



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	18 February 2026
Reporting Officer:	Kevin Bloomfield, NIHMO Manager
Contact Officers:	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	Under the Scheme of Delegation, the Director of City & Neighbourhood Services Department is responsible for exercising all powers in relation to the issue and variation, but not refusal, of HMO Licences, excluding provisions relating to the issue of HMO Licences where adverse representations have been made. Those applications which were dealt with under the Scheme are listed below.
2.0	Recommendations
2.1	The Committee is requested to note the applications that have been issued under the Scheme of Delegation during January 2026.

3.0	Main report																																																																																																																						
	<u>Key Issues</u>																																																																																																																						
3.1	Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during January 2026.																																																																																																																						
	<table border="1"> <thead> <tr> <th data-bbox="236 387 550 483">Premise Name</th> <th data-bbox="550 387 799 483">Licensee</th> <th data-bbox="799 387 1027 483">Ward</th> <th data-bbox="1027 387 1272 483">Housing Management Areas (HMAs)</th> <th data-bbox="1272 387 1474 483">Licence Type</th> </tr> </thead> <tbody> <tr> <td>Apartment B, 68 Fitzroy Avenue</td> <td>Mr Christopher McCann</td> <td>CENTRAL</td> <td>HOLYLAND HMA 2/22</td> <td>Renewal Application</td> </tr> <tr> <td>Apartment A, 68 Fitzroy Avenue</td> <td>Mr Christopher McCann</td> <td>CENTRAL</td> <td>HOLYLAND HMA 2/22</td> <td>Renewal Application</td> </tr> <tr> <td>11 Stormount Street</td> <td>Mr Gerard Campbell</td> <td>BEERSBRIDGE</td> <td>NONE</td> <td>New Application</td> </tr> <tr> <td>50 St Albans Gardens</td> <td>Ms Anna Marie Mallett</td> <td>STRANMILLIS</td> <td>SANDYMOUNT HMA 2/17</td> <td>Renewal Application</td> </tr> <tr> <td>Flat C, 47 Camden Street</td> <td>Mr Richard Smyth</td> <td>WINDSOR</td> 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Flat 2, 48 Eglantine Avenue	Mr Michael Smyth	WINDSOR	EGLANTINE HMA 2/09	New Application
33 Stranmillis Park	Mr Bernard Brian Campbell	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
Flat 2, 95 Wellesley Avenue	Glenwherry Investments Ltd	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
82 Agincourt Avenue	Ms Ann-Marie Benson	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
137 University Avenue	Mr Shane P Murray	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
38 Springfield Road	Mr Francis McVeigh	CLONARD	NONE	Renewal Application
27 Elaine Street	Mrs Lisa Brown	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
61 Lower Windsor Avenue	Mr Trevor Breadon	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
114 Dunluce Avenue	Mrs Mary McIntyre	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
4 Rathcool Street	Mrs Anna Rankin	WINDSOR	ADELAIDE HMA 2/01	New Application
42 Surrey Street	Mrs Avril Bruce	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
132 Dunluce Avenue	Mrs Marie McKay	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
5 Eblana Street	Mrs Nicola Parker	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
59 Lower Windsor Avenue	Mr Trevor Breadon	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
50 Melrose Street	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
27 Ridgeway Street	Mr Trevor Breadon	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
36 Tates Avenue	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
35 Carmel Street	Mr Conor Fox	CENTRAL	HOLYLAND HMA 2/22	New Application
94 Edinburgh Street	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
30 Hatfield Street	Mr Kieran Campbell	CENTRAL	LOWER ORMEAU HMA 2/13	Renewal Application
2 St Albans Gardens	Ms Una McNeill	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
419 Woodstock Road	JRS NI Investments Limited	WOODSTOCK	NONE	New Application
Apartment 8, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 7, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
785 Crumlin Road	Mr Edward Jackson	LEGONIEL	NONE	New Application
Apartment 6, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

Apartment 5, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 4, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 3, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 8, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 7, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 2, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 6, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
20 Stranmillis Street	JMC Rentals Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
Apartment 5, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 1, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 4, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 3, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
6 Whitehall Gardens	Mr Barry O'Donnell	ORMEAU	NONE	Renewal Application
Apartment 2, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 1, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 8, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 7, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
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Apartment 5, 50-52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 4, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

Apartment 3, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 2, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 1, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
74 Rugby Avenue	Mr Paul Donnelly	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
27 Agincourt Avenue	Mr Declan O'Neill	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 3, 36 Lawrence Street	Mr Paul McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 36 Lawrence Street	Mr Paul McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 1, 36 Lawrence Street	Mr Paul McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
19 Landseer Street	FGW Property Ltd	CENTRAL	STRANMILLIS HMA 2/19	New Application
59 Castlereagh Street	Blue Square House Ltd	BEERSBRIDGE	NONE	New Application
61 Sandhurst Gardens	Mr Terence McManus	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
10 Stranmillis Park	Mr Paul Duffy	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
Flat C, 39 Dunluce Avenue	Mr John Albert Montgomery	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
Flat B, 39 Dunluce Avenue	Mr John Albert Montgomery	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
5 Sandhurst Gardens	Mr Eamonn O'Loingsigh	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
54 Pretoria Street	Mr Neil O'Hare	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
205 Dunluce Avenue	Mr John Boardman	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
Flat 1, 5 Ashley Avenue	Glenburn Estates Limited	WINDSOR	ULSTERVILLE HMA 2/21	New Application
38 St Albans Gardens	Mr Alan Mackey	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
Flat 2, 139 University Avenue	Mr Patrick McGovern	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
17 Ridgeway Street	JMC Rentals Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
461 Falls Road	B.M.C.A. Properties Ltd	BEECHMOUNT	NONE	New Application
82 Willowbank Gardens	Mr Craig Appleby	WATER WORKS	NONE	New Application
Flat 2, 3 Abercorn Street	Hawksdale Limited	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
32 Stranmillis Gardens	Mr Neil Rafferty	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
60 Wellesley Avenue	Mr Michael Rennick	WINDSOR	EGLANTINE HMA 2/09	New Application
13 Sandymount Street	Mr Brendan McCourt	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
76 Cheviot Avenue	Maurice Noble Estates Ltd	CONNSWATER	NONE	New Application

30 St Albans Gardens	Mrs. Sharon Dennison	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
202 Ravenhill Road	Alamo Properties Limited	WOODSTOCK	NONE	New Application
71 Tates Avenue	Mr David Tease	WINDSOR	EDINBURGH ST HMA 2/08	New Application
61 Agincourt Avenue	Mr Thomas McAleer	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
34c Edinburgh Street	J and A Ventures Ltd	WINDSOR	EDINBURGH ST HMA 2/08	New Application
Flat 2, 10 Wellington Park Avenue	MLM Properties Ltd	WINDSOR	EGLANTINE HMA 2/09	New Application
Flat 2, 22 Wolseley Street	Enagh Investments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
112 Malone Avenue	Miss Laura Cassidy	WINDSOR	EGLANTINE HMA 2/09	New Application
17 Collingwood Avenue	Mr Patrick MacFarlane	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
27 Sandhurst Gardens	Mrs Christina O'Brien	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
Flat 2, 28 Magdala Street	Silverstream Property Investments Limited	CENTRAL	HOLYLAND HMA 2/22	New Application

Financial & Resource Implications

3.2 None

Equality or Good Relations Implications/Rural Needs Assessment

3.3 There are no issues associated with this report.