LICENSING COMMITTEE



Sub	ject:	Houses in Delegated Au	•	Occupation	(HMO)	Licenses	s Issued	Under
Date) :	18 June 2025						
Rep	orting Officer:	Kevin Bloomfield, NIHMO Manager						
Con	tact Officers:	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager						
Rest	ricted Reports							
Is th	is report restricted	d?				Yes	No	X
	If Yes, when will	the report bec	ome unre	estricted?				
		nittee Decision	1					
		cil Decision						
		in the future						
	Never							
Call-	in							
Is the decision eligible for Call-in?								
1.0	Purpose of Repo	rt or Summary	of main I	ssues				
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	Recommendation	าร						
2.1	The Committee is of Delegation duri	•	ote the ap	plications that	have be	en issued	under the	Scheme

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 May 2025.

Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	Licence type
	Quest Verification		ULSTERVILLE	Renewal
2 Ulsterville Drive	Services Limited	WINDSOR	HMA 2/21	Application
	Ms Vivienne		SANDYMOUNT	Renewal
5 Sandymount Street	Mallon	STRANMILLIS	HMA 2/17	Application
			HOLYLAND HMA	Renewal
87 University Avenue	Mr John Mellotte	CENTRAL	2/22	Application
			HOLYLAND HMA	Renewal
Flat 1, 24 Ireton Street	Mr Anthony Curry	CENTRAL	2/22	Application
	Mr Conor		HOLYLAND HMA	Renewal
65 Jerusalem Street	McCloskey	CENTRAL	2/22	Application
			HOLYLAND HMA	Renewal
Flat 2,24 Ireton Street	Mr Anthony Curry	CENTRAL	2/22	Application
74 Sandymount Street	HANNIGANS DEVELOPMENTS LIMITED PMEM	STRANMILLIS	SANDYMOUNT HMA 2/17	New Application
48 Carmel Street	INVESTMENTS LTD	CENTRAL	HOLYLAND HMA 2/22	New Application
	Mr Thomas		STRANMILLIS	Renewal
7 Pretoria Street	Muldoon	CENTRAL	HMA 2/19	Application
	Mr Stephen		STRANMILLIS	Renewal
46 Elaine Street	Henderson	CENTRAL	HMA 2/19	Application
Flat 2, 37 Wellesley			EGLANTINE HMA	New
Avenue	DGC Homes Ltd	WINDSOR	2/09	Application
23 Riverview Street	Garbhaig Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
22 Thorndyke Street	EDEN PROPERTY SERVICES LTD Mrs Mary	BEERSBRIDGE	NONE ULSTERVILLE	Renewal Application Renewal
86 Dunluce Avenue	McIntyre	WINDSOR	HMA 2/21	Application
8 Cairo Street	Miss SORCHA TIPPING	CENTRAL	HOLYLAND HMA 2/22	New Application
	1	3=	HOLYLAND HMA	Renewal
10 Cadogan Street	Mr Fraser Graham	CENTRAI	2/22	Application
108 University Avenue	M&J HOLLYMOUNT PROPERTIES LLP Outback	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
21 Cameron Street	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

	JJT RENTALS &			
	DEVELOPMENTS			New
4 Lathair Avanua	LTD	DUNCAIDN	NONE	
4 Lothair Avenue	LID	DUNCAIRN		Application
			BALLYNAFEIGH	Renewal
17 Deramore Avenue	Mr Cormac Dynan	ORMEAU	HMA 2/03	Application
	Ms Joanne		ULSTERVILLE	Renewal
173 Dunluce Avenue	Mahaffy	WINDSOR	HMA 2/21	Application
	Ashley Crooks			New
13 Lothair Avenue	Properties Ltd	DUNCAIRN	NONE	Application
		201107	STRANMILLIS	Renewal
5 Stranmillis Street	Mr Nathan Oliver	STRANMILLIS	HMA 2/19	Application
3 Stratiffillis Street	Mrs Gemma	STIVANIVILLIS	HOLYLAND HMA	Renewal
00 Mars Jala 00		OFNITDAL		
36 Magdala Street	Stokes	CENTRAL	2/22	Application
			ULSTERVILLE	Renewal
19 Belgravia Avenue	Mr Peter Grant	WINDSOR	HMA 2/21	Application
			ULSTERVILLE	Renewal
60 Ulsterville Gardens	Dr Clare Kettle	WINDSOR	HMA 2/21	Application
	Mrs Caitriona		STRANMILLIS	Renewal
47 Sandhurst Gardens	McCluggage	STRANMILLIS	HMA 2/19	Application
47 Sandhuist Gardens		STIVANIVILLIS	TIMA 2/19	
4.4.0 [-] [Mrs Caitriona	OFNEDAL	NONE	Renewal
14 Chlorine Gardens	McCluggage	CENTRAL	NONE	Application
			ULSTERVILLE	Renewal
145 Ulsterville Avenue	Dr Joseph Devlin	WINDSOR	HMA 2/21	Application
	ELLAROSE			
	HOLDINGS			
	(NORTHERN		MEADOWBANK	New
5 Chadwick Street	IRELAND) LTD	WINDSOR	HMA 2/15	Application
5 Chadwick Street	INELAND) LID	WINDSOK		
100 = 1		05115541	HOLYLAND HMA	Renewal
138 Fitzroy Avenue	Mr Colin Quinn	CENTRAL	2/22	Application
	Mrs Mary		STRANMILLIS	Renewal
35 Elaine Street	McIntyre	CENTRAL	HMA 2/19	Application
			HOLYLAND HMA	Renewal
86 Cromwell Road	Mr William Walsh	CENTRAL	2/22	Application
			STRANMILLIS	Renewal
96 Stranmillis Road	Mr Paul Stewart	STRANMILLIS	HMA 2/19	Application
90 Strammins Road		OTIVALVIILLIO	HOLYLAND HMA	New
0.11	KSCD Properties	OFNITDAL		
6 Harrow Street	Limited	CENTRAL	2/22	Application
	Mr Jonathan		SANDYMOUNT	New
43 Sandymount Street	Forbes	STRANMILLIS	HMA 2/17	Application
	A-ONE			
Flat 2, 55 Fitzwilliam	SHUTTERING		FITZWILLIAM	Renewal
Street	LIMITED	WINDSOR	HMA 2/10	Application
	Norma Chambers	2001	MEADOWBANK	Renewal
30 Lower Windsor			C. // // // // // // // // // // // // //	
39 Lower Windsor		WINDSOD		Appliaction
39 Lower Windsor Avenue	Trust	WINDSOR	HMA 2/15	Application
Avenue	Trust Mr Stephen	WATER	HMA 2/15	Renewal
	Trust		HMA 2/15 NONE	Renewal Application
Avenue	Trust Mr Stephen	WATER	HMA 2/15	Renewal
Avenue 1 Brookvale Drive	Trust Mr Stephen McCloskey	WATER WORKS	HMA 2/15 NONE	Renewal Application Renewal
Avenue	Trust Mr Stephen McCloskey Mr Seamus Gillan	WATER	NONE HOLYLAND HMA 2/22	Renewal Application Renewal Application
1 Brookvale Drive 15 The Cloisters	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary	WATER WORKS CENTRAL	NONE HOLYLAND HMA 2/22 EDINBURGH ST	Renewal Application Renewal Application New
Avenue 1 Brookvale Drive	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary Higgins	WATER WORKS	NONE HOLYLAND HMA 2/22	Renewal Application Renewal Application
1 Brookvale Drive 15 The Cloisters 67 Melrose Street	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary Higgins SOBE	WATER WORKS CENTRAL	NONE HOLYLAND HMA 2/22 EDINBURGH ST HMA 2/08	Renewal Application Renewal Application New Application
1 Brookvale Drive 15 The Cloisters 67 Melrose Street Apartment 4, 100	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary Higgins SOBE Developments	WATER WORKS CENTRAL WINDSOR	HMA 2/15 NONE HOLYLAND HMA 2/22 EDINBURGH ST HMA 2/08 HOLYLAND HMA	Renewal Application Renewal Application New Application Renewal
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Avenue 1 Brookvale Drive 15 The Cloisters 67 Melrose Street Apartment 4, 100 Fitzroy Avenue	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary Higgins SOBE Developments Limited SOBE	WATER WORKS CENTRAL WINDSOR	HMA 2/15 NONE HOLYLAND HMA 2/22 EDINBURGH ST HMA 2/08 HOLYLAND HMA 2/22	Renewal Application Renewal Application New Application Renewal Application
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Avenue 1 Brookvale Drive 15 The Cloisters 67 Melrose Street Apartment 4, 100 Fitzroy Avenue Apartment 3, 100	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary Higgins SOBE Developments Limited SOBE	WATER WORKS CENTRAL WINDSOR	HMA 2/15 NONE HOLYLAND HMA 2/22 EDINBURGH ST HMA 2/08 HOLYLAND HMA 2/22	Renewal Application Renewal Application New Application Renewal Application Renewal Application
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Avenue 1 Brookvale Drive 15 The Cloisters 67 Melrose Street Apartment 4, 100 Fitzroy Avenue Apartment 3, 100	Trust Mr Stephen McCloskey Mr Seamus Gillan Ms Margaret Mary Higgins SOBE Developments Limited SOBE Developments	WATER WORKS CENTRAL WINDSOR CENTRAL	HMA 2/15 NONE HOLYLAND HMA 2/22 EDINBURGH ST HMA 2/08 HOLYLAND HMA 2/22 HOLYLAND HMA	Renewal Application Renewal Application New Application Renewal Application Renewal Application

		HOLYLAND HMA	Renewal
Mr Brian Fox	CENTRAL	2/22	Application
		HOLYLAND HMA	Renewal
Mr Brian Fox	CENTRAL	2/22	Application
		HOLYLAND HMA	Renewal
Mr Brian Fox	CENTRAL	2/22	Application
		HOLYLAND HMA	Renewal
Mr Brian Fox	CENTRAL	2/22	Application
		HOLYLAND HMA	Renewal
Mr Brian Fox	CENTRAL	2/22	Application
Mrs Mary		STRANMILLIS	Renewal
McIntyre	CENTRAL	HMA 2/19	Application
Sultan			Renewal
Developments Ltd	STRANMILLIS	NONE	Application
BLUE BRIDGE		MEADOWBANK	New
LTD	WINDSOR	HMA 2/15	Application
RECOZ			
HOLDING			New
LIMITED	BLOOMFIELD	NONE	Application
Mr Paul		ULSTERVILLE	Renewal
McGreevy	WINDSOR	HMA 2/21	Application
Mr John Leo		SANDYMOUNT	Renewal
McGurk	STRANMILLIS	HMA 2/17	Application
Mr Anthony		HOLYLAND HMA	Renewal
Fitzgerald	CENTRAL	2/22	Application
MACLEOD			• •
PROPERTIES		HOLYLAND HMA	Renewal
(NI) LIMITED	CENTRAL	2/22	Application
Mr Raymond		HOLYLAND HMA	Renewal
McFarland	CENTRAL	2/22	Application
		LOWER	
		ORMEAU HMA	New
Parkvue Ltd	CENTRAL	2/13	Application
	Mr Brian Fox Mr Brian Fox Mr Brian Fox Mrs Mary McIntyre Sultan Developments Ltd BLUE BRIDGE LTD RECOZ HOLDING LIMITED Mr Paul McGreevy Mr John Leo McGurk Mr Anthony Fitzgerald MACLEOD PROPERTIES (NI) LIMITED Mr Raymond McFarland	Mr Brian Fox CENTRAL Mr Brian Fox CENTRAL Mr Brian Fox CENTRAL Mr Brian Fox CENTRAL Mrs Mary CENTRAL Mrs Mary McIntyre CENTRAL Sultan Developments Ltd STRANMILLIS BLUE BRIDGE LTD WINDSOR RECOZ HOLDING LIMITED BLOOMFIELD Mr Paul McGreevy WINDSOR Mr John Leo McGurk STRANMILLIS Mr Anthony Fitzgerald CENTRAL MACLEOD PROPERTIES (NI) LIMITED CENTRAL Mr Raymond McFarland CENTRAL	Mr Brian Fox CENTRAL 2/22 Mrs Mary HOLYLAND HMA 2/22 Mrs Mary STRANMILLIS HMA 2/19 Sultan Developments Ltd STRANMILLIS NONE BLUE BRIDGE LTD WINDSOR HMA 2/15 RECOZ HOLDING LIMITED BLOOMFIELD NONE Mr Paul McGreevy WINDSOR HMA 2/21 Mr John Leo McGurk STRANMILLIS HMA 2/17 Mr Anthony Fitzgerald CENTRAL 2/22 MACLEOD PROPERTIES (NI) LIMITED CENTRAL 2/22 Mr Raymond McFarland CENTRAL 2/22 Mr Raymond McFarland CENTRAL 2/22 LOWER ORMEAU HMA

Financial & Resource Implications

3.2 | None

Equality or Good Relations Implications/Rural Needs Assessment

There are no issues associated with this report.

3.3