



Subject:	2025/26 – NIHMO service activity update
Date:	22 April 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?	
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	The report is intended to give members an update on the activity of the NIHMO service during the financial year 2025/26.
1.2	Belfast City Council's NIHMO service, on behalf of each of the 11 Northern Ireland Councils is responsible for managing the HMO Licensing Scheme application process, which includes processing all licence requests, validating the requests, checks and inspections of HMO properties, issuing enforcement notices and dealing with breaches of licensing conditions.
1.3	The granting, refusal, variation or revocation of an HMO licence rests with the individual Council.

2.0	Recommendations																																																				
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3.0	Main report																																																				
	<p><u>Key Issues</u></p> <p>HMO Licensing</p>																																																				
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Note: New applications include those properties which had a license in the name of a different licensee and were subsequently sold / transferred.

3.3 Table 3 provides a summary of the number of HMO licence applications that have not been successful (by reason) during the financial year 2025/26

Table 3

Council	Not received from owner	Breach of planning control	Documentation	Notice of Publication	Overprovision Fee not Paid	Fit & proper person	Grand total
Antrim and Newtownabbey	0	0	0	0	0	2	2
Ards and North Down	0	0	0	0	0	0	0
Armagh City Banbridge and Craigavon	0	0	0	0	0	0	0
Belfast	0	4	10	3	0	0	22
Causeway Coast and Glens	1	0	0	2	2	0	5
Derry City and Strabane	0	0	1	3	1	0	5
Fermanagh and Omagh	0	0	0	0	0	0	0
Lisburn and Castlereagh	0	0	0	0	0	0	0
Mid and East Antrim	0	0	0	0	0	0	0
Mid Ulster	0	0	0	0	0	0	0
Newry Mourne and Down	0	0	0	0	0	0	0
Grand Total	1	4	11	8	3	5	34

HMO Inspections

3.4 Table 4 provides a summary of the number of inspections (by type) undertaken during the financial year 2025/26

Table 4

Council	No Access	Licensing Inspections	Interim (WIP)	Final	Enforcement	Grand Total
Antrim and Newtownabbey	2	3	0	1	22	28
Ards and North Down	0	6	1	2	6	15
Armagh City Banbridge and Craigavon	1	13	1	5	32	52
Belfast	37	869	12	262	235	1415
Causeway Coast and Glens	0	71	0	24	6	101
Derry City and Strabane	13	95	3	48	16	175
Fermanagh and Omagh	1	1	0	0	4	6
Lisburn and Castlereagh	0	2	0	1	7	10
Mid and East Antrim	1	6	1	1	23	32
Mid Ulster	0	5	0	1	8	14
Newry Mourne and Down	3	17	0	2	11	33
Grand Total	58	1088	18	347	370	1881

HMO Enforcement

Table 5 provides a summary of enforcement action taken in Belfast by ward.

3.5

Table 5

	Section 30(1)	Section 30(2)	Section 31(1)	Section 33(1)	Section 33(2)	Section 5(2)	Section 5(5)	Section 71	Section 72	Section 73	Section 78	Grand Total
Row Labels												
BALLYGOMARTIN	1											1
BEECHMOUNT						1			1			2
BLACKSTAFF						1	1		1		1	4
BLOOMFIELD						1						1
CENTRAL	2			1	1	1		5	15	4	4	33
CHICHESTER PARK	1			1						2		4
CLIFTONVILLE						1			1			2
CONNSWATER				1		1	1	4	4			11
DUNCAIRN						1		4	4			9
FALLS PARK								4	4	7		15
FINAGHY						1			1			2
INNISFAYLE						1	1		1		1	4
MALONE								1	1			2
ORMEAU	1	1										2
ROSETTA									2			2
STRANMILLIS	1			1	1							3
SYDENHAM	1					1	1		1		1	5
WATER WORKS	1											1
WINDSOR	5	2	1					4	8			20
Grand Total	13	3	1	4	2	10	4	22	44	13	7	123

Key

Section 30(1) – Non licensed HMO (owner) - £5000 fixed penalty notice

Section 30(2) – Non licensed HMO (agent) - £5000 fixed penalty notice

Section 31(1) – Exceeding permitted occupancy - £5000 fixed penalty notice

Section 33(1) – Breach of licensing conditions - £2500 fixed penalty notice

Section 33(2) – Agent not named on the licence - £2500 fixed penalty notice

Section 5(2) – Evidence of household notice

Section 5(5) – Household notice

Section 71 – Power to obtain information from persons connected to the premises - £200 fixed penalty notice

Section 72 – Power to require persons connected to the premises to produce documents

Section 73 – Additional supporting documents

Section 78 – Powers of entry without warrant

3.6

During the financial year 2025/26 a total of £175,600 was paid following the issue of fixed penalties notices across all Northern Ireland Councils of which £120,200 relates to fixed penalty notices served in Belfast.

4.0	Financial and Resource Implications
4.1	None. The cost of assessing HMO application and officer inspections is provided for within existing budgets.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	There are no equality or good relations issues associated with this report.