



<b>Subject:</b>	<b>Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority</b>
<b>Date:</b>	18 March 2026
<b>Reporting Officer:</b>	Kevin Bloomfield, NIHMO Manager
<b>Contact Officers:</b>	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager

<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes, when will the report become unrestricted?</b>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Some time in the future</b>	<input type="checkbox"/>
<b>Never</b>	<input type="checkbox"/>

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	<b>Purpose of Report or Summary of main Issues</b>
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	<b>Recommendations</b>
2.1	The Committee is requested to note the applications that have been issued under the Scheme of Delegation during February 2026.

3.0	<b>Main report</b>																																																																																																													
	<b><u>Key Issues</u></b>																																																																																																													
3.1	Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the following HMO Licences were issued during February 2026.																																																																																																													
	<table border="1"> <thead> <tr> <th data-bbox="240 394 512 495">Premise Name</th> <th data-bbox="517 394 796 495">Licensee</th> <th data-bbox="801 394 1002 495">Ward</th> <th data-bbox="1007 394 1214 495">Housing Management Areas (HMAs)</th> <th data-bbox="1219 394 1422 495">Licence Type</th> </tr> </thead> <tbody> <tr> <td>65 Sandhurst Drive</td> <td>Ms Teresa Short</td> <td>STRANMILLIS</td> <td>STRANMILLIS HMA 2/19</td> <td>Renewal Application</td> </tr> <tr> <td>76 Tates Avenue</td> <td>Mr David Allison</td> <td>WINDSOR</td> <td>EDINBURGH ST HMA 2/08</td> <td>Renewal Application</td> </tr> <tr> <td>Flat 2, 14 Wolseley Street</td> <td>Mr Desmond Lynas</td> <td>CENTRAL</td> <td>HOLYLAND, HMA 2/22</td> <td>Renewal Application</td> </tr> <tr> <td>Flat 2, 1 Malone Avenue</td> <td>Miss Maire McCandless</td> <td>WINDSOR</td> <td>EGLANTINE HMA 2/09</td> <td>Renewal Application</td> </tr> <tr> <td>Flat 1, 1 Malone Avenue</td> <td>Miss Maire McCandless</td> <td>WINDSOR</td> <td>EGLANTINE HMA 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5 Agincourt Avenue	Mr Stephen Calvert	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Flat 2, 110 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
24 Eblana Street	Mrs Mary McElduff	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
18 Westminster Street	Mr William Walsh	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Apartment C, 68 Fitzroy Avenue	Mr Christopher McCann	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
41 Sandymount Street	Mr James McGovern	STRANMILLIS	SANDYMOUN T HMA 2/17	Renewal Application
Flat 2, 18 Lawrence Street	Mrs Stephanie Hanna	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Flat 3, 30 Wolseley Street	Mr Eugene McGurk	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
9 Stranmillis Street	Mr Richard Megaw	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
35 St Albans Gardens	Ms Fiona Hanna	STRANMILLIS	SANDYMOUN T HMA 2/17	New Application
Flat 2, 30 Canterbury Street	L & E Properties Limited	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
72b Earlswood Road	Methodist Church In Ireland	KNOCK	NONE	Renewal Application
Flat 3, 51 Camden Street	Mr Richard Smyth	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
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Flat B 9 India Street	Genova Properties Limited	CENTRAL	HOLYLAND, HMA 2/22	New Application
Flat 1, 81 Eglantine Avenue	Genova Properties Limited	WINDSOR	EGLANTINE HMA 2/09	New Application
47 Palestine Street	Mr James Mavitty	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Flat 3, 110 Fitzroy Avenue	Mr Dairmid Laird	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
128 Agincourt Avenue	Mr James McGovern	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Flat 2, 30 Wolseley Street	Mr John Leo McGurk	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
144 Agincourt Avenue	Mr James McGovern	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
74 Stranmillis Gardens	L & E Properties Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
87 Donegall Avenue	Mrs Laura Vanderburg	BLACKSTAFF	NONE	New Application
79 Agincourt Avenue	University Area Properties Ltd	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application

129 Ulsterville Avenue	Mr Stephen Crooke	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
55 Sandhurst Gardens	Mr David Bell	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
63 Melrose Street	Mrs Anne Murphy	WINDSOR	EDINBURGH ST HMA 2/08	Renewal Application
26 Stranmillis Park	Mr Garry Crawford	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
109 Wellesley Avenue	Mr Dermot McCrystal	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 3, 61 Fitzwilliam Street	Ms Roisin Convery	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
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12 Cadogan Street	Mr Andrew Hogg	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
25 Fitzroy Avenue	Mr Ignatius Trainor	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
29 Damascus Street	Mrs Teresa McQuade	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
80a Stranmillis Road	Bramley Apple Bakery Ltd	CENTRAL	STRANMILLIS HMA 2/19	New Application
Flat 6, 122 Eglantine Avenue	Croob Properties Ltd	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
7 Agincourt Avenue	Mr Adrian McAlinden	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
23 Stranmillis Gardens	Croob Properties Ltd	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
126 Agincourt Avenue	Mr Adrian Loughran	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
31 Fitzwilliam Street	Mr Stephen Gunning	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application
Flat 3, 122 Eglantine Avenue	Croob Properties Ltd	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
1 Sandhurst Gardens	Mr John Martin	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
64 Agincourt Avenue	Ms Denise Magill	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Flat 2, 30 Fitzroy avenue	Mrs Maria McAllister	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Apartment 7, 122 Eglantine Avenue	Croob Properties Ltd	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 5, 122 Eglantine Avenue	Croob Properties Ltd	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
15 Stranmillis Park	Mr John Martin	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
Flat 2, 44 Wolseley Street	Mr Bernard Kelly	CENTRAL	HOLYLAND, HMA 2/22	New Application
Flat 2, 2 Canterbury Street	Mr Bradley Hanna	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application

32 Magdala Street	Brightlife Property Limited	CENTRAL	HOLYLAND, HMA 2/22	New Application
32 Canterbury Street	Mr Patrick McPeake	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
46 Sandhurst Gardens	Mr Michael Grant	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
4 Westminster Street	Mrs Pauline Ballantine	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
82 Carmel Street	NIPATO LIMITED	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
3 Westminster Street	Ms Patricia O'Rourke	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
40 Ulsterville Gardens	Mr Liam Young	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
48 Stranmillis Gardens	Derrylodge Property Management Limited	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
3 Meadowbank Street	Mrs Grainne McKay	WINDSOR	MEADOWBAN K HMA 2/15	Renewal Application
10 Pretoria Street	Crosscavanagh Limited	CENTRAL	STRANMILLIS HMA 2/19	New Application
70 Agincourt Avenue	Clonlara Investments Ltd	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
45 Fitzroy Avenue	Mr Paul O'Hare	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
Flat 2, 111 Fitzroy Avenue	Mr Raymond King	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
13 Hallidays Road	Mr Barry Rooney	NEW LODGE	NONE	Renewal Application
38 Sandymount Street	Mr Michael Hennebry	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
10 Ardenlee Green	Ms Catherine Caulfield	RAVENHILL	NONE	New Application
56 The Boulevard	Castleshane Investments Ltd	ROSETTA	NONE	Renewal Application
28 Stranmillis Park	Mr Conal Treacy	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
Flat 2, 37 South Parade	Mrs Emer McWilliams	ORMEAU	SOUTH PARADE HMA 2/18	Renewal Application
2 Meadowbank Street	MCK Property Management Limited	WINDSOR	MEADOWBAN K HMA 2/15	New Application
Apartment 3, 18 Cromwell Road	University Area Properties Ltd	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
152 Dunluce Avenue	Mr Basil Irwin	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
13 Rugby Avenue	Mr Joseph Gibson	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
18 Wellington Park Avenue	Mr Lisle Halkett	WINDSOR	EGLANTINE HMA 2/09	Renewal Application
Flat 2, 57 Fitzwilliam Street	Glenwherry Investments Ltd	WINDSOR	FITZWILLIAM HMA 2/10	Renewal Application

	Flat 2, 14 Ashley Avenue	Mrs Barbara Blundell	WINDSOR	ULSTERVILLE HMA 2/21	Renewal Application
	268 Ravenhill Avenue	JRS NI Investments Limited	WOODSTOCK	NONE	New Application
	59 Portallo Street	JRS NI Investments Limited	BEERSBRIDGE	NONE	New Application
	17 Wolseley Street	Kendale Limited	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
	53 Damascus Street	Mr David Coffey	CENTRAL	HOLYLAND, HMA 2/22	Renewal Application
	<b><u>Financial &amp; Resource Implications</u></b>				
3.2	None				
	<b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b>				
3.3	There are no issues associated with this report.				