

<<Your Address (in the MP's Constituency)>>

<<Date>>

<<Name of the MP>>
House of Commons
London
SW1A 0AA

Dear <<Name of the MP>>

My name is <<your name here>> and I am a <<student/student officer>> at <<insert name of your college>> in your constituency. I urge you to support and sign one or both of these EDMs (1557 and 1558), the text of which is below. These will allow Tenancy Deposit legislation to protect many more vulnerable and young tenants.

The EDMs address two key areas. Under current Tenancy Deposit Protection legislation, which was passed with overwhelming all party support and came into force from April 2007, deposits for tenants renting in the private sector on Assured Shorthold Tenancies (AST's) must be protected in one of three prescribed schemes. Yet, significant numbers of tenants remain unprotected because tenancies where the annual rent exceeds £25,000 are outside of the protection offered by AST's. The National Union of Students estimates that this means that 40% of students in London and the South East and 10% of students elsewhere cannot be protected. NUS also estimates that of students living in accommodation provided by their educational establishment, 50% of deposits taken are not returned within 2 months of the end of the tenancy.

EDM 1558 asks that the government raise the current threshold for AST's from £25,000 which was set in 1990 (to take 'luxury lets' out of AST protection) to £52,000 the amount the threshold would be if it had been linked to RPI. EDM 1557 asks that the timescales specified in the Tenancy Deposit Protections Legislation for the return of deposits, ten working days, be included in approved Code of Practice Educational Institutions have to sign under Section 233 of the Housing Act 2004.

EDM 1557 RETURN OF STUDENT DEPOSITS BY EDUCATIONAL ESTABLISHMENTS

That this House notes with concern that, although educational establishments were exempted from certain provisions of the Housing Act 2004, including deposit protection, if they signed an Approved Code of Practice under section 233 of the Housing Act 2004, a problem remains with educational establishments taking a long time to return deposits and that National Union of Students/Unipol estimates that over 50 per cent. of deposits taken are not returned to students within two months of their tenancies ending and some take many months; further notes that the time set under tenant deposit protection for the return of a deposit is 10 days; and calls on the Government to require the tenancy deposit protection timescales for the return of students' money to be written into the Approved Code of Practice forthwith.

EDM 1558 TENANT DEPOSITS IN THE PRIVATE RENTED SECTOR

That this House expresses concern that, although deposit protection was introduced with overwhelming support from April 2007 to protect tenants renting in the private sector on assured shorthold tenancies (ASTs), a significant number of tenants remain unprotected because tenancies where the annual rent exceeds £25,000 are outside the protection offered by ASTs; notes that many dwellings let on joint tenancies exceed

that £25,000 limit, estimated by the National Union of Students/Unipol at 40 per cent. of all student tenants in London and the South East and 10 per cent. of student tenants throughout the rest of England and Wales; further notes that the threshold of £25,000 was set in 1990 to take luxury lets out of AST protection and that had this threshold been indexed to the Retail Prices Index it would now be £52,000; and calls on the Government to raise the current AST threshold to £52,000 and index it hereafter in order to protect many young and vulnerable house-sharers renting in the private sector, as was originally intended by introducing deposit protection.

It is well recognised that students make up a significant and often vulnerable part of the private rental sector and it vital that students and young peoples rights as tenants are not overlooked. Furthermore, as the average age of first time homeownership being 34, educating students in their rights and responsibilities as tenants has the potential to have wide reaching impacts in the private rented sector.

I would also appreciate it if you could contact me at [insert telephone number] or [insert email address], to arrange a convenient time to meet or discuss these EDMs and this request.

Thank you for your attention. I look forward to hearing from you.

Yours sincerely,

<<your name>>