



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	10 December 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 November 2025.

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 November 2025.				
	Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	Licence Type
Flat 2, 15 Malone Avenue	Mr Stephen Hagan	WINDSOR	EGLANTINE HMA 2/09	Renewal Application	
Flat 1, 15 Malone Avenue	Mr Stephen Hagan	WINDSOR	EGLANTINE HMA 2/09	Renewal Application	
159 Dunluce Avenue	Mr Martin King	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application	
16 Tates Avenue	Mr Daniel Hogg	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application	
34 Sandymount Street	Mrs Miriam Duffy	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application	
29 Agincourt Avenue	Mr Charles Corcoran	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	
117 Agincourt Avenue	Bearwood Warley Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	
Apartment 3, 100 Malone Avenue	Mrs Monica Yarr	WINDSOR	EGLANTINE HMA 2/09	Renewal Application	
Apartment 2, 100 Malone Avenue	Mrs Monica Yarr	WINDSOR	EGLANTINE HMA 2/09	Renewal Application	
Apartment 1, 100 Malone Avenue	Mrs Monica Yarr	WINDSOR	EGLANTINE HMA 2/09	Renewal Application	
8 Ashley Mews	Mr Barry Moore	WINDSOR	ULSTERVILLE HMA 2/21	New Application	
43 Elaine Street	Mr John Martin	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application	
31 Elaine Street	Mr John Martin	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application	
23 Malone Place	Mrs Linda Thompson	BLACKSTAFF	NONE	Renewal Application	
33 Colenso Parade	Mr Robert Jackson	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application	
3 Sandhurst Drive	Mr Alan Wilson	STRANMILLIS	STRANMILLIS HMA 2/20	Renewal Application	
44 St Albans Gardens	Mr Gerard Lundy	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application	
105 Wellesley Avenue	Dr Robert Coburn	WINDSOR	EGLANTINE HMA 2/09	Renewal Application	
30 Sandhurst Drive	Mrs Patricia Byrne	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application	
5 Sandhurst Drive	Mrs Patricia Byrne	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application	
76 University Avenue	Mr Martin McVeigh	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	
28 Sandhurst Drive	Mrs Patricia Byrne	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application	
Flat 2, 21 Camden Street Belfast Antrim BT9 6AT	Mr John McGrane	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application	

Flat 1, 21 Camden Street Belfast Antrim BT9 6AT	Mr John McGrane	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
Flat 4, 42 Ulsterville Avenue	Koyah Limited	WINDSOR	ULSTERVILLE HMA 2/21	New Application
Flat 3, 42 Ulsterville Avenue	Koyah Limited	WINDSOR	ULSTERVILLE HMA 2/21	New Application
3 Ashley Mews	Mrs Christine McGuigan	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
31 Palestine Street	Mr Peter O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 14 Ireton Street	Botanic Avenue Properties Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 1, 14 Ireton Street	Botanic Avenue Properties Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 6, 90 University Street	Ms Siobhan McCreesh	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
25 Palestine Street	Mr Peter O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
123 Agincourt Avenue	Mr Christopher Neely	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
38 Clonelly Avenue	Paul Braniff	SHAW'S ROAD	NONE	New Application
12 Stranmillis Gardens	Mrs Mary McIntyre	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
3 Riverview Street	Mr Declan Boyle	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
45 Ridgeway Street	Mr Declan Boyle	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
Flat B, 3 Lawrence Street	Mr Shane O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 96 Malone Avenue	Mrs Claire Little	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
33 Landseer Street	Mr Richard Smyth	CENTRAL	STRANMILLIS HMA 2/19	New Application
Flat 2, 5 Lawrence Street	Mr Shane O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
94 Agincourt Avenue	Ms Edel Lambon	CENTRAL	HOLYLAND HMA 2/22	New Application
102 Tates Avenue	Mrs Briege Daly	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
59 Jerusalem Street	Mr Declan Boyle	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
18 Agincourt Street	Mr Declan Boyle	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
158 Dunluce Avenue	Ms Siobhan Small	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
21 Palestine Street	Mrs Pauline Blaney	CENTRAL	HOLYLAND HMA 2/22	New Application
5 Damascus Street	Mrs Pauline Blaney	CENTRAL	HOLYLAND HMA 2/22	New Application
56 Fitzroy Avenue	Mr Nathan Oliver	CENTRAL	HOLYLAND HMA 2/22	New Application
97 Dunluce Avenue	Mr Neil McVeigh	WINDSOR	ULSTERVILLE HMA 2/21	New Application
Apartment 2, 80 Rugby Avenue	Kilmore Property Ltd	CENTRAL	HOLYLAND HMA 2/22	New Application
Apartment 3, 80 Rugby Avenue	Kilmore Property Ltd	CENTRAL	HOLYLAND HMA 2/22	New Application

	Apartment 1, 80 Rugby Avenue	Kilmore Property Ltd	CENTRAL	HOLYLAND HMA 2/22	New Application
	81 Wellesley Avenue	Urcher Stores Limited	WINDSOR	EGLANTINE HMA 2/09	New Application
	Flat 2, 4 Eblana Street	Mr John Shane McKeever	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2 19 Ulsterville Avenue	Mr Gareth Gibson	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	<u>Financial & Resource Implications</u>				
3.2	None				
	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>				
3.3	There are no issues associated with this report.				