

## STEWART JACKSON MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Rt Hon Sajid Javid MP  
Secretary of State for Communities and Local Government  
2 Marsham Street  
London  
SW1P 4DF

5 December 2016

Dear Secretary of State,

### **St Michael's Gate, Peterborough**

I spoke to you briefly previously regarding the situation with St Michael's Gate in Peterborough and the relationship between the landlords, Stef and Philips and Peterborough City Council. I wanted to take the opportunity to put forward my concerns. As you may know, there has been significant media interest in this issue (copies attached).

St Michael's Gate is now owned by Stef & Philips, private landlords, who purchased it from a third party, who had in turn previously purchased it from a social housing provider (who we believe to be North British or North Britain Housing) but we are not currently aware of when this happened. This would, I assume, have needed the agreement of the appropriate social housing regulator.

St Michael's Gate is currently comprised of 74 properties, of which two have protected tenancies and the landlords are looking to convert the existing properties to 88 separate units.

The landlords, Stef and Phillips, under S.21 of the Housing Act 1988 have issued notice of eviction to all residents apart from those with protected tenancies (two in number).

### **Representing Peterborough**

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The City Council have entered into an arrangement whereby the properties will be used for emergency accommodation for homeless people currently accommodated in a local Travelodge. However, in issuing the eviction, more homeless households have also been created from the existing tenants on assured short hold tenancies.

The significant political phenomenon is that local authorities are 'shunting' their homeless households out of their own areas in order to discharge their homelessness statutory duties. In addition, unscrupulous landlords like Stef and Philips are exploiting loopholes – e.g. charging an 'overnight' accommodation rent level PLUS administration fee (as if they were registers providers AND exploiting the gap between Local Housing Allowance and average local rents to 'gouge' council taxpayers' funds.

These are the particular and specific loopholes which I would like Ministers to look at as a matter of urgency so that this unfortunate situation does not reoccur in Peterborough or anywhere else in the UK. I look forward to hearing from you.

*with kind regards*

Yours sincerely,

A handwritten signature in black ink that reads "Stewart Jackson".

**Stewart Jackson**  
**MP for Peterborough**

Copies: Gavin Barwell MP, Minister of State for Housing and Planning  
Marcus Jones MP, Parliamentary Under Secretary of State (Minister for Local Government)