



Designation of an Area for Selective Licensing

Westminster City Council in exercise of its powers under section 80 of the Housing Act 2004 (“the Act”) hereby designates for Selective Licensing the areas described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

1. This Designation shall be known as the Westminster City Council Designation for Areas for Selective Licensing 2025 No 2. All privately rented residential accommodation situated within the designated areas must be licensed with the Council unless subject to statutory exemption as set out in paragraph 5.
2. This Designation has been made on 24 June 2025. This designation does not require confirmation by the Secretary of State . This designation was given general approval by the Cabinet of Westminster City Council. This designation falls within a description of designations in relation to which the Secretary of State has given a general approval under section 82 of the Housing Act 2004 (“the Act”),: namely the Housing Act 2004 Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024 which came into force on the 23 December 2024. This Designation shall come into force on 24 November 2025 (not less than 3 months after decision date).
3. This Designation shall cease to have effect on 23 November 2030 (not more than 5 years) or earlier if the Council revokes the scheme under section 84 of the Act .

AREAS TO WHICH THE DESIGNATION APPLIES

4. This Designation shall apply to the following areas of the City of Westminster. Designation Number Two is delineated and edged in red on the map in Annex A.

Designation Number 2:

- Bayswater
- Hyde Park
- Lancaster Gate
- Marylebone
- Pimlico North
- Regent's Park
- West End

APPLICATION OF THE DESIGNATION

5.

This designation applies to any house¹ which is let or occupied under a single tenancy or 2 or more tenancies or licences in respect of different dwellings contained in it within the area described in paragraph 4 unless:

- (a) the house is a house in multiple occupation (HMO) that falls within the nationally prescribed category of HMO that is required to be licensed as a 'mandatory HMO' under section 55(2)(a) Part 2 of the Act²;
- (b) the house is a house in multiple occupation that falls within the prescribed category of HMO that is required to be licensed under the Westminster City Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2021 made on 21 April 2021 under Section 56 of the Housing Act 2004³;
- (c) the tenancy or licence of the house has been granted by a registered social landlord⁴;
- (d) the house is subject to an Interim or Final Management Order under Part 4 of the Act;
- (e) the house is subject to a temporary exemption under section 86 of the Act; or
- (f) the house is occupied under a tenancy or licence which is exempt under the Act or the occupation is of a building or part of a building so exempt as defined in Paragraph 5(f): Exempted tenancies or licences, Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

¹ For the definition of "house" see sections 79 and 99 of the Act.

² Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

³ Additional Licensing covers HMOs that are not within the scope of Mandatory HMO Licensing where tenants share one or more 'basic amenities' i.e. a WC, personal washing facilities or cooking facilities. We are not licensing 'Section 257' HMO buildings under the additional licensing scheme – individual rented flats within such a building would need a selective licence assuming they are occupied by a single household. If an individual flat was itself multiply occupied, it would need an additional or mandatory HMO licence depending on the number of persons accommodated.

⁴ Section 79 (3) of the Act. For the definition of a Registered Social Landlord see Part 1 of the Housing Act 1996

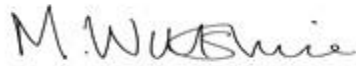
EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (f) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act⁵.
7. Westminster City Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act⁶.
8. Any landlord, managing agent, other person in control of a privately rented property, or any tenant within the Borough may seek advice on whether their property is affected by the designations. They may also apply for a licence from **1 October 2025** via the Council's website at www.westminster.gov.uk/private-sector-housing, by telephoning 020 7641 6161 during normal office hours (9am to 5pm, Monday to Friday), or by emailing propertylicensing@westminster.gov.uk. This designation has been made by Westminster City Council, City Hall, 64 Victoria Street, London, SW1E 6QP.
9. If you wish to inspect this designation in respect of selective licensing of properties in the City of Westminster it may be inspected at the Council's offices at City Hall, 64 Victoria Street, London SW1E 6QP.
10. Upon the Designation coming into force any person having control of or who manages a licensable property without a licence, or who allows a licensed property to be occupied by more households or persons other than as authorised by a licence, is liable to prosecution and upon summary conviction is liable to a fine pursuant to the provisions of section 95 of the Act. A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to a fine.
11. The Council, as an alternative to initiating a prosecution, may pursue one or more of a range of other enforcement actions including the imposition of a financial penalty of up to £30,000 and/or taking management control of the unlicensed property.
12. Further, where an offence has been committed an application may also be made by the Council and/or tenant under the provisions of section 41 of the Housing and Planning Act 2016 for a Rent Repayment Order to pay back up to 12 months' rent, Housing Benefit or Universal Credit.
13. No notice under section 21 of the Housing Act 1988 may be given in relation to an assured shorthold tenancy of the whole or part of an unlicensed house so long as it remains an unlicensed house.

⁵ Section 232 of the Act and paragraph 11 of SI 373/2006

⁶ See the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

Signed:



Mark Wiltshire

Director of Public Protection & Licensing
Environment & Communities

For and on behalf of Westminster City Council

24 June 2025

**THE COMMON SEAL OF
THE LORD MAYOR
AND CITIZENS OF THE CITY OF WESTMINSTER
was hereunto affixed by order:**



Sealed By: Westminster City Council
Sealed Time: 24 June 2025 | 11:17 BST

Annex A - Selective Licensing Designation 2

