



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	21st August 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 June and July 2024.

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 June and July 2024.</p>																																																																																																		
			<table border="1"> <thead> <tr> <th data-bbox="245 389 512 483">Premise Name</th> <th data-bbox="512 389 794 483">Licensee</th> <th data-bbox="794 389 1077 483">Ward</th> <th data-bbox="1077 389 1385 483">Housing Management Areas (HMAs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="245 483 512 546">99 Melrose Street</td> <td data-bbox="512 483 794 546">Mrs Rosalynd Price</td> <td data-bbox="794 483 1077 546">WINDSOR</td> <td data-bbox="1077 483 1385 546">EDINBURGH ST HMO 2/08</td> </tr> <tr> <td data-bbox="245 546 512 640">15 College Gardens</td> <td data-bbox="512 546 794 640">McHugh Developments Limited</td> <td data-bbox="794 546 1077 640">WINDSOR</td> <td data-bbox="1077 546 1385 640">FITZWILLIAM HMO 2/10</td> </tr> <tr> <td data-bbox="245 640 512 680">30 Palestine Street</td> <td data-bbox="512 640 794 680">Mr Mark O'Kane</td> <td data-bbox="794 640 1077 680">CENTRAL</td> <td data-bbox="1077 640 1385 680">HOLYLAND HMO 2/22</td> </tr> <tr> <td data-bbox="245 680 512 721">10 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78 Dunluce Avenue	Mr James Devlin	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 84 Malone Avenue	Mr James Harkness	WINDSOR	EGLANTINE HMO 2/09
105 Malone Avenue	Mr Conor Doyle	WINDSOR	EGLANTINE HMO 2/09
213 Dunluce Avenue	Ms Roisin McCullough	WINDSOR	ULSTERVILLE HMO 2/21
60 Dunluce Avenue	Mr Stephen Ball	WINDSOR	ULSTERVILLE HMO 2/21
Rose Terrace, 25 Chlorine Gardens	Mr Peter Kelly	STRANMILLIS	NONE
7 Rathdrum Street	Mrs Grainne McKay	WINDSOR	ADELAIDE HMO 2/01
16 Wellesley Avenue	Miss Cara Macklin	WINDSOR	EGLANTINE HMO 2/09
79 Dunluce Avenue	Mr David Cuddy	WINDSOR	ULSTERVILLE HMO 2/21
96 Sandhurst Drive	Mr Richard Hudson	STRANMILLIS	STRANMILLIS HMO 2/19
8 India Street	Mr James Desmond Walmsley	CENTRAL	HOLYLAND HMO 2/22
125 Dunluce Avenue	Mrs Mary McIntyre	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 4 Eglantine Gardens	Dr Paul Francis Rice	WINDSOR	ULSTERVILLE HMO 2/21
63 Donnybrook Street	Mr Maurice Macaulay	WINDSOR	EDINBURGH ST HMO 2/08
65 Carmel Street	THE CASSIDY FAMILY TRUST	CENTRAL	HOLYLAND HMO 2/22
2 Dunville Street	Mr Stephen McNulty	FALLS	NONE
98 Malone Avenue	Mrs Monica Yarr	WINDSOR	EGLANTINE HMO 2/09
32 Ashley Avenue	Mr Joseph Morgan	WINDSOR	ULSTERVILLE HMO 2/21
Apartment 60, St. Johns Wharf, 1-3 Laganbank Road	Mr Gary Burns	CENTRAL	NONE
40 St Albans Gardens	Mr Graham Irvine	STRANMILLIS	SANDYMOUNT HMO 2/17
15 Sandymount Street	Mrs Hazel Browne	STRANMILLIS	SANDYMOUNT HMO 2/17
11 St Ives Gardens	Mr Joseph Healy	STRANMILLIS	SANDYMOUNT HMO 2/17
8 Cadogan Street	NIPATO LIMITED	CENTRAL	HOLYLAND HMO 2/22
72 Castlereagh Street	Mr John O'Callaghan	BEERSBRIDGE	NONE
4a College Green	Queens Quarter Housing Limited	CENTRAL	HOLYLAND HMO 2/22
13 Curzon Street	Mr Desmond Ramakant Chada	CENTRAL	HOLYLAND HMO 2/22
15 Cairo Street	Mr Simon Charlton	CENTRAL	HOLYLAND HMO 2/22
88 Donnybrook Street	Mr Sean McCallion	WINDSOR	EDINBURGH ST HMO 2/08

82 Willowbank Gardens	Mr Brian Johnstone	WATER WORKS	NONE
42 Lisburn Avenue	Mr Ciaran McCarney	WINDSOR	ADELAIDE HMO 2/01
72 Olympia Drive	Ms Deborah Blair	BLACKSTAFF	NONE
10 St Ives Gardens	TORRBEG PROPERTIES LIMITED	STRANMILLIS	SANDYMOUNT HMO 2/17
9 Broadway	NIRVANA SPACE LIMITED	FALLS	NONE
100 Tates Avenue	Mrs Alexandra Hogg	WINDSOR	EDINBURGH ST HMO 2/08
181 Holywood Road	Christian Fellowship Church	BELMONT	NONE
26 Cairo Street	Ms Julie McNeill	CENTRAL	HOLYLAND HMO 2/22
199 Dunluce Avenue	O'HARE PROPERTIES LTD	WINDSOR	ULSTERVILLE HMO 2/21
159 Donegall Road	Mrs Hazel Kathryn Gibson	BLACKSTAFF	DONEGALL ROAD HMO 2/07
Apartment 2, 6 Eglantine Avenue	Evant Capital Limited	WINDSOR	EGLANTINE HMO 2/09
3 College Heights	Mr William Hunniford	ROSETTA	NONE
65 Ballygomartin Road	Mrs Rachel Kennedy	FORTH RIVER	NONE
1 Ulsterville Gardens	Mr James Desmond Walmsley	WINDSOR	ULSTERVILLE HMO 2/21
Apartment 2, 24 University Street	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	MOUNTCHARLES HMO 2/16
Flat B, 28 University Street Belfast Antrim BT7 1FZ	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	MOUNTCHARLES HMO 2/16
22 University Street	MCK PROPERTY MANAGEMENT LIMITED	CENTRAL	MOUNTCHARLES HMO 2/16
41 Malone Avenue	Mr Adrian Winchborne	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 12 Dunluce Avenue Belfast Antrim BT9 7AY	GML PROPERTIES LTD	WINDSOR	ULSTERVILLE HMO 2/21
116 University Avenue	Ms Anne Coulter	CENTRAL	HOLYLAND HMO 2/22
36 Carmel Street	Mr Shane McCarney	CENTRAL	HOLYLAND HMO 2/22
3 Wellington Park Avenue	Mr Trevor Rourke	WINDSOR	EGLANTINE HMO 2/09
8 The Cloisters	Ms Niamh Houston	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 29 Dunluce avenue	Mr Alvar Jamison	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 29 Dunluce Avenue	Mr Alvar Jamison	WINDSOR	ULSTERVILLE HMO 2/21
42 Brookland Street	Ms Patricia Burns	WINDSOR	ADELAIDE HMO 2/01
9 Ulsterville Gardens	Mr John Lambon	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 35 Eglantine Avenue	K.G. ENTERPRISES LIMITED	WINDSOR	EGLANTINE HMO 2/09
59 Northbrook Street	Miss Ellen Kelly	WINDSOR	EDINBURGH ST HMO 2/08

Flat 3, 35 Eglantine Avenue	K.G. ENTERPRISES LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 1, 35 Eglantine Avenue	K.G. ENTERPRISES LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 49 Magdala Street	Palaia Properties Limited	CENTRAL	HOLYLAND HMO 2/22
51 Rugby Avenue	DGC Homes Ltd	CENTRAL	HOLYLAND HMO 2/22
57 Tates Avenue	Peter Donnelly & Co. Ltd	WINDSOR	EDINBURGH ST HMO 2/08
23 Chlorine Gardens	Mr David Lamont	STRANMILLIS	NONE
Flat 2, 91 Wellesley Avenue	Mr Alyn McKee	WINDSOR	EGLANTINE HMO 2/09
52 Stranmillis Park	Mrs Karen Tracey	CENTRAL	STRANMILLIS HMO 2/19
Flat 2, 25 St Ives Gardens	Mr Stephen John Magill	STRANMILLIS	SANDYMOUNT HMO 2/17
Flat 2 8 Ireton Street	Mr Neil Blundell	CENTRAL	HOLYLAND HMO 2/22
155a Stranmillis Road	Mrs Madge Hanna	STRANMILLIS	SANDYMOUNT HMO 2/17
130 Dunluce Avenue	Mrs Marie McKay	WINDSOR	ULSTERVILLE HMO 2/21
63 Cavendish Street	Mr William Miskelly	CLONARD	NONE
29b Chlorine Gardens	MML PROPERTIES (WARRENPOINT) LIMITED	STRANMILLIS	NONE
Flat 2, 53 Agincourt Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMO 2/22
53 Agincourt Avenue	GO2BSA Limited	CENTRAL	HOLYLAND HMO 2/22
41 Rugby Avenue	Mr James McGreevy	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 11 Ulsterville Avenue	Ulsterville Property Limited	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 11 Ulsterville Avenue	Ulsterville Property Limited	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 11 Ulsterville Avenue	Ulsterville Property Limited	WINDSOR	ULSTERVILLE HMO 2/21
101 Melrose Street	Mr Henry Williamson	WINDSOR	EDINBURGH ST HMO 2/08
Flat B, 21 Stranmillis Gardens	Mr William Hamilton	CENTRAL	STRANMILLIS HMO 2/19
122 University Street	LM HOLDINGS LIMITED	CENTRAL	HOLYLAND HMO 2/22
35 Brookvale Avenue	Mr Stephen McCloskey	WATER WORKS	NONE
33 Brookvale Avenue	Mr Stephen McCloskey	WATER WORKS	NONE
5 Westminster Street	Ms Patricia O'Rourke	CENTRAL	HOLYLAND HMO 2/22
104b Malone Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09
104c Malone Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09
14B Wellington Park Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09
104a Malone Avenue	JMC RENTALS LIMITED	WINDSOR	EGLANTINE HMO 2/09

Apartment 113, The Bass Buildings, 38 Alfred Street	House of Zen (Belfast) Ltd	CENTRAL	NONE
Apartment 6, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 4, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 3, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 2, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
Apartment 1, 6-8 Malone Avenue	O'Hare Construction Ltd	WINDSOR	EGLANTINE HMO 2/09
33 Damascus Street	Dr Colm McKenna	CENTRAL	HOLYLAND HMO 2/22
116 Ulsterville Avenue	Mr Wilfred Porter	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 4 Eglantine Gardens	Dr Paul Francis Rice	WINDSOR	EGLANTINE HMO 2/09
48 St Ives Gardens	Mr Eamon Joseph Malone	STRANMILLIS	SANDYMOUNT HMO 2/17
29 Ravenscroft Avenue	RECOZ HOLDING LIMITED	BLOOMFIELD	NONE
Flat 3, 129 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 129 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 129 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 31 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 31 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 31 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 83 Wellesley Avenue	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 3, 25 Camden Street	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	FITZWILLIAM HMO 2/10
Flat 2, 25 Camden Street	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	FITZWILLIAM HMO 2/10
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Flat 3, 25 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
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Flat 3, 17 Cromwell Road Belfast Antrim BT7 1JW	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 25 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 17 Cromwell Road Belfast Antrim BT7 1JW	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 17 Cromwell Road	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 72 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 72 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 72 Fitzroy Avenue	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 27 India Street	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
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Flat 1, 138 Agincourt Avenue Belfast Antrim BT7 1QD	PROPERTY SOURCE BELFAST LIMITED	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 39 Wellesley Avenue	PROPERTY SOURCE BELFAST LIMITED	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 16 Camden Street	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10
Flat 3 6 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 2 6 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 6 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 6, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
Flat 5, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
Flat 3, 23 Camden Street Belfast Antrim BT9 6AT	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10

Flat 4, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 23 Camden Street Belfast Antrim BT9 6AT	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10
Flat 1, 23 Camden Street Belfast Antrim BT9 6AT	Croob Properties Ltd	WINDSOR	FITZWILLIAM HMO 2/10
Flat 3, 12 Ashley Avenue	Croob Properties Ltd	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 16b Wellesley Avenue	Croob Properties Ltd	WINDSOR	EGLANTINE HMO 2/09
Flat 3, 23 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 23 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 23 India Street	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22

Financial & Resource Implications

3.2 None

Equality or Good Relations Implications/Rural Needs Assessment

3.3 There are no issues associated with this report.