

Coventry City Council
Minutes of the Meeting of Communities and Neighbourhoods Scrutiny Board (4)
held at 10.00 am on Thursday, 4 December 2025

Present:

Members: Councillor M Ali (Chair)
 Councillor B Christopher
 Councillor G Hayre
 Councillor G Lloyd
 Councillor E Ruane
 Councillor T Sawdon
 Councillor G Lloyd (Substitute for Councillor R Thay)

Employees (by Service Area):

Adults and Housing: D Blackburn, J Ibbs

Law and Governance: G Holmes, A Veness

Apologies: Councillor R Bailey
 Councillor P Hetherington (Cabinet Member for City Services)
 Councillor G Lewis
 Councillor R Thay

Public Business

49. Declarations of Interest

A statement from the Director of Law and Governance was read out as follows "For item 4, Elected members may be impacted by this new legislation, for example as landlords or tenants; however, for the purposes of this scrutiny meeting it is not considered that this gives rise to conflict of interest that members need to declare".

There were no declarations of interest.

50. Minutes

The minutes of the meeting held on the 23rd of October 2025 were agreed and signed as a true record.

The Chair noted that the recommendations on Fly-tipping were accepted by the Cabinet Member for City Services and progress will be monitored through the report coming next year.

51. Overview of the Renters Rights Act 2025

The Board considered a briefing note and presentation from the Director of Law and Governance that provided an overview of the Renters Rights Act 2025.

The presentation given by officers covered the following information:

- Purpose of the Act
- Timeline of implementation
- Key Legislative Changes
- Enforcement and Investigatory Powers
- Implementation

Officers explained that the act was aimed at making renting properties secure, affordable and fair for both tenants and landlords. They outlined some of the key changes but emphasised that as this had not yet been introduced and all the details had not yet been announced they were limited in the breadth and depth they could give in their responses.

The policy was due to be implemented the 1st of May 2026 and once more information had been released, officers were willing to present any updates to councillors.

In considering the briefing note, the Board questioned officers, received responses, and discussed matters as summarised below:

- That although no rent could be paid in advance, this did not exclude the following month being paid at the end of the previous month.
- That many of the questions being raised by councillors for which officers could not yet answer had been raised during the passage of the legislation and were likely being considered before implementation.
- If a property is registered and rented it remains rented to the tenants until the contract ends, it is mutually agreed to end the contract early or section 8 grounds for eviction are met.
- That this was expected to provide benefits for vulnerable tenants and as this is an area the council already monitors, expanding their monitoring to work with new legislation should be manageable.
- That the council already regulates and enforces private rentals beyond statutory requirements therefore expanding this work to keep in line with the new regulation would be straightforward.
- That additional funding has been made available by the national government for this new enforcement and, part of this will help fund additional training for landlords, officers and tenants.
- That the council has begun considering how to prevent and mitigate any risks that may arise from the change in legislation, and that they are confident they can manage any legal disputes or issues with enforcement that may arise.
- This legislation will not impact existing legislation on what rent can be set at for any given property, although landlords will no longer be allowed to award properties to the highest bidder.

- That a security deposit now must be given and placed in the tenancy deposit scheme, rent cannot be taken in lieu.
- The council is preparing advice and literature explaining the new system, this will be given to relevant partners such as citizen advice.

RESOLVED that the Communities and Neighbourhoods Scrutiny Board (4):

- 1) **Noted the Briefing Note and the implications the upcoming legislation would have for the council.**
- 2) **Recommend that the Cabinet Member for Housing and Communities to work in partnership with independent advice services, including Citizens Advice Bureau and the Coventry Law Centre as well as the Council's customer service advisors to ensure accurate and consistent advice and support is given to tenants and landlords on their rights and responsibilities under the new legislation.**

52. Work Programme 2025/26

RESOLVED that the Communities and Neighbourhoods Scrutiny Board (4):

- 1) **Requests the following items be changed on the Work Programme 2025/26:**
 - **Selective licensing be moved from the meeting on the 29th of January to be considered at a joint SB4 and SCRUCO meeting on the 15th of January.**
 - **An item covering housing enforcement be added to the 29th of January meeting.**
 - **The CAB and Coventry Law Centre be invited to the 29th of January meeting for the item relating to housing enforcement.**

53. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

There were no items of public business.

(Meeting closed at 11.25 am)