



Information Governance Team

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Dear Sir/Madam

Freedom of Information Act 2000 (FOIA)

Request ID: FOI873669975

Thank you for your request for information relating to Penalty notices issued to landlords and agents.

You have requested the following information:

Please provide the council's record of civil penalties (financial penalties) issued to landlords, letting agents and managing agents under section 249A of the Housing Act 2004, for the period 1 September 2024 to 14 September 2026.

For each penalty, please include as far as your records allow:

- 1. the offence, and the legislation it was issued under;**
- 2. the amount of the penalty as finally determined;**
- 3. the date the final notice was served;**
- 4. the address of the property concerned, including the postcode;**
- 5. the outcome — paid, outstanding, withdrawn, or varied or cancelled on appeal;**
- 6. the name of the person or company the penalty was served on, where disclosure is not prevented by data protection law.**

Where a name is withheld, please still include the penalty and the other details above.

A spreadsheet (CSV or Excel) is the most useful format, and we are happy to receive the data exactly as your system exports it. If any part of this request would exceed the appropriate cost limit, please treat items 1 to 5 as the priority and let us know how to narrow the remainder rather than refusing it outright.

In response to your request, we confirm the information you requested falls under the exemption(s) in Section 21 of the Freedom of Information Act 2000, which relates to 'information reasonably accessible to the applicant by other means.'

The exemption applies as the information is published and publicly available to view by accessing the Council website, please use the following link:

<https://www.coventry.gov.uk/housing-enforcement/hmo-enforcement-action>

This exemption is not subject to the public interest test.

With regards to the outcome following each penalty, we confirm we do not hold this information in a reportable format, due to issues with the reporting limitations of the case management system we use, and we are therefore informing you as per Section 1(1) of the Act that we do not hold this information.

With regards to the addresses, names and other personal data relating to these cases, we confirm this information is exempt under section 40 (2) of the FOIA. This exemption covers the personal data of third parties (anyone other than the requester) where complying with the request would breach any of the principles in the Data Protection Act.

This has been done as the Council considers that this information meets the definition for personal data set out in Section 3(2) and 3(3) of the Data Protection Act 2018 (DPA) as:

(2) personal data means any information relating to an identified or identifiable living individual (subject to subsection (14)(c))"

(3) "Identifiable living individual" means a living individual who can be identified, directly or indirectly, in particular by reference to –

*(a) an identifier such as a name, an identification number, location data or an online identifier, or
(b) one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of the individual."*

Section 40(2) of the FOIA states that personal data relating to third parties (i.e. a party other than the person requesting the information) is exempt information if it is the personal data of a third party (i.e. not yourself) and one of the conditions in section 40(3A-B) or 40(4A) is satisfied.

The information you have requested includes personal information of members of the public. The disclosure of this information would breach one or more of the Data Protection Principles in the UK General Data Protection Regulation (UK GDPR). The condition at section 40 3A(a) is therefore satisfied because disclosure in this instance would breach the first data protection principle. This is because it would be unfair to disclose such personal data where the members of the public concerned have no expectation that their names would be released in the context of the information held.

Section 40(2) is an absolute exemption not subject to the Public Interest Test.

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