

**SHORT LETTING**

**THOUSANDS  
for your  
SHORT LET**



You could be fined thousands for short letting your property. To find out more about this illegal practice or to report someone you suspect call:



**020 7641 7803**



City of Westminster



Letting  
your  
property  
for less  
than 90  
days  
could  
cost you  
£20,000.

### **Thinking of letting out your flat for short stays?**

Are you tempted to short let your property? Perhaps you're going away for a long holiday or working away from home on a contract. Or perhaps you're investing in rental property and are attracted by the high rentals you've been told you can get.

Well, think again because you'll need planning permission to let your property for less than 90 days and without it you are breaking the law and you could be fined up to £20,000. The future sale of your property could also be affected as any enforcement notice will be registered as a legal charge and may deter future buyers.

We're working towards a cleaner, safer Westminster through our Civic Renewal programme and one of our key aims is to take action on issues that you tell us affect you. One of these issues is illegal short letting.

## Why is short letting a problem?

Short lets affect the quality of life of nearby residents. They are often used as holiday accommodation and people using them may create noise at unsociable hours. The high turnover of occupants in short lets can be threatening for permanent occupiers of a building who may encounter new and unfamiliar tenants on a regular basis which can lead to an increased fear of crime. Short lets reduce the amount of housing available for permanent residents, including key workers, which could have a negative impact upon the local community as a whole.

## What is the Council's role?

We use our planning policies to control the use of buildings throughout the City and ensure a balance between the needs of residents, businesses and visitors to this world-class city. We want to ensure this balance is maintained and will continue to discourage the loss of vital permanent accommodation to the illegal short lets market by taking enforcement action when it is identified.

The future sale of your property could be affected.

## What can I do about it?

If you suspect properties in your street or block are being let out on a short-term basis (ie less than 90 days) report it to us and we'll investigate. We suggest you keep records of when new tenants arrive at the property. We will regularly inspect the property but short-term letting can be difficult to detect without your help.

Please also report the problem to your head leaseholder or freeholder who may also be able to take action by enforcing the terms of the lease of the particular flat.

# SHORT LETTING

## Who to contact:

At the Council a dedicated team investigates reports of short letting and takes enforcement action. If you need advice on what else you can do as a resident, residents' association, freeholder or leaseholder or if you want to report short letting, you should contact our new information line.

## Short Let Information Line

12th Floor, City Hall  
Planning Enforcement Team  
64 Victoria Street  
SW1E 6QP

Phone: 020 7641 7803

Fax: 020 7641 3230

Email: [planning.enforcement@westminster.gov.uk](mailto:planning.enforcement@westminster.gov.uk)



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