

# Public Document Pack



Coventry City Council

## Agenda

### **Joint Meeting of Scrutiny Co-ordination Committee and Communities and Neighbourhoods Scrutiny Board (4)**

#### **Time and Date**

2.00 pm on Thursday, 15 January, 2026

#### **Place**

Diamond Rooms 1 and 2 - Council House

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#### **Public Business**

##### **1. Election of Chair**

To elect a Chair for the Joint Meeting.

##### **2. Apologies and Substitutions**

##### **3. Declarations of Interest**

##### **4. Selective Licensing (Pages 3 - 16)**

Briefing Note of the Director of Law and Governance

##### **5. Any Other Items of Public Business**

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

#### **Private Business**

**Nil**

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

7 January, 2026

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett, Governance Services e mail [Suzanne.Bennett@coventry.gov.uk](mailto:Suzanne.Bennett@coventry.gov.uk)

Membership: Councillors M Ali, R Bailey, B Christopher, G Hayre, A Jobbar, L Kelly, T Khan, J Lepoidevin, G Lewis, G Lloyd, J McNicholas, C Miks, G Ridley, E Ruane, T Sawdon, R Singh and R Thay

By invitation: Councillors S Agboola, N Akhtar, P Akhtar, AS Khan, E Reeves

**Public Access**

Any member of the public who would like to attend the meeting in person is encouraged to contact the officer below in advance of the meeting regarding arrangements for public attendance. A guide to attending public meeting can be found here: <https://www.coventry.gov.uk/publicAttendanceMeetings>



## Briefing Note

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**To: Scrutiny Co-ordination Committee and Communities and Neighbourhoods Scrutiny Board**

**Date: 15 January 2026**

**Subject: Selective Licencing**

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**1 Purpose of the Note**

1.1 To provide Scrutiny Co-ordination Committee and Communities and Neighbourhoods Scrutiny Board with an update with regards to Selective Licencing.

**2 Recommendations**

2.1 Scrutiny Co-ordination Committee and Communities and Neighbourhoods Scrutiny Board are recommended to:

- 1) Note the details in the presentation (Appendix 1) regarding the topics covered.
- 2) Make any relevant recommendations to the Cabinet.

**3 Information/Background**

3.1 Outline information is provided in the appended slides (Appendix 1) and the Board will receive a presentation from Officers at the meeting which will contain more detail and context on these topics.

**4 Health Inequalities Impact**

4.1 There are no Health Inequalities impacts directly related to this report.

Appendix 1: Selective Licencing Presentation

**Adrian Chowns,  
Head of Safer Housing & Communities,  
adrian.chowns@coventry.gov.uk**

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# Selective Licensing

Scrutiny Coordination Committee

15<sup>th</sup> January 2026

Adrian Chowns – Head of Safer Housing and  
Communities



# What is Selective Licensing?

- Discretionary power under Part 3 of the Housing Act 2004.
- Enables the Council to designate the whole or any part of its area subject to selective licensing.
- Designation is made and applies to all privately rented properties in area(s).
- All properties require a licence – not HMOs
- Scheme lasts up to 5 years.



# Selective Licensing Criteria – Stage 1

- “High level” Private Rented Sector (PRS).
  - Equal or above national average (19%)
- Less than 19% do not pass Stage 1.
- Data
  - Stock Condition
  - Census 2021
- Pass or fail.
- Where ‘high’ level not met can only apply Low Demand and/or ASB criteria.

# Selective Licensing Criteria – Stage 2

- The area is one experiencing/suffering from
  - a) low housing demand (or is likely to become such an area);
  - b) a significant and persistent problem caused by ASB;
  - c) poor property conditions;
  - d) an influx of migration;
  - e) a high level of deprivation; or
  - f) high crime levels.

# Progress so far...

2016 – Public consultation St Michaels ward only.

2018 – Feasibility study carried out for large scale scheme – not citywide.

2019 – Public consultation on larger area.

2020 – Cabinet resolved that proposed Selective Licensing scheme not be progressed at this time.

- Review conclusions of Government review;
- Conduct an up-to-date statistical assessment using Census 2021 and;
- Report findings to Cabinet at a future meeting.

# Progress so far...

2022 – Review Completed

2023 - 24 – Further Options/ information considered

2024 – General Approval changed – discretion of the Council

2026 – Consideration by Scrutiny

# Independent Review of the Use and Effectiveness of Selective Licensing

- Precluded from taking direct enforcement measures against landlords where issues of property condition.
- Effective when combined with wider interventions.
- Schemes can face budget and staffing pressures.
- Requires robust, evidence-led consultation.

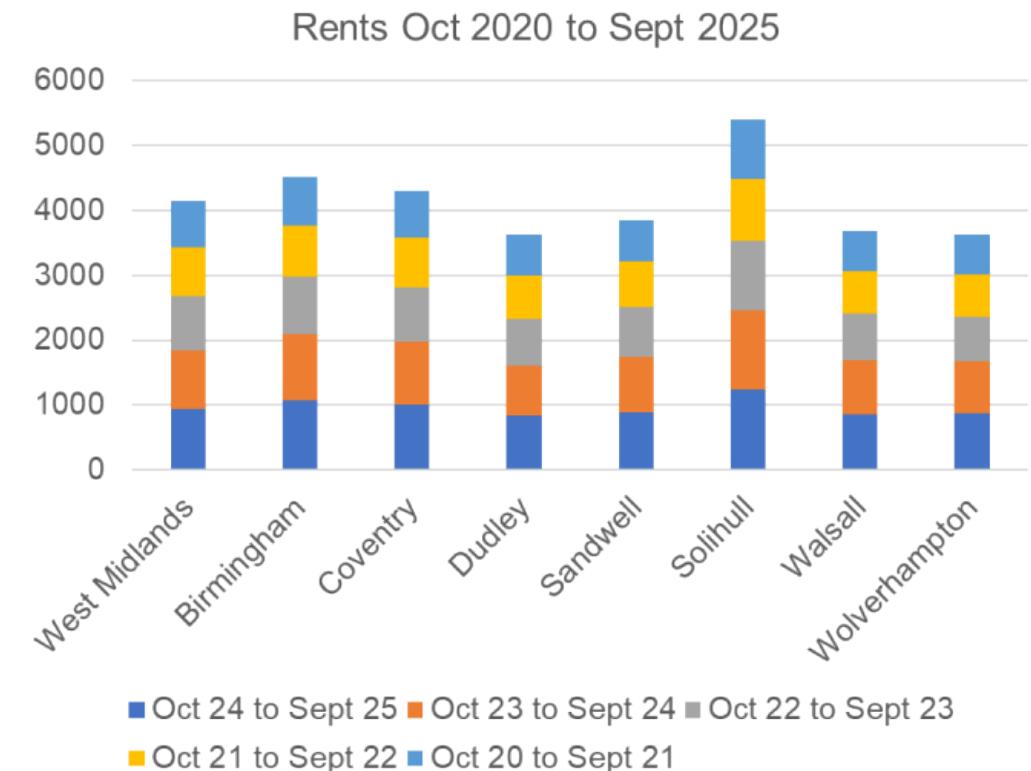
# Findings from statistical review

- 16 out of the 18 wards in Coventry have a higher percentage of PRS than that of the national average (19%).
- 16 wards meet Selective Licensing requirements using any of the criteria.
- Two wards (Bablake and Binley & Willenhall) do not have the high proportion of PRS i.e. are below the 19% national average.
- These two wards could only be included under grounds a) low housing demand and/or b) ASB.

# Clarification on Option Appraisal

Local Authority	Basic Licence Fee	Type of scheme
Birmingham	£700 per licence	25 of the 69 wards
Leicester	£1,090 per licence	6 of the 22 wards
Liverpool	£583 per licence	16 of the 64 wards
LB Newham	£750 per licence	22 of the 24 wards
Nottingham	£887 per licence	10 of the 20 wards
Oxford	£480 per licence	Citywide

- Fees and charges
- Rental increases
- Designation process and multiple schemes
- Visit to other LA's



# Designation Process

- No Secretary of State approval required for any scheme size.
- Full discretion to designate areas under Selective Licensing.
- Statutory Criteria must be met.
- Minimum 10-week public consultation.
- Publish Outcomes and report to Government.



# Conclusions

- No policy decision currently exists therefore full discretion to designate.
- Feasible to introduce multiple schemes for a citywide approach
  - 16 wards in one scheme
  - Bablake and Binley and Willenhall in another scheme.
- If insufficient evidence, citywide scheme would not be possible (only 16 wards would be included).

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