# Rising Bailiff Evictions in England and Wales Spark Protests and Renewed Calls for Rent Controls



In the first quarter of 2024, bailiff evictions of renting households reached a six-year high in England and Wales, according to the Ministry of Justice. Amidst growing concerns over "no-fault" evictions, more than 100 London Renters Union (LRU) members protested near Tower Bridge at the offices of Grainger, the UK's largest listed private landlord. Grainger manages over 10,000 homes with a 28% pretax profit margin on nearly £100m annually. Protesters voiced concerns over rising rents and chanted slogans calling for rent controls.

The protest coincided with the reintroduction of the Renters Reform Bill in parliament, which has faced criticism for amendments that reportedly weaken its protections for renters. Long-term legislative changes were promised by the government in April 2019, yet substantial reforms have still not been fully implemented.

Grainger’s CEO, Helen Gordon, supported delaying the end of “no-fault” evictions until necessary court reforms are established. In response to criticism, Grainger stated that their rent price increases align with wage growth, with tenants spending on average 28% of their income on rent.

In a separate event, Australian Prime Minister Anthony Albanese defended his decision to evict a tenant from his Sydney property due to personal changes, ahead of his forthcoming wedding. The tenant, Jim Flanagan, who has rented the property for four years at AUD680 per week, expressed that the eviction would be devastating. Greens housing spokesperson Max Chandler-Mather suggested that Albanese could have offered a longer lease to provide stability for the tenant.

These incidents underscore the ongoing tension between renters and landlords, highlighting the impact of rising rents and housing policies on communities.