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To whom it may concern,

Without going into a long winded essay I have attached the unintended consequences to the tenant fee ban and below a short response.

The governments idea is a very misplaced one therefore my comments are contingent with what actually happens.

1. The government want transparency: they have it under consumer protection regulations 2015 but no-one is enforcing it
2. They want tenants to have more choice: There are numerous agents and numerous properties and in turn numerous amounts of choice.

Being that I have run a letting business for 10 years I can tell you what landlords feel.

Coupled with the taxation, landlords are now selling up as they are no longer profiting from being a landlord as its too much hassle them doing so.

This piece of legislation will inadvertently cost tenants MORE in the long run through increased rents not to mention the lack of housing due to landlords selling up and the fact that there aren't the first time buyers out there as the government would wish were there

I'll let you research the actual statistics on this but I wanted to get a short and simplified response across ASAP from someone that is already suffering the costs and our company alone lose £4billion a year so do we close or do we streamline the business and deliver a lesser service to the tenant.

See attached ripple effects doc

