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Selective licensing

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Selective licensing is a discretionary scheme and covers privately rented properties which are not covered by mandatory or additional licensing.

The Housing Act 2004 allows local housing authorities to designate areas for Selective Licensing to support the improvement of privately rented properties, providing certain conditions are met.

The power does not permit local housing authorities to require licensing of houses that have been exempted under the Selective Licensing of Houses (Specified exemptions) (England) Order 2006, or a property that is subject to a tenancy or licence granted by a body which is registered as a social landlord under Part 1 of the Housing Act 1996.

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