

Agenda Item 8 Council – 24th March 2026 Recommendation from Cabinet 17th March 2026

Coventry City Council
Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 17 March 2026

Present:

Cabinet Members:	Councillor G Duggins (Chair) Councillor A S Khan (Deputy Chair) Councillor N Akhtar Councillor R Brown Councillor K Caan Councillor P Hetherton Councillor J O'Boyle Councillor K Sandhu Councillor P Seaman
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Non-Voting Deputy Cabinet Members:	Councillor S Agboola Councillor P Akhtar Councillor G Hayre Councillor S Nazir
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Non-Voting Members:	Opposition	Councillor J Gardiner Councillor E Reeves Councillor G Ridley
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Other Non-Voting Members:	Councillor R Lakha Councillor G Lloyd
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Employees (by Service):

Chief Executive	Julie Nugent (Chief Executive)
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Adult Services and Housing	P Fahy (Director for Care, Health and Housing)
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Childrens Services and Education	R Sugars, C Webb
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City Services	M Adams (Director for City Services), M O'Connell
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Communications	Carl Holloway (Director for Policy and Communications), N Hart
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Finance and Resources	B Hastie (Director for Finance and Resources)
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Law and Governance	O Aremu, A Chowns, J Ibbs, L Knight
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RECOMMENDATION

71. Declarations of Interest

Councillors N Akhtar, R Brown, K Caan, and G Hayre declared disclosable pecuniary interests in the matter referred to in Minute 73 below, headed “Private Sector Housing Enforcement Policy 2026-31”. They left the meeting during the consideration of this matter.

73. Private Sector Housing Enforcement Policy 2026-31

The Cabinet considered a report of the Director of Law, Governance and Safer Communities, which sought approval of the Private Sector Housing Enforcement Policy 2026-2031.

On the 27th October 2025, the Renters Rights Act received royal assent, with the aim of improving the experience of private renting. The Act introduces a suite of new powers for the Council that would come into force on the 1st May 2026, unpinned by new powers designated to be effective, consistent and proportionate enforcement framework. The Government has also extended councils’ powers to collect and retain revenue for future enforcement work from financial penalties against landlords who flout the rules.

In order for the Council to use these powers it must have published a policy setting out how it will implement these powers in relation to properties in the Private Rented Sector (PRS). The Private Sector Housing Enforcement Policy was appended to the report and set out the Council’s strengthened approach to enforcing housing standards across the PRS and Social Housing (SH). It incorporates updated legislation, particularly the Renters’ Rights Act 2025, and aims to ensure all rented homes meet statutory minimum standards to protect residents’ health and wellbeing. The report summarised the key updates under a number of headings, including:

- Clear legal framework
- Proportionate enforcement approach
- Civil penalties framework
- Safeguarding and vulnerability
- Clear expectations for landlords and tenants
- Monitoring and review.

The Policy must be approved and published to allow the Council to implement the new powers. Once approved, the Policy would take immediate effect, enabling the Council to use the powers introduced on 27th December 2025 and prepare to use the remaining powers which have a fixed implementation dates of 1st May 2026. The Cabinet noted that during the period between the publishing of the new Policy and 1st May 2026, the Council will need to maintain the use of existing powers

prior to the introduction of the Renters Rights Act 2025 and, as such, the Council would carry out any such enforcement in accordance with the existing Policy on Enforcing Standards in Private Sector Housing 2020.

The Cabinet agreed to:

1. Consider the requirements of the Renters Rights Act 2025 and approve the proposed Coventry Private Sector Housing Enforcement Policy 2026-2031
2. Authorise the Director of Finance and Resources (Section 151 Officer) to accept any future monies associated with New Burdens funding and income from the PRS Database once these have been confirmed by Government.
3. Authorise the Director of Law, Governance and Safer Communities to amend the scheme of delegations to include any new powers and duties arising as a result of the Renters Rights Act 2025.

RESOLVED that the Cabinet recommend that the policy be reviewed by full Council for approval.