



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	20 May 2026
Reporting Officer:	Helen Morrissey, City Protection 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 type="checkbox"/> No <input checked="" 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 April 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 April 2026.				
	Premise name	Licensee	Ward	Housing Management Area (HMA)	Licence type
	4 Wellington Park Avenue	Mrs Sarah McLean	WINDSOR	EGLANTINE HMO 2/09	New Application
	Flat 2, 102 Cromwell Road	Mr Conleth O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Apartment 2, 12 Elaine Street	Mrs Colette McCaffrey	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	5 Stranmillis Gardens	Mr Declan McHugh	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	86 Sandhurst Drive	Mr Declan Wright	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	Flat 2, 21 Lawrence Street	Mr Patrick Conway	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	79 Sandhurst Drive	Mrs Bernadette Mulholland	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	11 Eblana Street	Mr Theodore McLaughlin	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	13 Wolseley Street	Mr William Robert Gott	CENTRAL	HOLYLAND HMA 2/22	New Application
	3 Colenso Parade	Mr Brian Falls	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	7 Colenso Parade	Mr Brian Falls	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	17 Elaine Street	Ms Marion Kerr	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
	45 St Albans Gardens	Mr John McKeever	STRANMILLIS	SANDYMOUNT HMA 2/17	Renewal Application
	10 Balfour Avenue	Miss Claire Mullan	CENTRAL	LOWER ORMEAU HMA 2/13	Renewal Application
	36 Ashley Avenue	Mrs Sandra Gibson	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application
	Flat 2, 46 Wolseley Street	Mr John Albert Montgomery	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2, 24 Westminster Street	Mr Gerald McFeely	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	5 Eblana Street	Mr Maurice Macaulay	CENTRAL	HOLYLAND HMA 2/22	New Application
43 Balfour Avenue	Mrs Jacquie Fisher	CENTRAL	LOWER ORMEAU HMA 2/13	Renewal Application	
Flat 1, 13 Lawrence Street	Mr James Thomas (Seamus) Cassidy	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	
1 Canterbury Street	Mr Gregory Connolly	CENTRAL	HOLYLAND HMA 2/22	Renewal Application	

Flat 4, 32 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 3, 32 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 32 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 1, 32 Cromwell Road	SOBE Developments Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 52 Tates Avenue	DASEN LTD.	WINDSOR	EDINBURGH ST HMO 2/08	Renewal Application
58 University Avenue	Mrs Brenda Cunningham	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
50 Rugby Avenue	Mr Martin Carlin	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
43 Ridgeway Street	Sobe Developments Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
342 Woodstock Road	SEJ Developments Ltd	BEERSBRIDGE	NONE	Renewal Application
107 Antrim Road	Ms Michelle McGrath	NEW LODGE	NONE	Renewal Application
Flat 2, 8 Cameron Street	Mr Michael Holmes	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
55 Stranmillis Gardens	Mr Hugh Aidan O'Boyle	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
44 Agincourt Avenue	Ms Paula Mary O'Kane	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
10 Westminster Street	Black Lough Properties Limited	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
41 Rathdrum Street	Mr Neil Conlon	WINDSOR	ADELAIDE HMO 2/01	Renewal Application
43 Agincourt Avenue	D.M PROPERTY ESTATES LIMITED	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 2, 72 University Avenue	Mr Paul O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 1, 72 University Avenue	Mr Paul O'Hare	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
Flat 3, 82 Rugby Avenue	Mrs Frances Matthews	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
13 Stranmillis Gardens	Ms Mairead Murdock	CENTRAL	STRANMILLIS HMA 2/19	Renewal Application
61 Delhi Street	Mr Andrew Parkes	ORMEAU	BALLYNAFEIGH HMA 2/03	Renewal Application
26 Agincourt Avenue	Mr Mark Heaney	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
117 Ulsterville Avenue	Mr Stephen Ball	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application
91 Dunluce Avenue	Mr Liam Young	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application

	Flat 2, 13 Sandhurst Drive	SMG Equity Limited	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	15 Sydenham Drive	Kord Holdings Limited	BELMONT	NONE	New Application
	31 Rochester Street	FHC Property Investment Limited	WOODSTOCK	NONE	New Application
	83 Carmel Street	Ms Shona McCreesh	CENTRAL	HOLYLAND HMA 2/22	New Application
	314 Donegall Road	Mr Stephen Andrews	BLACKSTAFF	NONE	Renewal Application
	52 Haypark Avenue	Mrs Valerie Nicholson	ORMEAU	BALLYNAFEIGH HMA 2/03	Renewal Application
	37 Donegall Pass	Ms Margaret O'Gara	CENTRAL	NONE	Renewal Application
	42 Carmel Street	Mrs Jill Hughes	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	110 Ulsterville Avenue	Mrs Judith Dunlop	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application
	30 Ridgeway Street	Mr Peter Gormley	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	16 Stranmillis Gardens	Tarnya Properties Ltd	CENTRAL	STRANMILLIS HMA 2/19	New Application
	Flat 2, 115 Fitzroy Avenue	Mr Roy McCoy	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 1, 115 Fitzroy Avenue	Mr Roy McCoy	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	Flat 2, 124 Fitzroy Avenue	Mr Roy McCoy	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	6 Riverview Street	Mr Declan Boyle	STRANMILLIS	STRANMILLIS HMA 2/19	Renewal Application
	Flat 2, 14 Westminster Street	Mr Dairmid Laird	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	58 Fitzroy Avenue	Mr Ciaran McCrossan	CENTRAL	HOLYLAND HMA 2/22	Renewal Application
	114 Ulsterville Avenue	Mr Ben Robinson	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application
	56 Tates Avenue	Ms Margaret O'Gara	WINDSOR	EDINBURGH ST HMO 2/08	Renewal Application
	94 Ulsterville Avenue	Mr David Humphreys	WINDSOR	ULSTERVILLE HMO 2/21	Renewal Application

Financial & Resource Implications

3.2 None

Equality or Good Relations Implications/Rural Needs Assessment

3.3 There are no issues associated with this report.