rising energy costs, and higher food and petrol prices, escalating rents and service charges hit tenants and leaseholders even harder as these costs take a bigger chunk out of very limited incomes.

There is precedent for rent reductions. In 2016, a rent directive was introduced via the Regulator of Social Housing requiring reductions of 1% per annum for four years. Unfortunately, this has now ended and there has never been any governance or scrutiny of service charges.

Housing associations have accumulated more than £4 billion in surpluses. These funds should now be used to reduce the financial hardship of tenants and residents, true to the founding aims of housing associations.

Without restraint on rents and service charges, a rent survey from SHAC found that more than 85% of respondents would experience some negative financial impact, and almost 25% said that they would be unable to manage financially. Around 10% reported that their rents were covered by benefits payments, meaning that housing associations will potentially amass even greater reserves at taxpayers’ expense.

The cost to the public purse will also be great should tenants fall into arrears and the taxpayer will need to support an ever-growing population of homeless people, with consequent pressure on the NHS.

Surely, for all these reasons, now is the right time to act. Please legislate to curb the staggering rent and rip-off service charge increases that have seen social housing rents jump over 20% since 2015.

I look forward to hearing from you.

Signed

Your name in full