



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	20 November 2024
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 type="checkbox"/> No <input checked="" 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 August, September and October 2024.

3.0	Main report		
3.1	<u>Key Issues</u>		
	Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during August, September and October 2024.		
Premise Name	Licensee	Ward	Housing Management Areas (HMAs)
Flat 1, 136 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND HMA 2/22
Flat 2, 205 Albertbridge Road	Mr Sebastian Rogala	BEERSBRIDGE	NONE
Flat 1, 88 Fitzroy Avenue	Mr Eugene McCann	CENTRAL	HOLYLAND HMA 2/22
300 Beersbridge Road	Mr Adam Kennedy	BEERSBRIDGE	NONE
28 St Albans Gardens	Mr Thomas McLaughlin	STRANMILLIS	SANDYMOUNT HMA 2/17
Flat 3, 88 Fitzroy Avenue	Mr Eugene McCann	CENTRAL	HOLYLAND HMA 2/22
Apartment 3, 108 Fitzroy Avenue	Mr Joseph Mallon	CENTRAL	HOLYLAND HMA 2/22
Flat 2, 88 Fitzroy Avenue	Mr Eugene McCann	CENTRAL	HOLYLAND HMA 2/22
20 Palestine Street	Mr Sean Mageean	CENTRAL	HOLYLAND HMA 2/22
56 Rugby Avenue	Mr Francis McElvanna	CENTRAL	HOLYLAND HMA 2/22
8 Agincourt Street	Ms Celine Rogers	CENTRAL	HOLYLAND HMA 2/22
66 Palestine Street	Mr Anthony Murphy	CENTRAL	HOLYLAND HMA 2/22
Apartment 4, 108 Fitzroy Avenue	Mr Joseph Mallon	CENTRAL	HOLYLAND HMA 2/22
Apartment 1, 108 Fitzroy Avenue	Mr Joseph Mallon	CENTRAL	HOLYLAND HMA 2/22
Apartment 2, 108 Fitzroy Avenue	Mr Joseph Mallon	CENTRAL	HOLYLAND HMA 2/22
Flat 1, 132 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND HMA 2/22
Flat 2, 136 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND HMA 2/22
Flat 3, 136 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND HMA 2/22
Flat 2 118 University Street	Mr Dairmid Laird	CENTRAL	HOLYLAND HMA 2/22
18 Florenceville Avenue	Mr Patrick MacFarlane	ROSETTA	NONE
85 Upper Newtownards Road	Mr Michael Taylor	KNOCK	NONE
30 Malone Avenue	Mr Charlie Kealey	WINDSOR	EGLANTINE HMA 2/09
113 Dunluce Avenue	Mr Eamon Toye	WINDSOR	ULSTERVILLE HMA 2/21
76 Agincourt Avenue	Mr Patrick Cavanagh	CENTRAL	HOLYLAND HMA 2/22
48 Nansen Street	Mr Ryan O'Gara	FALLS	NONE

9 South Parade	Mrs Fiona Boyle	ORMEAU	SOUTH PARADE HMA 2/18
Apartment 3, 68 University Avenue	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMA 2/22
Apartment 2, 68 University Avenue	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMA 2/22
15 Stranmillis Gardens	Mr David Cartmill	CENTRAL	STRANMILLIS HMA 2/19
1 Hatfield Street	Mr Seamus Leonard	CENTRAL	LOWER ORMEAU HMA 2/13
Apartment 1, 68 University Avenue	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMA 2/22
1b St Ives Gardens	Mr Tim Duffy	STRANMILLIS	SANDYMOUNT HMA 2/17
133 University Avenue	Annahaia Properties Limited	CENTRAL	HOLYLAND HMA 2/22
98 Melrose Street	Annahaia Properties Limited	WINDSOR	EDINBURGH ST HMA 2/08
69 Ulsterville Gardens	Mr Liam McQuillan	WINDSOR	ULSTERVILLE HMA 2/21
35 Crocus Street	Annahaia Properties Limited	CLOARD	NONE
8 Pretoria Street	Mr Lai Wo Poon	CENTRAL	STRANMILLIS HMA 2/19
39 Sandymount Street	Mrs Margaret Morgan	STRANMILLIS	SANDYMOUNT HMA 2/17
Flat 2 17 India Street	Mr Norman Henderson	CENTRAL	HOLYLAND HMA 2/22
55 Palestine Street	Mr Cathal McCormack	CENTRAL	HOLYLAND HMA 2/22
22 Stranmillis Gardens	Mr Lai Wo Poon	CENTRAL	STRANMILLIS HMA 2/19
17 Ulsterville Gardens	Mr John Convery	WINDSOR	ULSTERVILLE HMA 2/21
11 Sandymount Street	Mr John Lambon	STRANMILLIS	SANDYMOUNT HMA 2/17
Flat 1, 100 Stranmillis Road	WIREFOX STRANMILLIS LIMITED	STRANMILLIS	STRANMILLIS HMA 2/19
Flat 3, 100 Stranmillis Road	WIREFOX STRANMILLIS LIMITED	STRANMILLIS	STRANMILLIS HMA 2/19
Flat 2, 100 Stranmillis Road	WIREFOX STRANMILLIS LIMITED	STRANMILLIS	STRANMILLIS HMA 2/19
17 Violet Street	Mr Ryan Feeney	CLOARD	NONE
1a St Ives Gardens	Mr Tim Duffy	STRANMILLIS	SANDYMOUNT HMA 2/17
29 Elaine Street	John Smyth's Estates Limited	CENTRAL	STRANMILLIS HMA 2/19
35 Sandhurst Drive	Mr Emmett Gartland	STRANMILLIS	STRANMILLIS HMA 2/19
61 Surrey Street	Mr John Donnelly	WINDSOR	MEADOWBANK HMA 2/15
14 Carmel Street	Mrs Anne Kerr	CENTRAL	HOLYLAND HMA 2/22
161 Dunluce Avenue	Ms Marianne Mc Kay	WINDSOR	ULSTERVILLE HMA 2/21

Apartment 42, St Georges Harbour, 51 East Bridge Street	Mr Fergal McIntyre	CENTRAL	NONE
422 Falls Road	Mr Kevin O'Hare	BEECHMOUNT	NONE
5 Penrose Street	Mr Aidan Black	CENTRAL	HOLYLAND HMA 2/22
Flat 2, 2 Wellington Park Avenue	Mr Bernard Fitzpatrick	WINDSOR	EGLANTINE HMA 2/09
6 St Ives Gardens	Mr Harry McGrath	STRANMILLIS	SANDYMOUNT HMA 2/17
187 to 189 Antrim Road	TK PROPERTIES (2018) LTD	NEW LODGE	NONE
12 The Cloisters	Mrs Christine McGuigan	CENTRAL	HOLYLAND HMA 2/22
125 Agincourt Avenue	Ms Anne Finegan	CENTRAL	HOLYLAND HMA 2/22
35 Rugby Avenue	Mr Sean McCallion	CENTRAL	HOLYLAND HMA 2/22
Flat 3, (C), 16a Wellesley Avenue	Mr Andrew Mateer	WINDSOR	EGLANTINE HMO 2/09
Flat 1 (a), 16a Wellesley Avenue	Mr Andrew Mateer	WINDSOR	EGLANTINE HMO 2/09
34 Damascus Street	Mr Paddy Cavanagh	CENTRAL	HOLYLAND HMO 2/22
6 Penrose Street	Mr Paddy Cavanagh	CENTRAL	HOLYLAND HMO 2/22
10 Pakenham Mews	Mrs Maria McAllister	CENTRAL	NONE
45 Windsor Road	Dr Cecilia Smyth	WINDSOR	MEADOWBANK HMO 2/15
22 Elaine Street	Mr Nial Jordan	CENTRAL	STRANMILLIS HMO 2/19
227 Albertbridge Road	Gracehill Property Investments Limited	BEERSBRIDGE	NONE
27 Tates Avenue	Bramley Apple Bakery Ltd	WINDSOR	EDINBURGH ST HMO 2/08
Flat 2, 15 India Street	Mrs Mary Cameron	CENTRAL	HOLYLAND HMO 2/22
26 Magdala Street	Mr Stephen Cassidy	CENTRAL	HOLYLAND HMO 2/22
36 Palestine Street	Mr Peter Bohill	CENTRAL	HOLYLAND HMO 2/22
50 Stranmillis Road	Mr Matt (Mathias) Maguire	CENTRAL	STRANMILLIS HMO 2/19
Flat 2, 5 Eglantine Gardens	University Area Properties Ltd	WINDSOR	EGLANTINE HMO 2/09
Flat 1, 5 Eglantine Gardens Belfast Antrim BT9 6EZ	University Area Properties Ltd	WINDSOR	EGLANTINE HMO 2/09
Flat 3, 5 Eglantine Gardens Belfast Antrim BT9 6EZ	University Area Properties Ltd	WINDSOR	EGLANTINE HMO 2/09
17 Rushfield Avenue	Ardmore Rentals Ltd	ORMEAU	BALLYNAFEIGH HMO 2/03
15 Chadwick Street	Mr David Buckingham	WINDSOR	MEADOWBANK HMO 2/15
30 Windsor Drive	Quilly Estates Ltd	WINDSOR	MEADOWBANK HMO 2/15
2a Florenceville Avenue	Ardmore Rentals Ltd	ROSETTA	NONE
44 St Ives Gardens	Mr Gareth McKeown	STRANMILLIS	SANDYMOUNT HMA 2/17

69 Great Northern Street	Mr Patrick Kelly	WINDSOR	MEADOWBANK HMO 2/15
17 Ardmore Avenue	Ardmore Rentals Ltd	ROSETTA	NONE
55 Agincourt Avenue	CCGG LTD	CENTRAL	HOLYLAND HMO 2/22
64 The Boulevard	Mrs Caitriona Lavery	ROSETTA	NONE
Flat 2, 132 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND HMO 2/22
45 Mount Prospect Park	Mr Kelvin Graham	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 165 University Street	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMO 2/22
14 Magdala Street	Mr Michael Bogan	CENTRAL	HOLYLAND HMO 2/22
Flat 4, 88 Fitzroy Avenue	Mr Eugene McCann	CENTRAL	HOLYLAND HMO 2/22
45 Palestine Street	Mr Séamas McAleenan	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 29 Eglantine Avenue	Mr Tim Duffy	WINDSOR	EGLANTINE HMO 2/09
29 Eglantine Avenue	Mr Tim Duffy	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 29 Eglantine Avenue	Mr Tim Duffy	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 120 University Street	Mr Dairmid Laird	CENTRAL	HOLYLAND HMO 2/22
56 Delhi Street	Mr Noel Devine	ORMEAU	BALLYNAFEIGH HMO 2/03
2 Belgravia Avenue	Mr Robert Morton	WINDSOR	ULSTERVILLE HMO 2/21
65 Palestine Street	Mr Shane McCoy	CENTRAL	HOLYLAND HMO 2/22
15 Agincourt Avenue	DERRYLODGE PROPERTY MANAGEMENT LTD	CENTRAL	HOLYLAND HMO 2/22
50 Jerusalem Street	Mr Seamus Leonard	CENTRAL	HOLYLAND HMO 2/22
53 Rutland Street	Mrs Sarah Gibson	CENTRAL	LOWER ORMEAU HMO 2/13
Flat 5, 3 Windsor Avenue North	Mr Michael Holmes	WINDSOR	WINDSOR
5 Edinburgh Mews	Mrs Lorraine Grimley	WINDSOR	WINDSOR
Flat 2, 3 Windsor Avenue	Mr Michael Holmes	WINDSOR	WINDSOR
97 Dunluce Avenue	Mrs Ho Yee Angela Stewart	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 12 Lawrence Street	Mrs Jackie Magee	CENTRAL	HOLYLAND HMO 2/22
125 My Ladys Road	Mr Michael Gannon	WOODSTOCK	WOODSTOCK
Flat 1 118 Malone Avenue	Mr Alistair Steele	WINDSOR	EGLANTINE HMO 2/09
Flat 3 11 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 2 11 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
17 Mowhan Street	Mr Cathal Sinnott	MALONE	MALONE
29 Cairo Street	Mr Peter Bohill	CENTRAL	HOLYLAND HMO 2/22
30 Eia Street	Mr Brendan Nugent	WATER WORKS	CLIFTONVILLE HMO 2/06

23 Sandymount Street	Mr Simon Montgomery	STRANMILLIS	SANDYMOUNT HMO 2/17
Flat 2, 109 Fitzroy Avenue Belfast Antrim BT7 1HU	POSITIVE PROPERTIES (NI) LTD	CENTRAL	HOLYLAND HMO 2/22
26 Castlereagh Place	Mr Michael Gannon	BEERSBRIDGE	BEERSBRIDGE
53 Ulsterville Avenue	Mrs Rosemary Edgar	WINDSOR	ULSTERVILLE HMO 2/21
Flat 4, (D) , 16a Wellesley Avenue	Mr Andrew Mateer	WINDSOR	EGLANTINE HMO 2/09
Flat 2(b), 16a Wellesley Avenue	Mr Andrew Mateer	WINDSOR	EGLANTINE HMO 2/09
1 Rugby Parade	Mr Mark Cassidy	CENTRAL	HOLYLAND HMO 2/22
49a Rugby Avenue	Miss Catherine Macaulay	CENTRAL	HOLYLAND HMO 2/22
4 Woodcot Avenue	CENTREPOINT PROPERTY SOLUTIONS LTD	BLOOMFIELD	NONE
55 Rugby Avenue	Mr Rory Donnelly	CENTRAL	HOLYLAND HMO 2/22
17 Jocelyn Street	Mr Richard Smyth	WOODSTOCK	WOODSTOCK
35 Agincourt Avenue	Mr Martin Carlin	CENTRAL	HOLYLAND HMO 2/22
13 Ridgeway Street	ESL FUTURES LTD	STRANMILLIS	STRANMILLIS HMO 2/19
11 Carmel Street	W McGillian Co Ltd	CENTRAL	HOLYLAND HMO 2/22
57 Melrose Street	Mrs Jill Hughes	WINDSOR	EDINBURGH ST HMO 2/08
35 Stranmillis Gardens	Miss Alice Herbert	CENTRAL	STRANMILLIS HMO 2/19
Flat 2, 39 Tates Avenue	PAT VERNON & CO LIMITED	WINDSOR	EDINBURGH ST HMO 2/08
39 Edinburgh Street	Mr Graham Johnston	WINDSOR	EDINBURGH ST HMO 2/08
25 Castlereagh Place	Mr John O'Callaghan	BEERSBRIDGE	BEERSBRIDGE
14 Cabin Hill Gardens	Mr John Colthurst	STORMONT	STORMONT
51 Castlereagh Place	Mr John O'Callaghan	BEERSBRIDGE	BEERSBRIDGE
32 Cairo Street	Mr Shane McCoy	CENTRAL	HOLYLAND HMO 2/22
83 Bloomfield Avenue	Ms Savithry Bhat	BLOOMFIELD	NONE
1 Strandview Street	Mr James McElroy	STRANMILLIS	STRANMILLIS HMO 2/19

Financial & Resource Implications

3.2 None

Equality or Good Relations Implications/Rural Needs Assessment

3.3 There are no issues associated with this report.