



Subject:	Houses in Multiple Occupation (HMO) Licenses Issued Under Delegated Authority
Date:	18 February 2026
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? <input type="checkbox"/> After Committee Decision <input type="checkbox"/> After Council Decision <input type="checkbox"/> Some time in the future <input type="checkbox"/> Never	

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 January 2026.

3.0	Main report			
3.1	<u>Key Issues</u>			
	Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during January 2026.			
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Premise Name	Licensee	Ward	Housing Management Areas (HMAs)	Licence Type
Apartment B, 68 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Apartment A, 68 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
11 Stormount Street	Mr Gerard Campbell	BEERSBRIDGE	NONE	New Application
50 St Albans Gardens	Ms Anna Marie Mallett	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
Flat C, 47 Camden Street	Mr Richard Smyth	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
Flat B, 47 Camden Street	Mr Richard Smyth	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
Flat A, 47 Camden Street	Mr Richard Smyth	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
111 University Avenue	Miss Helen Stevenson	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
88 Edinburgh Street	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
11b Stranmillis Gardens	Mr Trevor Breadon	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
79 Edinburgh Street	Ms Abbie Cassidy	WINDSOR	EDINBURGH ST HMA 2/08	New Application
80 Agincourt Avenue	Ms Christina Cunningham	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
29 Sandhurst Gardens	Mr Edwin Adams	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
67 Jerusalem Street	Mr Dara Macauley	CENTRAL	HOLYLAND HMA 2/22	New Application
28 Agincourt Street	Mr Colin Shields	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
24 Camden Street	Derrylodge Property Management Limited	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
Flat 3, 120 Malone Avenue	Mr Richard Smyth	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 2, 120 Malone Avenue	Mr Richard Smyth	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 1, 120 Malone Avenue	Mr Richard Smyth	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 2, 33 Ashley Avenue	Derrylodge Property Management Limited	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
23 St Albans Gardens	Mr Eoin Cleland	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
Flat 3, 111 Fitzroy Avenue	Mr Raymond King	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

	Flat 1, 111 Fitzroy Avenue	Mr Raymond King	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2, 48 Eglantine Avenue	Mr Michael Smyth	WINDSOR	EGLANTINE HMA 2/09	New Application
	33 Stranmillis Park	Mr Bernard Brian Campbell	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	Flat 2, 95 Wellesley Avenue	Glenwherry Investments Ltd	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
	82 Agincourt Avenue	Ms Ann-Marie Benson	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	137 University Avenue	Mr Shane P Murray	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	38 Springfield Road	Mr Francis McVeigh	CLONARD	NONE	Renewal Application
	27 Elaine Street	Mrs Lisa Brown	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	61 Lower Windsor Avenue	Mr Trevor Breadon	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
	114 Dunluce Avenue	Mrs Mary McIntyre	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	4 Rathcool Street	Mrs Anna Rankin	WINDSOR	ADELAIDE HMA 2/01	New Application
	42 Surrey Street	Mrs Avril Bruce	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
	132 Dunluce Avenue	Mrs Marie McKay	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	5 Eblana Street	Mrs Nicola Parker	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	59 Lower Windsor Avenue	Mr Trevor Breadon	WINDSOR	MEADOWBANK HMA 2/15	Renewal Application
	50 Melrose Street	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
	27 Ridgeway Street	Mr Trevor Breadon	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	36 Tates Avenue	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
	35 Carmel Street	Mr Conor Fox	CENTRAL	HOLYLAND HMA 2/22	New Application
	94 Edinburgh Street	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
	30 Hatfield Street	Mr Kieran Campbell	CENTRAL	LOWER ORMEAU HMA 2/13	Renewal Application
	2 St Albans Gardens	Ms Una McNeill	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
	419 Woodstock Road	JRS NI Investments Limited	WOODSTOCK	NONE	New Application
	Apartment 8, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 7, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	785 Crumlin Road	Mr Edward Jackson	LEGONIEL	NONE	New Application
	Apartment 6, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

	Apartment 5, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 4, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 3, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 8, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 7, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 2, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 6, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	20 Stranmillis Street	JMC Rentals Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	Apartment 5, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 1, 58 - 60 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 4, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 3, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	6 Whitehall Gardens	Mr Barry O'Donnell	ORMEAU	NONE	Renewal Application
	Apartment 2, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 1, 54 - 56 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 8, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 7, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 6, 50 -52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 5, 50-52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 4, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application

	Apartment 3, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 2, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 1, 50 - 52 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	74 Rugby Avenue	Mr Paul Donnelly	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	27 Agincourt Avenue	Mr Declan O'Neill	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 3, 36 Lawrence Street	Mr Paul McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2, 36 Lawrence Street	Mr Paul McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 1, 36 Lawrence Street	Mr Paul McKeown	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	19 Landseer Street	FGW Property Ltd	CENTRAL	STRANMILLIS HMA 2/19	New Application
	59 Castlereagh Street	Blue Square House Ltd	BEERSBRIDGE	NONE	New Application
	61 Sandhurst Gardens	Mr Terence McManus	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	10 Stranmillis Park	Mr Paul Duffy	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	Flat C, 39 Dunluce Avenue	Mr John Albert Montgomery	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	Flat B, 39 Dunluce Avenue	Mr John Albert Montgomery	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	5 Sandhurst Gardens	Mr Eamonn O'Loingsigh	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	54 Pretoria Street	Mr Neil O'Hare	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	205 Dunluce Avenue	Mr John Boardman	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	Flat 1, 5 Ashley Avenue	Glenburn Estates Limited	WINDSOR	ULSTERVILLE HMA 2/21	New Application
	38 St Albans Gardens	Mr Alan Mackey	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
	Flat 2, 139 University Avenue	Mr Patrick McGovern	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	17 Ridgeway Street	JMC Rentals Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	461 Falls Road	B.M.C.A. Properties Ltd	BEECHMOUNT	NONE	New Application
	82 Willowbank Gardens	Mr Craig Appleby	WATER WORKS	NONE	New Application
	Flat 2, 3 Abercorn Street	Hawksdale Limited	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
	32 Stranmillis Gardens	Mr Neil Rafferty	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	60 Wellesley Avenue	Mr Michael Rennick	WINDSOR	EGLANTINE HMA 2/09	New Application
	13 Sandymount Street	Mr Brendan McCourt	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
	76 Cheviot Avenue	Maurice Noble Estates Ltd	CONNNSWATER	NONE	New Application

	30 St Albans Gardens	Mrs. Sharon Dennison	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
	202 Ravenhill Road	Alamo Properties Limited	WOODSTOCK	NONE	New Application
	71 Tates Avenue	Mr David Tease	WINDSOR	EDINBURGH ST HMA 2/08	New Application
	61 Agincourt Avenue	Mr Thomas McAleer	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	34c Edinburgh Street	J and A Ventures Ltd	WINDSOR	EDINBURGH ST HMA 2/08	New Application
	Flat 2, 10 Wellington Park Avenue	MLM Properties Ltd	WINDSOR	EGLANTINE HMA 2/09	New Application
	Flat 2, 22 Wolseley Street	Enagh Investments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	112 Malone Avenue	Miss Laura Cassidy	WINDSOR	EGLANTINE HMA 2/09	New Application
	17 Collingwood Avenue	Mr Patrick MacFarlane	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	27 Sandhurst Gardens	Mrs Christina O'Brien	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	Flat 2, 28 Magdala Street	Silverstream Property Investments Limited	CENTRAL	HOLYLAND HMA 2/22	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.				