



Coventry City Council

Information Governance Team

Postal Address:

Coventry City Council
PO Box 7097
Coventry
CV6 9SL

www.coventry.gov.uk

E-mail: infogov@coventry.gov.uk
Phone: 024 7697 5408

19 November 2025

Dear Sir/Madam

Freedom of Information Act 2000 (FOIA)
Request ID: FOI758821758

Thank you for your request for information relating to HMO list.

You have requested the following information:

I am currently undertaking an independent development course project focused on HMO properties. As part of this research, I require access to comprehensive and up-to-date data on all Houses in Multiple Occupation (HMOs) licensed by Coventry City Council.

The information I am requesting is:

A full, complete, and current register of all licensed Houses in Multiple Occupation (HMOs) within the Coventry City Council boundary.

I would appreciate it if the information could be provided in a readily accessible electronic format, such as a searchable spreadsheet (e.g., CSV or Excel).

I have attempted to locate this information via the council's public website, but I found the existing online register confusing to navigate and believe it may be incomplete, as I could not find records for specific HMO properties that I am aware of. Access to the official, full list is essential for the integrity of my project.

The requirement to provide a public register of HMO Licences is set out in Section 232 of the Housing Act 2004. The format of the register available through our website (<https://www.coventry.gov.uk/licensing-regulation/hmo-licensing/16>) is congruent with the provisions of the Act.

As per Section 21 of the FOIA, the information is already in the public domain. We do not publish every single property in this register for security purposes.

We are therefore refusing your request under Section 38(1)(a) and (b) of the Freedom of Information Act 2000. This section provides an exemption from disclosure where the release of information would, or would be likely to:

Endanger the physical or mental health of any individual, or

Endanger the safety of any individual.

Releasing information via FOI, is a disclosure to the world at large. In this case, disclosing specific HMO addresses for vulnerable individuals could expose individuals to targeted threats, harassment, or other safety risks. Given the nature of the work and the potential for confrontation or misuse of such information, we consider there to be a real and significant risk to the health and safety of those individuals.

As Section 38 is a qualified exemption, we have conducted a public interest test. While we acknowledge the general public interest in transparency and accountability, we believe that this is outweighed by the need to protect individuals from harm. Therefore, the exemption is engaged, and the information will not be disclosed.

It is our policy not to provide the public register in Excel format. However, we note that you state that you need these data in service of a project – if you can evidence to us that you have a legitimate academic need for specific data from the register, we can consider providing these to you in Excel format. Please be aware that we will not include any licence holders' or managers' personal data in such a report. You may make your request to the following email address:

hmo@coventry.gov.uk

For information, we publish a variety of information such as: [FOI/EIR Disclosure Log](#), [Publication Scheme](#), [Facts about Coventry](#) and [Open Data](#) that you may find of useful if you are looking for information in the future.

If you are unhappy with the handling of your request, you can ask us to review our response. Requests for reviews should be submitted within 40 days of the date of receipt of our response to your original request – email: infogov@coventry.gov.uk

If you are unhappy with the outcome of our review, you can write to the Information Commissioner, who can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or email icocasework@ico.org.uk.

Please remember to quote the reference number above in your response.

Yours faithfully

Information Governance