



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	18 June 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 checked="" type="checkbox"/> No <input 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 May 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 May 2025.																																																																																																												
	<table> <tr> <th>Premise Name</th><th>Licensee</th><th>Ward</th><th>Housing Management Areas (HMAs)</th><th>Licence type</th></tr> <tr> <td>2 Ulsterville Drive</td><td>Quest Verification Services Limited</td><td>WINDSOR</td><td>ULSTERVILLE HMA 2/21</td><td>Renewal Application</td></tr> <tr> <td>5 Sandymount Street</td><td>Ms Vivienne Mallon</td><td>STRANMILLIS</td><td>SANDYMOUNT HMA 2/17</td><td>Renewal Application</td></tr> <tr> <td>87 University Avenue</td><td>Mr John Mellotte</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>Flat 1, 24 Ireton Street</td><td>Mr Anthony Curry</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>65 Jerusalem Street</td><td>Mr Conor McCloskey</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>Flat 2 ,24 Ireton Street</td><td>Mr Anthony Curry</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>74 Sandymount Street</td><td>HANNIGANS DEVELOPMENTS LIMITED</td><td>STRANMILLIS</td><td>SANDYMOUNT HMA 2/17</td><td>New Application</td></tr> <tr> <td>48 Carmel Street</td><td>PMEM INVESTMENTS LTD</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>New Application</td></tr> <tr> <td>7 Pretoria Street</td><td>Mr Thomas Muldoon</td><td>CENTRAL</td><td>STRANMILLIS HMA 2/19</td><td>Renewal Application</td></tr> <tr> <td>46 Elaine Street</td><td>Mr Stephen Henderson</td><td>CENTRAL</td><td>STRANMILLIS HMA 2/19</td><td>Renewal Application</td></tr> <tr> <td>Flat 2, 37 Wellesley Avenue</td><td>DGC Homes Ltd</td><td>WINDSOR</td><td>EGLANTINE HMA 2/09</td><td>New Application</td></tr> <tr> <td>23 Riverview Street</td><td>Garbhaig Limited</td><td>STRANMILLIS</td><td>STRANMILLIS HMA 2/19</td><td>Renewal Application</td></tr> <tr> <td>22 Thorndyke Street</td><td>EDEN PROPERTY SERVICES LTD</td><td>BEERSBRIDGE</td><td>NONE</td><td>Renewal Application</td></tr> <tr> <td>86 Dunluce Avenue</td><td>Mrs Mary McIntyre</td><td>WINDSOR</td><td>ULSTERVILLE HMA 2/21</td><td>Renewal Application</td></tr> <tr> <td>8 Cairo Street</td><td>Miss SORCHA TIPPING</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>New Application</td></tr> <tr> <td>10 Cadogan Street</td><td>Mr Fraser Graham</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>108 University Avenue</td><td>M&J HOLLYMOUNT PROPERTIES LLP</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>21 Cameron Street</td><td>Outback Investments Limited</td><td>CENTRAL</td><td>HOLYLAND HMA 2/22</td><td>Renewal Application</td></tr> <tr> <td>15 Deramore Avenue</td><td>ARDMORE RENTALS LIMITED</td><td>ORMEAU</td><td>BALLYNAFEIGH HMA 2/03</td><td>Renewal Application</td></tr> <tr> <td>319 Donegall Road</td><td>Mrs Deborah McConaghie</td><td>BLACKSTAFF</td><td>NONE</td><td>Renewal Application</td></tr> </table>				Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	Licence type	2 Ulsterville Drive	Quest Verification Services Limited	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application	5 Sandymount Street	Ms Vivienne Mallon	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application	87 University Avenue	Mr John Mellotte	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	Flat 1, 24 Ireton Street	Mr Anthony Curry	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	65 Jerusalem Street	Mr Conor McCloskey	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	Flat 2 ,24 Ireton Street	Mr Anthony Curry	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	74 Sandymount Street	HANNIGANS DEVELOPMENTS LIMITED	STRANMILLIS	SANDYMOUNT HMA 2/17	New Application	48 Carmel Street	PMEM INVESTMENTS LTD	CENTRAL	HOLYLAND HMA 2/22	New Application	7 Pretoria Street	Mr Thomas Muldoon	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application	46 Elaine Street	Mr Stephen Henderson	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application	Flat 2, 37 Wellesley Avenue	DGC Homes Ltd	WINDSOR	EGLANTINE HMA 2/09	New Application	23 Riverview Street	Garbhaig Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application	22 Thorndyke Street	EDEN PROPERTY SERVICES LTD	BEERSBRIDGE	NONE	Renewal Application	86 Dunluce Avenue	Mrs Mary McIntyre	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application	8 Cairo Street	Miss SORCHA TIPPING	CENTRAL	HOLYLAND HMA 2/22	New Application	10 Cadogan Street	Mr Fraser Graham	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	108 University Avenue	M&J HOLLYMOUNT PROPERTIES LLP	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	21 Cameron Street	Outback Investments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	15 Deramore Avenue	ARDMORE RENTALS LIMITED	ORMEAU	BALLYNAFEIGH HMA 2/03	Renewal Application	319 Donegall Road	Mrs Deborah McConaghie	BLACKSTAFF	NONE	Renewal Application
Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	Licence type																																																																																																									
2 Ulsterville Drive	Quest Verification Services Limited	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application																																																																																																									
5 Sandymount Street	Ms Vivienne Mallon	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application																																																																																																									
87 University Avenue	Mr John Mellotte	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
Flat 1, 24 Ireton Street	Mr Anthony Curry	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
65 Jerusalem Street	Mr Conor McCloskey	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
Flat 2 ,24 Ireton Street	Mr Anthony Curry	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
74 Sandymount Street	HANNIGANS DEVELOPMENTS LIMITED	STRANMILLIS	SANDYMOUNT HMA 2/17	New Application																																																																																																									
48 Carmel Street	PMEM INVESTMENTS LTD	CENTRAL	HOLYLAND HMA 2/22	New Application																																																																																																									
7 Pretoria Street	Mr Thomas Muldoon	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application																																																																																																									
46 Elaine Street	Mr Stephen Henderson	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application																																																																																																									
Flat 2, 37 Wellesley Avenue	DGC Homes Ltd	WINDSOR	EGLANTINE HMA 2/09	New Application																																																																																																									
23 Riverview Street	Garbhaig Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application																																																																																																									
22 Thorndyke Street	EDEN PROPERTY SERVICES LTD	BEERSBRIDGE	NONE	Renewal Application																																																																																																									
86 Dunluce Avenue	Mrs Mary McIntyre	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application																																																																																																									
8 Cairo Street	Miss SORCHA TIPPING	CENTRAL	HOLYLAND HMA 2/22	New Application																																																																																																									
10 Cadogan Street	Mr Fraser Graham	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
108 University Avenue	M&J HOLLYMOUNT PROPERTIES LLP	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
21 Cameron Street	Outback Investments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application																																																																																																									
15 Deramore Avenue	ARDMORE RENTALS LIMITED	ORMEAU	BALLYNAFEIGH HMA 2/03	Renewal Application																																																																																																									
319 Donegall Road	Mrs Deborah McConaghie	BLACKSTAFF	NONE	Renewal Application																																																																																																									

	4 Lothair Avenue	JJT RENTALS & DEVELOPMENTS LTD	DUNCAIRN	NONE	New Application
	17 Deramore Avenue	Mr Cormac Dynan	ORMEAU	BALLYNAFEIGH HMA 2/03	Renewal Application
	173 Dunluce Avenue	Ms Joanne Mahaffy	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	13 Lothair Avenue	Ashley Crooks Properties Ltd	DUNCAIRN	NONE	New Application
	5 Stranmillis Street	Mr Nathan Oliver	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	36 Magdala Street	Mrs Gemma Stokes	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	19 Belgravia Avenue	Mr Peter Grant	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	60 Ulsterville Gardens	Dr Clare Kettle	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	47 Sandhurst Gardens	Mrs Caitriona McCluggage	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	14 Chlorine Gardens	Mrs Caitriona McCluggage	CENTRAL	NONE	Renewal Application
	145 Ulsterville Avenue	Dr Joseph Devlin	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	5 Chadwick Street	ELLAROSE HOLDINGS (NORTHERN IRELAND) LTD	WINDSOR	MEADOWBANK HMA 2/15	New Application
	138 Fitzroy Avenue	Mr Colin Quinn	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	35 Elaine Street	Mrs Mary McIntyre	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	86 Cromwell Road	Mr William Walsh	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	96 Stranmillis Road	Mr Paul Stewart	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	6 Harrow Street	KSCD Properties Limited	CENTRAL	HOLYLAND HMA 2/22	New Application
	43 Sandymount Street	Mr Jonathan Forbes	STRANMILLIS	SANDYMOUNT HMA 2/17	New Application
	Flat 2, 55 Fitzwilliam Street	A-ONE SHUTTERING LIMITED	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
	39 Lower Windsor Avenue	Norma Chambers Trust	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
	1 Brookvale Drive	Mr Stephen McCloskey	WATER WORKS	NONE	Renewal Application
	15 The Cloisters	Mr Seamus Gillan	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	67 Melrose Street	Ms Margaret Mary Higgins	WINDSOR	EDINBURGH ST HMA 2/08	New Application
	Apartment 4, 100 Fitzroy Avenue	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 3, 100 Fitzroy Avenue	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 4, 126-128 Fitzroy Avenue	Mr Brian Fox	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

	Flat 1, 126-128 Fitzroy Avenue	Mr Brian Fox	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2, 126-128 Fitzroy Avenue	Mr Brian Fox	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 6, 126-128 Fitzroy Avenue	Mr Brian Fox	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 3, 126-128 Fitzroy Avenue	Mr Brian Fox	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 5, 126-128 Fitzroy Avenue	Mr Brian Fox	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	38 Elaine Street	Mrs Mary McIntyre	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	21a Chlorine Gardens	Sultan Developments Ltd	STRANMILLIS	NONE	Renewal Application
	11 Chadwick Street	BLUE BRIDGE LTD	WINDSOR	MEADOWBANK HMA 2/15	New Application
	85 Upper Newtownards Road	RECOZ HOLDING LIMITED	BLOOMFIELD	NONE	New Application
	157 Dunluce Avenue	Mr Paul McGreevy	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	27 Sandymount Street	Mr John Leo McGurk	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
	57 Rugby Avenue	Mr Anthony Fitzgerald	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	31 Magdala Street	MACLEOD PROPERTIES (NI) LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	27 The Cloisters	Mr Raymond McFarland	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	8 Artana Street	Parkvue Ltd	CENTRAL	LOWER ORMEAU HMA 2/13	New 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.				