



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	19 November 2025
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 September and October 2025.

3.0	Main report			
3.1	<p><u>Key Issues</u></p> <p>Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during September and October 2025.</p>			
	Premise Name	Licensee	Ward	Housing Management Areas (HMAs) Licence Type
9 Canterbury Street	Mr Ronan Daly	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
7 Newington Avenue	Mr Pdraig McKenna	DUNCAIRN	NONE	New Application
Apartment 2, 18 Cromwell Road	University Area Properties Ltd	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 1, 18 Cromwell Road	University Area Properties Ltd	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
4 Collingwood Avenue	Ms Teresa Short	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
29 St Ives Gardens	Mr Garry Crawford	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
68 Palestine Street	Timber and Tile Properties Ltd	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
135 Dunluce Avenue	Mr Richard Stack	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
247 Connsbrook Avenue	Mrs Aoife Brogan	SYDENHAM	NONE	New Application
3 Melrose Street	Mr Joseph Murphy	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
99 Rugby Avenue	Mr Malcolm Buck	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
103 University Avenue	Mr Rodney Woods	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
26 Canterbury Street	Mr George Hughes	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
49 Fitzwilliam Street	Mrs Kathleen Hall	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
33 Fitzwilliam Street	Mrs Kathleen Hall	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
90 Dunluce Avenue	Mr Cahal Carvill	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
22 Tates Avenue	Mrs Jill Hughes	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
21 Landseer Street	Mr Stephen Mullan	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
193 Duncairn Gardens	Mr Neil Fraser Cree	DUNCAIRN	NONE	Renewal Application
23 Wolseley Street	Mr Bernard Kelly	CENTRAL	HOLYLAND HMA 2/22	New Application
14b Chlorine Gardens	Mr Mark Michael McGarry	CENTRAL	NONE	Renewal Application
Flat 3, 11 Landseer Street	Mr Dermot McCrystal	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
106 Tates Avenue	Mr John Shane McKeever	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
66 Willowbank Gardens	OHLE Properties Limited	WATER WORKS	NONE	New Application

96 Dunraven Avenue	Mrs Sheelagh McConnell	BLOOMFIELD	NONE	Renewal Application
46 Stranmillis Park	Mr Declan Wright	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
39 Stranmillis Gardens	Mr Declan Wright	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
7 Elaine Street	Mrs Jane Adrain	CENTRAL	STRANMILLIS HMA 2/19	New Application
Flat 2, 44 University Avenue	Mr Walter McKeague	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
127 Dunluce Avenue	Mr David Torrens	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
140 Donegall Avenue	Mr Russell Farmer	BLACKSTAFF	NONE	New Application
Flat 2, 7 Ashley Avenue	Mrs Caryl MacRandal	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
34 Woodvale Avenue	Mr Peadar O'Byrne	WOODVALE	NONE	New Application
35 Jerusalem Street	Mr Stephen Campbell	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
22 Agincourt Street	Oakrone Investments Ltd	CENTRAL	HOLYLAND HMA 2/22	New Application
8 Ulsterville Gardens	Ms Alexandra Young	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
6 Laganvale Street	Mr Adam Irvine	STRANMILLIS	HARLESTON HMO 2/11, STRANMILLIS	Renewal Application
69 Sandhurst Gardens	Mrs Aisling McCann	STRANMILLIS	STRANMILLIS HMO 2/19	Renewal Application
30 University Avenue	Mr Sean Kerlin	CENTRAL	HOLYLAND HMO 2/22	Renewal Application
122 Dunluce Avenue	Mr Eanna O'Hara	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application
20 Westminster Street	Mr Patrick Conway	CENTRAL	HOLYLAND HMO 2/22	Renewal Application
95 Enfield Street	Mr Michael Crone	WOODVALE	NONE	New Application
21 Rossmore Avenue	Mr Raymond Quinn	ROSETTA	NONE	Renewal Application
42a Stranmillis Road	Silverthorn Properties Limited	CENTRAL	STRANMILLIS HMO 2/19	Renewal Application
16 Damascus Street	Mr Declan Boyle	CENTRAL	HOLYLAND HMO 2/22	Renewal Application
32 Hatton Drive	Miss Ashley Morhej	BEERSBRIDGE	NONE	Renewal Application
117 University Avenue	Mr Michael Blaney	CENTRAL	HOLYLAND HMO 2/22	Renewal Application
Apartment 17, 16 Annadale Avenue	P & S PROPERTY RENTALS LIMITED	BELVOIR	NONE	New Application
Flat 1 34 Magdala Street	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMO 2/22	Renewal Application
98 Wellesley Avenue	Mr Ciaran McKinley	WINDSOR	EGLANTINE HMO 2/09	New Application
35 Landseer Street	Torrbeig Properties Ltd	CENTRAL	STRANMILLIS HMO 2/19	Renewal Application

	27 Ulsterville Gardens	Mrs Jayne Hughes	WINDSOR	ULSTERVILLE HMO 2/21	New Application
	76 Stranmillis Gardens	Dr Mark Danton	CENTRAL	STRANMILLIS HMO 2/19	Renewal Application
	4 Stranmillis Park	Mr John Miller	CENTRAL	STRANMILLIS HMO 2/19	Renewal Application
	59 Lomond Avenue	Mr Andrew Peoples	CONNSWATER	NONE	Renewal Application
	9 Fitzwilliam Square	Mr Owen Treacy	CENTRAL	HOLYLAND HMO 2/22	New Application
	4 Riverview Street	Mr Simon Montgomery	STRANMILLIS	STRANMILLIS HMO 2/19	Renewal Application
	8 Pims Avenue	Mrs Laura Cairns	CONNSWATER	NONE	New Application
	48 Sandhurst Gardens	Mr Mark McKelvey	CENTRAL	STRANMILLIS HMO 2/19	Renewal Application
	60 Castlereagh Street	Innov8 Living Ltd	BEERSBRIDGE	NONE	New Application
	89 Sunnyside Street	Mr Patrick McKeever	ORMEAU	BALLYNAFEIGH HMO 2/03	Renewal Application
	5 Penrose Street	DOLAN RETAIL LTD	CENTRAL	HOLYLAND HMO 2/22	New Application
	21 Upper Frank Street	PRK Property Limited	BEERSBRIDGE	NONE	New Application
	53 Palestine Street	Brightlife Property Limited	CENTRAL	HOLYLAND HMO 2/22	New Application
	23 Cairo Street	Brightlife Property Limited	CENTRAL	HOLYLAND HMO 2/22	New Application
	243 Donegall Road	Mr Justen Gill	BLACKSTAFF	DONEGALL ROAD HMO 2/07	Renewal Application
	Flat 2 ,37-39 Cromwell Road	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMO 2/22	New Application
	32 Jerusalem Street	Oakrone Investments Ltd	CENTRAL	HOLYLAND HMO 2/22	New Application
	26 Stranmillis Gardens	Mrs Monica Yarr	CENTRAL	STRANMILLIS HMO 2/19	New Application
	34 Lucerne Parade	Ms Carole Wray	STRANMILLIS	NONE	New Application
	Flat 3, 46 Agincourt Avenue	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMO 2/22	New Application
	Flat 2, 46 Agincourt Avenue	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMO 2/22	New Application
	8 Landseer Street	Mrs Grace Kerr	CENTRAL	STRANMILLIS HMO 2/19	Renewal Application
	15 Wellington Park Avenue	Mr Michael Kelly	WINDSOR	EGLANTINE HMO 2/09	Renewal 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.