LICENSING COMMITTEE

Belfast City Council

Subject:	**Houses in Multiple Occupation (HMO) Licenses Issued Under Delegated Authority**
Date:	20 August 2025
Reporting Officer:	Caroline Naylor, NIHMO Assistant Manager
Contact Officers:	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager

Restricted Reports				
Is this report restricted?	**Yes**		**No**	X
If Yes, when will the report become unrestricted?				
After Committee Decision				
After Council Decision				
Some time in the future				
Never				

Call-in				
Is the decision eligible for Call-in?	**Yes**		**No**	X

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 June and July 2025.

3.0	**Main report**

Key Issues

3.1 Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during June and July 2025.

Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	Licence type
Flat 3, 71 Malone Avenue	Mr James Cunningham	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 2, 71 Malone Avenue	Mr James Cunningham	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
117 Melrose Street	Mr William George Conn	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
15 St Albans Gardens	Mr Paul McKeever	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
21 Ulsterville Gardens	Mr Rodney Woods	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
14 St Ives Gardens	Mr Neil Conlon	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
62 Fitzroy Avenue	Mr Christopher Og McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
22 Cairo Street	Mr Dermot Murtagh	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
24 Mount Prospect Park	Mrs Jillian McGrath	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
Flat 3, 21 India Street	Mr Shaun Henderson	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 21 India Street	Mr Shaun Henderson	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
505a Falls Road	Mr Terence Maguire	BEECHMOUNT	NONE	Renewal Application
Apartment 1 78 Fitzroy Avenue	Mr Cathal McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
77 Agincourt Avenue	Mr Aidan McAllister	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat D, 9 Ireton Street	Mr Anthony Curry	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
14a Chlorine Gardens	Mr Mark Michael McGarry	CENTRAL	NONE	Renewal Application
Flat C , 9 Ireton Street	Mr Anthony Curry	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment 2, 28 Stranmillis Gardens	Mr William Hamilton	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
213a Lisburn Road	Mr Cathal Diamond	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
Flat 2, 11 Lawrence Street	Miss Ann Byrne	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
26 Cromwell Road	SOBE DEVELOPMENTS LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

242 Beersbridge Road	Mr Chris Clarke	BEERSBRIDGE	NONE	New Application
38 Donnybrook Street	Mr Richard Bruce	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
41 Donegall Pass	Mr Jonathan Taylor	CENTRAL	NONE	Renewal Application
10 Hatfield Street	Mr William Heffernan	CENTRAL	LOWER ORMEAU HMA 2/13	Renewal Application
20 Windsor Road	Mr Christopher Blayney	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
4 Wellington Park Avenue	Mrs Helen Blane	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
71 University Avenue	Mr John McBride	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
25 Wolseley Street	KENDALE LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
32 Sandymount Street	Mr Gerard Woods	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
28 Eblana Street	Ms Patricia Hamilton	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
2 Jerusalem Street	DOLAN RETAIL LTD	CENTRAL	HOLYLAND HMA 2/22	New Application
136 Dunluce Avenue	Mr Keith McVitty	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
124 Agincourt Avenue	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	HOLYLAND HMA 2/22	New Application
122 Agincourt Avenue	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	HOLYLAND HMA 2/22	New Application
29 St Aubyn Street	KINGSMERE INVESTMENTS LIMITED	DUNCAIRN	NONE	New Application
50 Sandymount Street	Mr Michael McAlary	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
16 Dunluce Avenue	Mr Eddie Fung	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
7 Landseer Street	Mr Stephen McAreavey	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
87a Great Northern Street	Mr Garnet Mullan	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
10 Elaine Street	Stranmillis Investments Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
33 Landseer Street	Stranmillis Investments Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
31 Landseer Street	Stranmillis Investments Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
17 Landseer Street	Stranmillis Investments Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application

5 Landseer Street	Stranmillis Investments Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
14 Stranmillis Gardens	Mr Thomas French	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
Apartment 2, 10 Dunluce Avenue	Mr Andrew David McCaughey	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
51 Lisburn Avenue	David McCaughey Dental Practice Limited	WINDSOR	ADELAIDE HMA 2/01	Renewal Application
9 Rathdrum Street	Mr Patrick Hamill	WINDSOR	ADELAIDE HMA 2/01	Renewal Application
81 Haypark Avenue	Mr Aidan Carey	ORMEAU	BALLYNAFEIGH HMA 2/03	Renewal Application
Flat 3, 58 University Street	TJHFT LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
47 Agincourt Avenue	TJHFT LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
39 Colenso Parade	JOMAKAT LTD	CENTRAL	STRANMILLIS HMA 2/19	New Application
1a Lomond Avenue	Hamilton & Casement Group Ltd	CONNSWATER	NONE	New Application
Flat 3, 31 Ashley Avenue	Mr Patrick Crockart	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
Flat 2, 31 Ashley Avenue	Mr Patrick Crockart	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
48 Fane Street	Ms Angela Wai Kan Lee	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
185 Templemore Avenue	Mr Celestino Mendez Ares	BEERSBRIDGE	NONE	New Application
13b Cameron Street	Seaforth Property Development Company Ltd	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
5a Cameron Street	Seaforth Property Development Company Ltd	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
40 Mount Prospect Park	Mr Tony Nicholas	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
20 Eblana Street	Mr Thomas Donnelly	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
20 Elaine Street	Mrs Maureen O'Brien	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
5b Cameron Street	Seaforth Property Development Company Ltd	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
116 Dunluce Avenue	Mr Dermot Doran	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
76 Bloomfield Avenue	Ms Laura Golden	BLOOMFIELD	NONE	New Application
29 Stranmillis Park	Mrs Jan Crawford	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
209 New Lodge Road	KINGSMERE INVESTMENTS LIMITED	NEW LODGE	NONE	New Application

74 Alexandra Park Avenue	KINGSMERE INVESTMENTS LIMITED	DUNCAIRN	NONE	New Application
21 Wolseley Street	KENDALE LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
28 Glendower Street	Mr Paul Kennedy	RAVENHILL	NONE	New Application
17 Penrose Street	Mrs Anna O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
2 Sandhurst Road	Go CGC Property Ltd	CENTRAL	HOLYLAND HMA 2/22	New Application
32 Eblana Street	JMC RENTALS LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
19 Ulsterville Gardens	Mrs Patricia Mary Rice	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
Apartment C, 64 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment A, 64 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
115 University Avenue	Mr Stephen Calvert	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment B, 64 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment C, 66 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment B, 66 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment A, 66 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
3 College Place North	Mrs Geraldine McCrossan	FALLS	NONE	Renewal Application
20 Landseer Street	Mrs Fiona McCoy	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
79 Palestine Street	The Christopher Kift Trust	CENTRAL	HOLYLAND HMA 2/22	New Application
Apartment 2, 100 Fitzroy Avenue	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
31 Fitzwilliam Square	Ms Elaine George	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
7 Eblana Street	Beau Diddly Investments ltd	CENTRAL	HOLYLAND HMA 2/22	New Application
169 Dunluce Avenue	Mrs Kathleen Greenan	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
4 Stephen Street	MONAGHAN PROPERTIES LTD	NEW LODGE	NONE	New Application

Financial & Resource Implications

None

Equality or Good Relations Implications/Rural Needs Assessment

There are no issues associated with this report.

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