

**Coventry City Council**  
**Minutes of the Meeting of Joint Meeting of Scrutiny Co-ordination Committee and**  
**Communities and Neighbourhoods Scrutiny Board (4) held at 2.00 pm on**  
**Thursday, 15 January 2026**

Present:

Members: Councillor G Lloyd (Chair)

Councillor R Bailey  
Councillor B Christopher  
Councillor A Jobbar  
Councillor L Kelly  
Councillor Lepoidevin  
Councillor G Lewis  
Councillor J McNicholas  
Councillor M Mutton (substitute for Councillor M Ali)  
Councillor E Ruane  
Councillor T Sawdon  
Councillor R Thay  
Councillor C Thomas (substitute for Councillor G Hayre)  
Councillor D Toulson (substitute for Councillor R Singh)

Other Members: Councillor S Agboola (Shadow Cabinet Member for Housing and Communities)  
Councillor N Akhtar (Cabinet Member for Housing and Communities)  
Councillor E Reeves (by invitation)

Employees (by Service):

Law and Governance S Bennett, D Blackburn, A Chowns, G Holmes

Apologies: Councillors M Ali, G Hayre, C Miks, G Ridley, R Singh,

## **Public Business**

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

**RESOLVED that Councillor G Lloyd be elected as the Chair of the Joint Meeting.**

### **2. Declarations of Interest**

The Joint Meeting were informed that, having been notified in advance that the number of Members of the Joint Meeting impacted had the potential to raise concerns of quoracy, Julie Newman, Monitoring Officer, had provided a dispensation for the purpose of this Joint Meeting to allow Members of the meeting, if they wish, to participate in the Council business contained in Minute 3

below relating to “Selective Licensing”, where they could otherwise be prohibited due to their interests.

Notwithstanding the dispensation, the following Members of the Joint Meeting made declarations:-

- 1) Councillor T Sawdon declared a disclosable pecuniary interest as a landlord and left the meeting
- 2) Councillors A Jobbar, G Lewis and E Ruane indicated that they had interests in this matter and would be engaging the dispensation granted to them by the Monitoring Officer.

In addition, Councillor N Akhtar, Cabinet Member for Housing and Communities indicated that, whilst he had a disclosable pecuniary interest in this matter which was not covered by the dispensation, as the Cabinet Member and not a member of the Joint Meeting, he would not be taking part in voting at the meeting so he would therefore remain in the meeting and speak on this matter.

### 3. **Selective Licensing**

The Joint Meeting received a presentation of the Director of Law and Governance on Selective Licensing. The Joint Meeting also considered supplementary information provided by Central England Law Centre which supported the introduction of Selective Licensing.

The presentation covered:-

- What is Selective Licensing?
- Selective Licensing Criteria – Stage 1
- Selective Licensing Criteria – Stage 2
- Progress on this issue so far (2016-2026)
- Independent Review of the Use and Effectiveness of Selective Licensing
- Findings from Statistical Review
- Clarification on Option Appraisal
- Designation Process
- Conclusions

The Joint Meeting sought clarification, made comments and questioned officers on a number of matters and received responses in relation to the following areas:

- That any scheme could be identified at any sized area, from a whole city, specific wards, Lower Super Output Areas, to a few streets, but that the right criteria had to be identified for that area.
- That any consultation undertaken would include both tenants and landlords and steps would be taken to ensure a balanced consultation.
- That the private rented sector in Coventry is significantly larger than the social rented sector.
- At the last stock condition survey, 21% had a category 1 hazard, so it could be surmised that the housing stock in Coventry was worse than the national average.

- That Selective Licensing can't be used to address regulation and enforcement of hazards as these powers sit under the Housing Act which the Council already uses.
- Clarification on Selective Licensing and what potential Schemes could look like in Coventry, including the evidence required to introduce the Schemes, and which wards could be covered.
- That the conditions set as part of a Licensing Scheme would have to relate to the reasons for justification of introducing the scheme, i.e., Poor property conditions, ASB or Low Demand.
- That Coventry has a good track record of operating licensing schemes within budget and that Selective Licensing has the potential to provide £35million income to the city, which could provide 120 additional staff to administer and enforce the scheme as well as addressing associated issues such as waste and ASB. This would enable the service to be proactive rather than reactive in addressing poor property conditions. The indirect financial benefits to the City were also noted (potentially more money spent on improving rented properties in the City)
- The Additional Licensing Scheme for HMO's had resulted in 91 penalties for not licensing eligible properties, 243 penalties for management regulation breaches and has resulted in landlords investing £2.5million in improving HMO's. The largest fine imposed was £78,000.
- Some Members raised concerns about the cost of the license fee being passed onto tenants, however officers stated there was no evidence of a relationship between rent increases and Selective Licensing. Rents had gone up whether areas had licensing or not.
- That the Council was good at chasing and collecting fines, even when the landlord was absentee and the property was let through an agency. Letting Agencies would also be accountable as well as landlords under any Selective Licensing Scheme.
- That better landlords would pay less and would have a licence for a longer period of time. There would be a hierarchy of licensing which was the same as with the current Additional Licensing Scheme.
- There were no known local authorities who were considering withdrawing a Selective Licensing scheme and Members suggested hearing from other authorities who have implemented a scheme in their area, including Wolverhampton and Oxford (who have a whole City scheme).
- That it was too early to know what impact the Renters Rights Act would have on the private rented sector and that Members needed to know more about both the Act and Selective Licensing before making any further recommendations. It was noted that it was already intended to hold an all Members Seminar on the Renters Rights Act in the near future.

RESOLVED that the Joint Meeting of the Scrutiny Co-ordination Committee and the Communities and Neighbourhoods Scrutiny Board:-

- 1) Notes the details in the presentation regarding the topics covered.

- 2) Recommends that the Council explore Selective Licensing further before making recommendations to Cabinet, including the holding of the scheduled All Members Seminar on the Renters Reform Act and the holding of an additional All Members Seminar on Selective Licensing before the end of the current Municipal Year. The Seminar on Selective Licensing should include contributions from neighbouring authorities on their experiences of implementing Selective Licensing.

(**NOTE:** Councillor T Sawdon left the meeting for the consideration of this item)

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

There were no other items of urgent public business.

(Meeting closed at 4.30pm)