



Communities and Neighbourhoods Scrutiny Board (4)

Time and Date

10.00 am on Thursday, 4th December, 2025

Place

Diamond Rooms 1&2 – Council House

1. **Apologies and Substitutions**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 8)
 - a) To agree the Minutes of the previous meeting held on 23rd October 2025
 - b) Matters arising
4. **Overview of the Renters Rights Act 2025** (Pages 9 - 24)
Briefing Note of the Director of Law and Governance
5. **Work Programme 2025/26** (Pages 25 - 30)
Briefing Note of the Scrutiny Co-ordinator
6. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

Julie Newman, Director of Law and Governance, Council House, Coventry

Wednesday, 26 November 2025

Note: The person to contact about the agenda and documents for this meeting is Asher Veness Email: asher.veness@coventry.gov.uk

Membership: Councillors M Ali (Chair), R Bailey, B Christopher, G Hayre, T Khan, G Lewis, E Ruane, T Sawdon and R Thay

By invitation: Councillors S Agboola (Deputy Cabinet Member for Housing and Communities), N Akhtar (Cabinet Member for Housing and Communities), and AS Khan (Cabinet Member for Policing and Equalities)

Public Access

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Asher Veness**Email: asher.veness@coventry.gov.uk**

Coventry City Council
Minutes of the Meeting of Communities and Neighbourhoods Scrutiny Board (4)
held at 10.00 am on Thursday, 23 October 2025

Present:

Members: Councillor M Ali (Chair)
Councillor R Bailey
Councillor B Christopher
Councillor G Lewis
Councillor E Ruane
Councillor R Thay
Councillor C Thomas (Substitute for Councillor G Hayre)

Other Members: Councillor P Hetherton, Cabinet Member for City Services
Councillor S Agboola, Deputy Cabinet Member for Housing and Communities
Councillor P Akhtar, Deputy Cabinet Member for Policing and Equalities

Employees (by Service Area):

Adults and Housing: J Crawshaw

City Services and Commercial: A Chowns, M O'Connell, M McHugh, S Morris, R Sekhon

Law and Governance: C Sinclair, A West, A Veness

Apologies: Councillor T Sawdon
Councillor G Hayre
Councillor N Akhtar (Cabinet Member for Housing and Communities)
Councillor A Khan (Cabinet Member for Policing and Equalities)

Public Business

42. Declarations of Interest

There were no disclosable pecuniary interests.

43. Minutes

The minutes of the meeting held on 17th July 2025 were agreed and signed as a true record.

There were no matters arising.

44. Fly-tipping Performance 2024-25

The Board considered a briefing note and presentation from the Director of Law and Governance and the Director of City Services that provided an update on the Councils fly-tipping performance in 2024-25.

Officers explained that following an item at their meeting on 24th of October 2024, the Communities and Neighbourhoods Scrutiny Board (4) requested a further progress update on fly-tipping performance.

The presentation given by officers covered the following information:

- Workload
- Performance 2024/25
- Additional Resources
- Partnership Working
- Projects
- Impact of increased fines
- Future plans for Street Enforcement
- Ball Hill Pilot
- Suburban Shopping Sites

Officers in particular noted that, due to increased funding from Government they had been able to expand the number of teams they had running and ensured rapid response to any fly-tipping reports. They further emphasised that despite this increased effectiveness they relied on the public reporting incidents, particularly to catch perpetrators. There was an ongoing focus on spreading awareness and ensuring public participation.

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

- That mandatory courses to explain the legality and impact of fly-tipping were to introduce a greater level of proportionality for low level offences and not be a replacement for fines and other enforcement action.
- The amount that businesses were fined under selective licensing was legislated nationally and therefore could not be changed by officers.
- That dummy cameras were not currently being considered by the council as this would reduce the overall integrity of the system.
- Options being pursued for situations where offenders were not financially able to pay their fines.
- Noted that the timescale of 21 days to social housing providers to remove fly tipped waste was controlled by national legislation.
- The consideration of installing more camera compatible lampposts.
- Matters relating to the siting and coverage of cameras
- Installation of LED street lighting and compatibility with CCTV camera installation
- Efforts were being made to ensure private landowners clean up or fund the clean-up of waste on their properties, but this relied heavily on public reporting.
- Initiatives relating to identifying property boundaries and ownership to ascertain those responsible for fly-tipping.

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

- 1) **Noted the Briefing Note and performance data including steps taken to address fly-tipping provided in Appendix 1.**
- 2) **Recommend that the Cabinet Member for City Services continues to work with social landlords to explore all options to address fly-tipping to the standards of the City Council.**
- 3) **That the Board have an opportunity to consider the report on the revised policy prior to its submission to Cabinet.**
- 4) **That a similar annual performance report on fly-tipping for 2025/26 be brought to a future meeting of the Board.**

45. **Street Lighting**

The Board considered a briefing note and presentation from the Director of City Services that provided an update on the LED upgrading of PFI (Private Finance Initiative) Streetlights citywide.

Officers explained how in January 2025 the Council approved the upgrading of up to 29,500 streetlights to LED at a cost of £10.2m. The timeline presented in the briefing note was:

Cabinet Approval	December 2024
Design Work	January to April 2025
Legal Framework Agreement	February to July 2025
Finalise Commercial Agreement	April to July 2025
Council Sign & Seal	July 2025
Material Order	July to November 2025
Installation	November 2025 to November 2027

The final number of streetlights being upgraded as part of the LED upgrade was to be 28,847. The remaining 653 (of the original 29,500) would be picked up as part of on-going scheme works.

Once the streetlights were upgraded to LED the proposal was that they were to operate on the following profiles:

- Residential: On at 60% and dim to 30% at 10pm until switch-off
- Traffic: On at 70%, dim to 50% at 10pm and dim further to 30% at 12am until switch-off

The dimming of the streetlights was to allow the Council to regain the £700k savings lost from reversing the part night switch off but still keeping the lights on overnight.

The reversal of the part night streetlight was to be achieved due to a decrease in the energy price from approx. 38p kwh down to 24p kwh. The decrease in energy price allowed the Council to still achieve the targeted financial savings whilst being able to switch the lights back on overnight.

The Council had negotiated that the maintenance savings; from not needing to change lamps in the LED streetlights for the remainder of the contract, was to be paid upfront which reduced the Council's capital expenditure by £1.7m.

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

- The new lights should reduce light pollution and focus away from houses, if there are any specific issues shields can be installed.
- That the pre upgrade LED lights are the same brightness as they were pre turn off.
- That the PFI contract will end in 2035 and 7 years prior to that the Council will begin considering how to proceed and if to bring the contract in house.
- The contract has a 20-year warranty, but the LED bulbs will last significantly longer than that.
- Ward order for rollout being based partly on logistics such as footpaths, existing infrastructure, and traffic slowing rollout and partly based on reverse order of the previous installation.
- The possibility of bringing the contract in-house.
- The lamppost's protective plastic coating covering galvanized steel lasting 40-50 years – 15 years longer than the PFI.
- That work is due to begin next month in November 2025, the council was on track to meet its deadlines, although the monthly estimates may increase/decrease once installation has begun.
- That the Council had secured fixed rates for its energy costs and this would stand for 18 months, following that officers were confident they could keep the same rates.
- Whole streets were being completed in one go even if they crossed ward boundaries.
- Rollout was based on current ward boundaries regardless of future changes.

Members also requested that information be circulated outlining the difference in cost of PFIs compared to the Council borrowing the money.

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

- 1) Supports the progress with the LED upgrade roll out in order to share with members.**
- 2) Supports the progress with the dimming of LED streetlights overnight but keeps them in light overnight.**

46. Severe Weather Emergency Protocol

The Board considered a briefing note and presentation from the Director of Adults and Housing that introduced the proposed changes to the Council's Severe Weather Emergency Protocol (SWEP) process.

Local authorities were required to implement SWEP in line with national guidance at times of severe weather.

In Coventry SWEP was triggered when

- 1) Temperatures are at a 'feels like' 0c' or
- 2) A yellow weather warning

Previously, the protocol was used by lots of people unknown to the rough sleeping service, people who haven't been found rough sleeping either before or after SWEP. Therefore, there were to be changes as to how SWEP was to operate in 2025/26.

Officers in particular noted that 30% of those referred to SWEP did not turn up to their arranged accommodation, furthermore, most rough sleepers took up the offer of shelter but not the support. In these respects Coventry was an outlier compared to local and national averages, so efforts had been made to amend this.

The Council was therefore moving to a tiered approach. Tier one applied when weather was below zero, support would be offered to pre-identified lists of clients who were particularly vulnerable. Tier two would apply when the weather was zero or below for three consecutive nights or when the met office issued an amber alert. In this case the eligibility was widened, and referrals were invited in for a SWEP assessment, outside of this, clients could call the Emergency Duty Team (EDT) and were offered a place to sleep provided they presented to services the next day.

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

- That the change to the two-tier system did not mean rough sleepers would not be able to access accommodation if they needed it.
- That the Councils Outreach Team performed daily and extensive trips to assess and log rough sleepers, this combined with data going back six years gave the Council an extensive and comprehensive breakdown of rough sleepers in Coventry.
- That the Council used its extensive knowledge of rough sleepers in Coventry to invite those at-risk using SWEP.
- That the 30% of rough sleepers not attending their booked accommodation cost the Council a significant amount and the tier system was designed to rectify that.
- That it would not be harder for rough sleepers to find accommodation with the Council but there were now some requirements for engagement and recording of these rough sleepers.
- As many participants failed to give any additional information, officers suspected previous users had alternate accommodation options but preferred to use SWEP.
- That the changes to SWEP were not aimed at cost cutting but focused on prioritising service for those most in need.
- That hotels and bed and breakfasts were rarely used as accommodation, only when necessary.

- That there were a suspected 72 rough sleepers across the city and currently 14 staff in the Outreach Team who are in regular contact.

Members requested:

- The number and take up of the previous year's SWEP. That officers facilitate arrangements for those members of the Board who wish to join SWEP officers with the Outreach Team during their evening session.

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

- 1) Notes the focusing of SWEP provision for 2025/26 on people known to be at risk of harm through the 2-tier model.
- 2) Invites officers to report back to the Board this municipal year to provide information on the SWEP usage and the impact of the changes made.

47. Work Programme 2025/2026

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

- 1) Requests that future meetings have no more than 3 items on the agenda due to time limitations.
- 2) Requests the following items be added to the Work Programme 2025/26:
 - A further annual report on fly-tipping listing the annual report performance numbers.
 - A follow up report updating the Board on the annual statistics of SWEP before May.
 - Noted that the Renters Reform Bill be scheduled as the only item for December, however arising from discussion at the meeting members agree that a further item on selective licensing be considered at that meeting.

48. 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 12.30 pm)

To: Communities and Neighbourhoods Scrutiny Board (4)

Date: 4 December 2025

Subject: Overview of the Renters Rights Act 2025

1 Purpose of the Note

- 1.1 To provide the Communities and Neighbourhoods Scrutiny Board (4) with an overview of the Renters Rights Act 2025.

2 Recommendations

- 2.1 The Communities and Neighbourhoods Scrutiny Board (4) is recommended to:
- 1) Consider the slides attached at Appendix 1 and the implications of the changes for the Council.
 - 2) Identify and agree any recommendations for the relevant Cabinet Member

3 Background and Information

- 3.1 A comprehensive slide deck at Appendix 1, highlights the following:
- Purpose of the Act
 - Key Legislative Changes
 - Enforcement and Investigatory Powers
 - Implementation
- 3.2 Members are requested to consider the information provided, make comments and ask questions of officers and the Cabinet Member on the impact and implications of the changes for the Council, as well as identify any further recommendations or actions.

Appendix 1: Overview of the Renters Rights Act - slides

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Overview of the Renters Rights Act 2025

Scrutiny Board 4

4th December 2025

James Ibbs

Safer Housing Team Manager



Purpose of the Act



- Renting more secure, affordable and fair
- Establishes clearer responsibilities for all
- Comprehensive reforms
- Promote transparency across the sector
- Creates a balanced environment
- More inclusive and equitable housing market

Timeline of Implementation



- Originally known as Renters Reform Bill 2023
- Change in Government in July 2024
- Renters Rights Bill introduced by Labour
- Renters Rights Act received Royal Assent on the 27th October 2025
- Commencement either late 2025 or early 2026.
- Guidance by mid-2026
- Full powers expected by the end of 2026.

Key Legislative Changes

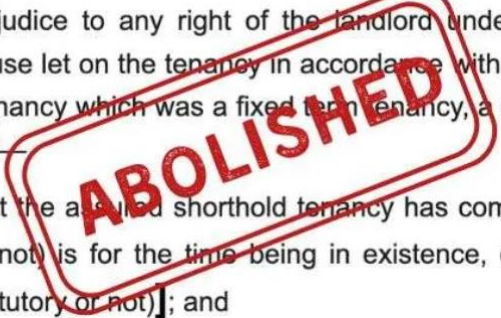


“No Fault” Evictions and Possession

Housing Act 1988

UK Public General Acts > 1988 c. 50 > Part I > chapter II > Section 21

21 Recovery of possession on expiry or termination of assured shorthold tenancy.

- (1) Without prejudice to any right of the landlord under an assured shorthold dwelling-house let on the tenancy in accordance with Chapter I above, on or shorthold tenancy which was a fixed term tenancy, a court shall make an order if it is satisfied—
- (a) that the assured shorthold tenancy has come to an end and no further or not is for the time being in existence, other than ^[F1]an assured statutory or not[]]; and
- (b) the landlord or, in the case of joint landlords, at least one of them has given the tenant ^[F2]in writing[]] stating that he requires possession of
- 

- Abolition of Section 21 “No Fault”
- Must rely on s.8 eviction grounds
- Valid reason to end tenancy
- Eviction cannot occur within first year
- Unlawful eviction – enforcement powers
- Definitions of ASB

Tenancies and Rent

- Assured Shorthold Tenancies replaced with Assured Periodic Tenancies
- Tenant can end with 2 months notice
- Measures to regulate rent increases
- Rent increase once per year
- Statutory process
- No large sums in advance
- Ban on rental bidding



Discrimination and Pets



- Ban on discriminating against tenants on benefits or who have children
- Cannot refuse a tenancy based on financial circumstances or family status
- Enforcement and legal recourse to challenge unfair treatment and seek redress
- Request permission to keep a pet
- Limited grounds to refuse – pet insurance



Decent Homes Standard (DHS)

- DHS in the Private Rented Sector (PRS) for the first time
- Legally enforceable minimum housing “quality” standards
- Raise housing standards
- Reduce health risks
- Enforceable by Local Authority



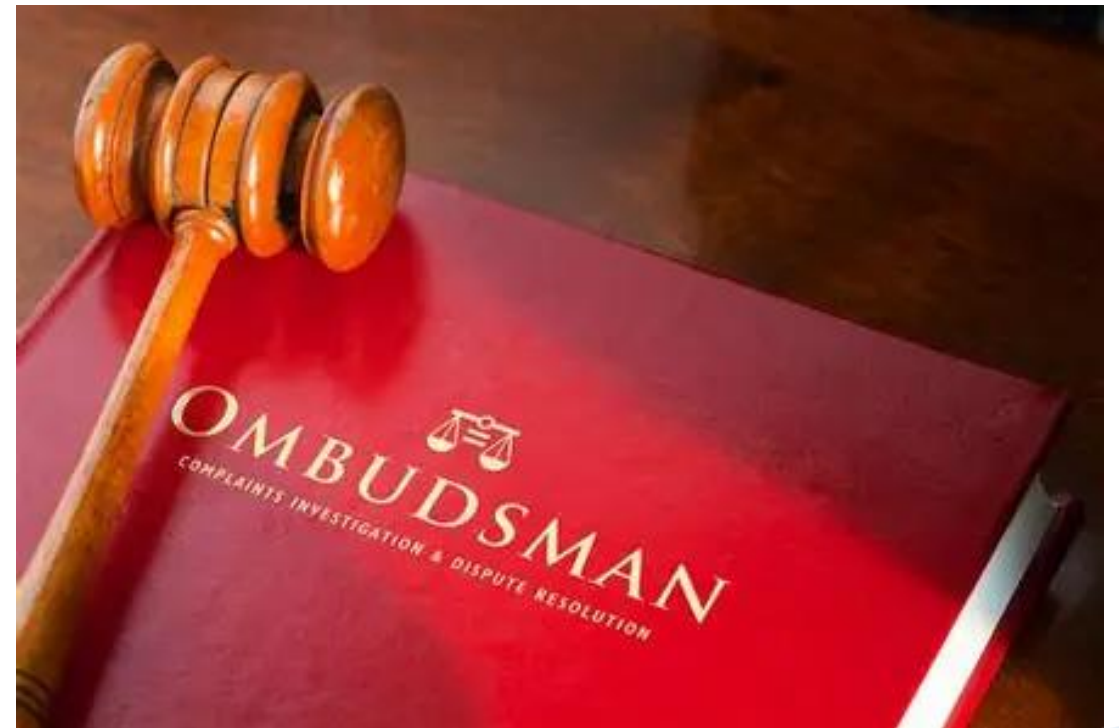
Awaab's Law



- The **Social Housing (Regulation) Act 2023** 'Awaab's Law'
- Social landlords must investigate and remedy hazards
- Will apply to Landlords in the PRS
- Direct route through Courts
- Potential enforcement by the Council

PRS Landlord Ombudsman

- Creation of a Private Rented Sector Landlord Ombudsman
- All landlords required to register
- Handle tenant complaints and disputes without needing court action
- Free, impartial, and legally binding resolution to tenant complaints
- Failing to register carries fines of up to £7,000, or even prosecution



PRS Database



Creation of a Private Rented Sector Database



All landlords will be required to register themselves and their properties on this database



Landlords who fail to register on the database may face penalties of up to £7,000



Properties will not be eligible for possession proceedings unless correctly registered

Enforcement and Investigatory Powers

- Enhanced enforcement and investigatory powers to ensure compliance
- Minor non-compliance = up to £7,000
- Serious non-compliance = up to £40,000
- **DUTY** on the Council to enforce – previously a power
- Expected to create a workforce, or workforce capacity
- Tenants will be able to complain directly to the Ombudsman (duty)

Implementation

- Restructured Safer Housing and Communities service
- Government Roadmap – 1st May 2026
 - New Burdens (£18.2m for 2025/26)
 - WMCA x2 Apprentice Compliance Officers
- Income ring fenced for carrying out the Council's enforcement functions
- Clause 82 provides PRS Database Operator to provide a portion of fees to Local Authority for enforcement activity
- Review Safer Housing and Communities Enforcement Policy – Full Council March 2026

Questions



[Guide to the Renters Rights Bill](#)

Agenda Item 5

Communities and Neighbourhoods Work Programme 2025-26

Last updated 20 November 2025

Please see page 2 onwards for background to items

17 July 2025
Cabinet Member Portfolio Priorities CCTV in Taxis Task and Finish Group Draft Work Programme 2025-26
4 September 2025 - cancelled
23 October 2025
Street Lighting Fly-tipping performance 2024-25 Severe Weather Emergency Protocol (SWEP)
4 December 2025
Renters Reform Bill
29 January 2026
Food Waste Selective Licensing
12 March 2026
Litter picking SWEP
2025-26
Housing Strategy Pot-Holes and Road Surface Quality Gully Cleaning Programme Alternative Accommodation Garden Waste Design Guides Road Safety and Parking Enforcement Supported Exempt Accommodation Heritage Strategy Cultural Strategy Planning Performance – Planning and Infrastructure Bill Collections Management Process
2026/27
Empty Property Strategy Additional Licensing Scheme progress report Fly-tipping Performance 25-26

Communities and Neighbourhoods Work Programme 2025-26

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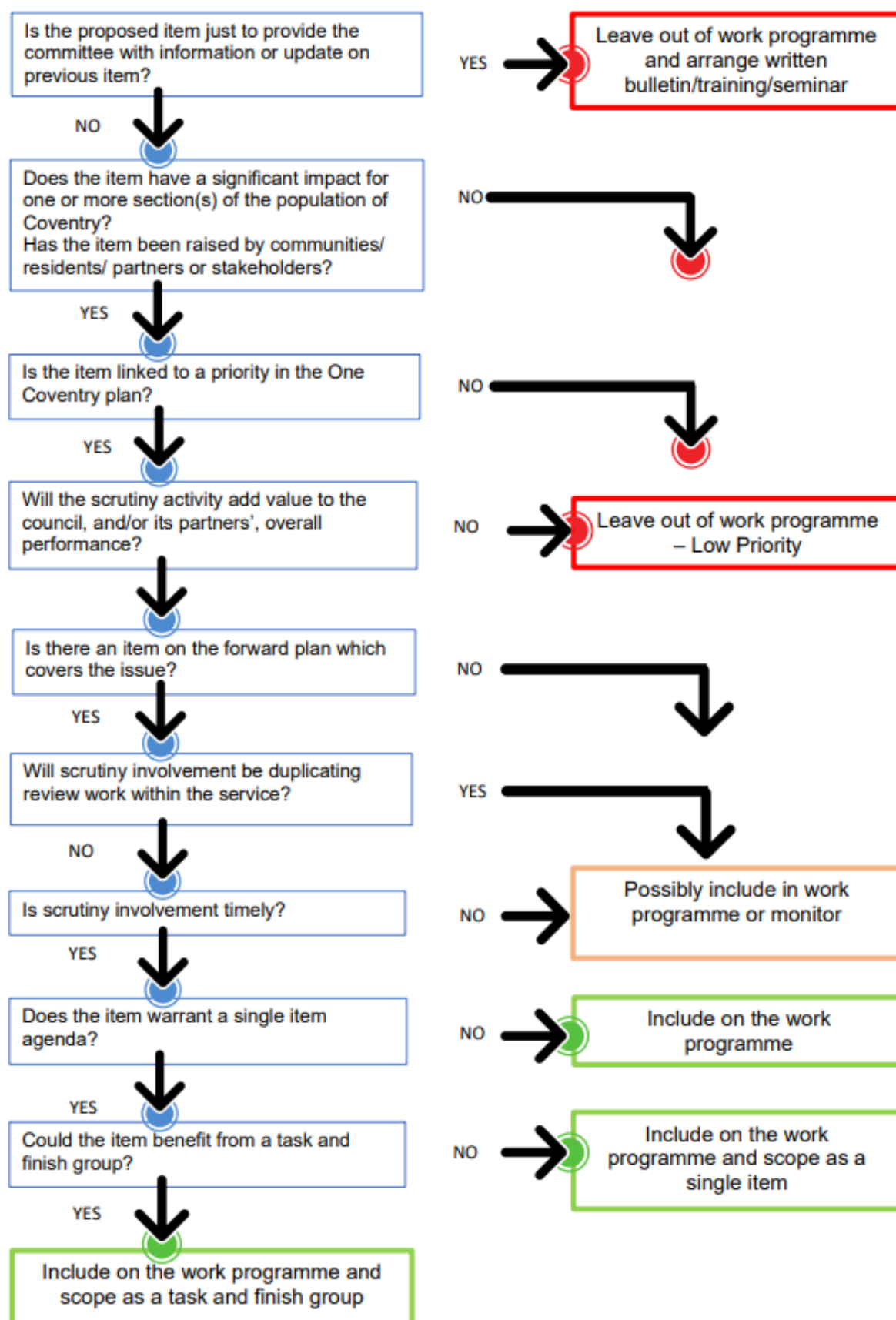
Date	Title	Detail	Cabinet Member/ Lead Officer
17 July 2025	Cabinet Member Portfolio Priorities	To invite Cllr P Akhtar and Cllr Hetherton to identify their priorities for the coming year, for Scruco to be able to identify future items and hold Cabinet Members to account	Cllr N Akhtar Cllr Hetherton
	CCTV in Taxis Task and Finish Group	To establish a task and finish group to look at CCTV in taxis	Cllr Hetherton Gennie Holmes
	Draft Work Programme 2025-26	To agree an initial work programme	Gennie Holmes
4 September 2025 - cancelled			
23 October 2025	Street Lighting	Following an item on 30 th January, the Board requested an item on the roll-out of LED lighting and part night lighting. Including Recommendations and actions from 30 Jan	Cllr Hetherton Rav Sekhon Mark Adams
	Fly-tipping performance 2024-25	To include fly tipping data covering the past 12 months to as well as 1) Public reporting figures 2) Allocation of additional resource in 25-26 budget 3) Partnerships with housing associations like Citizen to combat fly tipping on their premises 4) Impact of increased fines for fly-tipping	Davina Blackburn Adrian Chowns Sarah Elliott Cllr AS Khan Cllr Hetherton
	Severe Weather Emergency Protocol (SWEP)	Refocus to ensure resources associated with SWEP are reaching those who it is intended for	Pete Fahy Cllr N Akhtar
4 December 2025	Renters Reform Bill	To consider the implications of the Renters Reform Bill on the Council and any changes to services required as a result. Private Sector Housing Enforcement Policy	Cllr N Akhtar Adrian Chowns
29 January 2026	Food Waste	Further update on implementation and progress on recommendations from item March 25	Sarah Elliot Cllr Hetherton
	Selective Licensing	Requested at the meeting on 23 October	Adrian Chowns Cllr N Akhtar

Communities and Neighbourhoods Work Programme 2025-26

Date	Title	Detail	Cabinet Member/ Lead Officer
12 March 2026	Litter picking	Update following the item considered April 2025 – to include suggestions from member of the public: Suggestions: - Target areas that are notorious, so they don't become "dumping grounds" causing possible greater expenditure to clean them up. - Ascertain whether street bins are effectively and efficiently dealt with. - Investigate whether the tip could be promoted more. - Work with Probation A city-wide campaign to make littering unacceptable.	Cllr Hetherton Martin McHugh/ Sam Morris
	SWEP	To look at the impact of the changes proposed following the item in October 25	J Crawshaw Cllr N Akhtar
2025-26			
	Housing Strategy	To look at local housing provision, including social housing number, as part of the Local Plan. To include social housing providers	Jim Crawshaw Cllr N Akhtar
	Pot-Holes and Road Surface Quality	To include the National Highways Satisfaction Survey satisfaction survey data (5% below average)	Mark Adams Cllr Hetherton
	Gully Cleaning Programme	Requested following an item on Water Quality on 17/7/24. To be considered 25/26	Mark Adams Cllr Hetherton
	Alternative Accommodation	Cost of accommodation placements – Possibly referred to SB4	Jim Crawshaw Cllr N Akhtar
	Garden Waste		Sarah Elliot Cllr Hetherton
	Design Guides	To feedback on the draft designs guides referred from Scrucro December 24 – to invite SB3	Chris Styles Cllr N Akhtar
	Road Safety and Parking Enforcement	Referred from Scrucro 5 th June 2025 – to include use of digital technology. To follow up on progress April 2024	Paul Bowman Cllr Hetherton

Date	Title	Detail	Cabinet Member/ Lead Officer
		Scruco actions and recommendations. Use of e-bikes and scooters will be considered by Scruco.	
	Supported Exempt Accommodation	Progress including recommendations from December 24 and January 25/	Cllr N Akhtar Jim Crawshaw Pete Fahy
	Heritage Strategy	Following an item on Conservation Areas the Board requested that the Cabinet Member consider funding prioritisation and allocation, for heritage assets as part of the new Heritage Strategy.	Cllr N Akhtar David Nuttall
	Cultural Strategy	Referred from Scruco - Progress in delivering the Cultural Works model, including communication with Members. include Commonwealth Games legacy.	David Nuttall/ Salla Virman Cllr N Akhtar
	Planning Performance – Planning and Infrastructure Bill	Looking at the content of the Planning and Infrastructure Bill and the implications for local government. To include overall performance against Government targets. Annual monitoring report (AMR).	Cllr N Akhtar Rob Back
	Collections Management Process	To review the process for managing the Councils assets held by Culture Coventry.	Cllr N Akhtar David Nuttall
2026/27	Empty Property Strategy	To provide an update on Empty Property Strategy as due for renewal next year. To involve scrutiny as part of the consultation process. 26/27	Davina Blackburn Adrian Chowns
	Additional Licensing Scheme progress report	At their meeting on 21 st August, Scruco requested that SB4 receive regular progress reports on numbers of HMO's licensed and enforcement – scheme review 2028.	Adrian Chowns, Davina Blackburn
	Fly-tipping Performance 25-26	A further progress report following the item in October 25	Adrian Chowns Cllr Hetherton

Work Programme Decision Flow Chart



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