



Subject:	Application for a New Licence to operate a House of Multiple Occupation for 167 Dunluce Avenue, Belfast, BT9 7AX
Date:	22 April 2026
Reporting Officer:	Kevin Bloomfield HMO Unit Manager
Contact Officer:	Kevin Bloomfield HMO Unit Manager Kevin McDonnell, Divisional Solicitor

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number	<input type="text"/>
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime 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	<p>To consider an application for a Licence permitting the use of premises as a House in Multiple Occupation (HMO).</p> <table border="1" data-bbox="252 322 1458 461"> <thead> <tr> <th>Premises</th> <th>Application No.</th> <th>Applicant(s)</th> <th>Managing Agents</th> </tr> </thead> <tbody> <tr> <td>167 Dunluce Avenue, Belfast, BT9 7AX</td> <td>12930</td> <td>Mr Matthew Baskin</td> <td>None</td> </tr> </tbody> </table> <p>Members are reminded that licences are issued for a 5-year period with standard conditions. Where it is considered necessary to do so, the Committee can also impose special conditions.</p>	Premises	Application No.	Applicant(s)	Managing Agents	167 Dunluce Avenue, Belfast, BT9 7AX	12930	Mr Matthew Baskin	None
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167 Dunluce Avenue, Belfast, BT9 7AX	12930	Mr Matthew Baskin	None						
2.0	Recommendations								
2.1	<p>Taking into account the information presented Committee is asked to hear from the Applicant and make a decision to either:</p> <ul style="list-style-type: none"> (i) Grant the application, with or without any special conditions; or (ii) Refuse the application. <p><u>Notice of proposed decision</u></p>								
2.2	<p>On the 30 March 2026, pursuant to Paragraph 9 of Schedule 2 of the Houses in Multiple Occupation Act (Northern Ireland) 2016 (“the 2016 Act”), officers issued a Notice of Proposed Decision. Appendix 2</p>								
3.0	Particulars of the application								
3.1	<p><u>Background</u></p> <p>3.1 The property had the benefit of an HMO licence issued by the Council with an expiry date of 01 August 2023.</p> <p>3.2 The ownership of the property transferred to Mr. Matthew Baskin in May 2023. The Council was not made aware of the change of ownership at that time.</p> <p>3.3 In accordance with Section 28 “Change of ownership: effect on licence” of the 2016 Act the licence in the name of the previous owner ceased to have effect on the date of transfer.</p> <p>3.4 An inspection of the property took place on the 04 December 2025 at which time it was established that the property was being occupied as an unlicensed HMO. Appendix 3</p> <p>3.5 An application for a new HMO licence was received from Mr Matthew Baskin on the 04 December 2025.</p> <p>An application for a Temporary Exemption Notice (“TEN”) was received on the 05 January 2026 and granted on the 20 January 2026 with an expiry date of 20 April 2026.</p>								

Key Issues

- 3.6 Pursuant to the 2016 Act, the Council may only grant a licence if it is satisfied that:
- the occupation of the living accommodation as an HMO would not constitute a breach of planning control;
 - the owner, and any managing agent of it, are fit and proper persons;
 - the proposed management arrangements are satisfactory);
 - the granting of the licence will not result in overprovision of HMOs in the locality;
 - the living accommodation is fit for human habitation and—
 - is suitable for occupation as an HMO by the number of persons to be specified in the licence, or
 - can be made so suitable by including conditions in the licence.

Planning

- 3.7 As this is a new application the Council's Planning Service was consulted. It confirmed that a Certificate of Lawful Existing Use or Development ("CLEUD") was granted on 15 March 2022 with the planning reference LA04/2022/0235/LDE.

Fitness

- 3.8 When considering the fitness of an applicant the Council must have regard to any offences concerning fraud/ dishonesty, violence, drugs, human trafficking, firearms, sexual offences, unlawful discrimination in, or in connection with, the carrying on of any business; or any provision of the law relating to housing or of landlord and tenant law. It also permits the Council to take into account any other matter which the council considers to be relevant.

- 3.9 The NIHMO Unit has consulted with the following units within the Council's City and Neighbourhood Services Department –

- Environmental Protection Unit ("EPU") - who have confirmed that in relation to night-time noise there has been no relevant enforcement action required in respect of the HMO in the last 5 years,
- Environmental Protection Unit ("EPU") - who have confirmed that in relation to day-time noise there has been no relevant enforcement action required in respect of the HMO in the last 5 years,
- Public Health and Housing Unit ("PHHU") - who have confirmed that in relation to rubbish accumulation/filthy premises, there has been no relevant enforcement action required in respect of the HMO in the last 5 years,
- Enforcement Unit ("EU") - who have confirmed that in relation to litter and waste, there has been no relevant enforcement action required in respect of the HMO in the last 5 years,

- 3.10 The EPU, PHHU and EU, solely in respect of their statutory functions, have confirmed that there are no relevant, previous convictions in respect of the Applicant, Managing Agent or occupants.

- 3.11 Details of the action taken in relation to the occupation of the accommodation as an unlicensed HMO are contained at **Appendix 3**.

Overprovision

- 3.12 For the purpose of Section 12(2) of the 2016 Act. The Council has determined the locality of the accommodation, **167 Dunluce Avenue, Belfast, Antrim, BT9 7AX** as being Housing Management Areas (HMA) "HMA 2/21 Ulsterville" as defined in the document Belfast City Council's Local Development Plan Strategy "2023 Strategy" which was formally adopted on the 2 May 2023.
- 3.13 Legal Services has advised that there is a clear requirement in section 8 of the 2016 Act upon the Council to be satisfied that the granting of a licence will not result in overprovision.
- 3.14 In making this decision the Council has had regard to:
- the number and capacity of licensed HMOs in the locality
 - the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.
- 3.15 To inform the Council in its consideration of the above provisions, the Council has taken account of the 2023 Strategy given that *"Nurturing sustainable and balanced communities is a fundamental aim of the LDP's housing policies."*
- In particular, the Council has considered Policy HOU10:-
- 3.16 HOU10 states – *"Within designated HMAs, planning permission will only be granted for Houses in Multiple Occupation (HMOs) and/or flats/apartments where the total number of HMOs and flats/apartments combined would not as a result exceed 20% of all dwelling units within an HMA."*
- **The number and capacity of licensed HMOs in the locality**
- 3.17 On the date of assessment, 30 March 2026, 67% of all dwelling units in policy area "HMA 2/21 Ulsterville" was made up of HMOs and (intensive forms of accommodation) flats/apartments, which in turn exceeds the 20% development limit as set out at Policy HOU10. There are 250 (22%) licensed HMOs with a capacity of 1074 persons in policy area HMA 2/21 Ulsterville.
- **The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.**
- 3.18 The total number of dwelling units in a HMA is measured by Ordnance Survey's Pointer database. There are a total of 1160 dwelling units in HMA 2/21 Ulsterville.
- 3.19 On 30 March 2026 out of 214 premises available for rent within the BT9 area on the website propertyNews.com there were 93 licensed HMOs which from the information presented on the website represented 392 bed spaces. The HMO accommodation was available immediately until September 2026.
- 3.20 The fact that the use of the property as an HMO is permitted for planning purposes is a relevant consideration in determining whether the grant of this licence will result in overprovision.
- 3.21 The Council recognises that there is a need for intensive forms of housing and to meet this demand, HMOs are an important component of this housing provision. HMOs, alongside other

accommodation options within the private rented sector, play an important role in meeting the housing needs of people who are single, who have temporary employment, students, low-income households and, more recently, migrant workers.

- 3.22 In September 2017 the Housing Executive published the document “Housing Market Analysis Update – Belfast City Council Area” which states “HMOs form an important element of the PRS, particularly for younger people on low incomes and for single people, under the age of 35, affected by the limitation of housing benefit to the shared room rate. Anecdotal evidence also indicates that this has been a popular sector with migrant workers.”

Students moving out of HMO accommodation.

- 3.23 On the 7 December 2022 Ulster University Director of Campus Life told members of the Council’s City Growth and Regeneration Committee that there was an “increase in competition for HMO’s particularly from NIHE, Immigration Services and statutory agencies and there were increasing accommodation issues across the housing sector which required a holistic view and should include the consideration of international students, families and graduates looking for professional accommodation.”

- 3.24 However, QUB Director of Student Plus confirmed to members that the current trend indicated a significant move of students to purpose-built student accommodation blocks. She told members that there were 7,000 purpose built managed student accommodation (PBMSA) rooms in the city – the majority built since 2018 and approximately 5,000 in the city centre.

- 3.25 November 2025 monitoring information produced by the Council’s Planning Services for PBMSA indicates that 6306 bedspaces have been completed since September 2016, a further 2806 bedspaces are currently under construction, with a further 3263 bedspaces having received planning approval but have not commenced the construction phase.

- 3.26 With the continued expansion of the PBMSA sector and students transitioning from private rentals to PBMSAs, it is too early to tell whether the increased competition from non-students for HMOs is a temporary problem (which can be managed by the contraction in students residing in existing HMO accommodation within the locality) or evidence of an emerging long-term supply issue.

Section 8(2)(d) of the 2016 Act

- 3.27 In assessing the number and capacity of licensed HMOs as well as the need for HMO accommodation in the locality, officers cannot be satisfied that the granting of the HMO licence will not result in overprovision of HMO accommodation in the locality of the accommodation for the purpose of section 8(2)(d) of the 2016 Act.

Objections

- 3.28 No objections were received in relation to this application.

Attendance

- 3.29 The owners of the HMO and/or their representatives will be available to discuss any matters relating to the licence application should they arise during your meeting.

Suitability of the premises

- 3.30 The accommodation was inspected on the 22 January 2026 at which time it complied with the physical standards for a 5 persons HMO.

	<p><u>Notice of proposed decision</u></p> <p>3.31 On the 30 March 2026, pursuant to Paragraph 9 of Schedule 2 of the Houses in Multiple Occupation Act (Northern Ireland) 2016, Officers issued a Notice of Proposed Decision to the Applicant setting out the terms of the proposed licence. Appendix 2</p> <p>3.32 The Notice of Proposed Decision stated that the Council proposed to refuse the licence on the grounds of overprovision. A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p> <p><u>Applicant's response</u></p> <p>3.32 On the 13 April 2026 the applicant responded to the notice of proposed decision Appendix 4 stating</p> <ol style="list-style-type: none"> 1. At no stage was I made aware that the Council considered there to be an overprovision of HMO properties within the BT9 area, nor that this would be a determining factor in refusal 2. The property supports individuals on modest incomes who face structural barriers in the private rental market 3. It provides secure, well-maintained accommodation where alternatives are limited. 4. The rental offering is priced at an accessible level in the context of the current cost-of-living pressures. <p><u>Officer's comments in relation to the applicant's response</u></p> <p>3.33 Officers would comment as follows to the point raised by the applicant.</p> <ol style="list-style-type: none"> 1. The notes linked to the application form which the applicant confirmed that he had read and understood sets out the factors which the Council are required to have regard of when determining an application, these include overprovision. 2. The 2016 Act does not allow the Council to have regard the profile of the current tenants as set out in the applicant's response. 3. The accommodation meets the physical standards for usage as a 4 persons HMO; however, officers cannot be satisfied that the granting of the HMO licence will not result in overprovision of HMO accommodation in the locality. 4. The 2016 Act does not allow the Council to have regard to the rent being charged.
4.0	Financial and Resource Implications
4.1	None. The cost of assessing the 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.

6.0	Appendices – Documents Attached
	<p>Appendix 1 – Location Map Appendix 2 – Notice of Proposed Decision. Appendix 3 – 04 December 2025 inspection and outcome. Appendix 4 – Applicant’s response to the notice of proposed decision.</p>