



<b>Subject:</b>	<b>Application for the Renewal of a Licence to Operate a House of Multiple Occupation - 12 Curzon Street</b>
<b>Date:</b>	17th November, 2021
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager, ext. 5910
<b>Contact Officer:</b>	Kevin Bloomfield, HMO Unit Manager, ext. 5910 Nora Largey, Divisional Solicitor, ext. 6049

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

<b>1.0</b>	<b>Purpose of Report/Summary of Main Issues</b>								
1.1	<p>The Committee, at its meeting on 20th October, was asked to consider whether it would grant or refuse an application for the renewal of an HMO licence at 12 Curzon Street, Belfast, BT7 1QU</p> <table border="1"><thead><tr><th>Premises</th><th>Application No.</th><th>Applicant(s)</th><th>Managing Agents</th></tr></thead><tbody><tr><td>12 Curzon Street Belfast BT7 1QU</td><td>8392</td><td>Dirnan Properties Ltd</td><td>None</td></tr></tbody></table>	Premises	Application No.	Applicant(s)	Managing Agents	12 Curzon Street Belfast BT7 1QU	8392	Dirnan Properties Ltd	None
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12 Curzon Street Belfast BT7 1QU	8392	Dirnan Properties Ltd	None						
1.2	<p>Having heard from the objectors and the applicant, the Committee agreed to defer the application until this meeting to enable officers to obtain up-to-date information on any complaints of noise and/or anti-social behaviour associated with the property. It agreed also that the objectors and the applicant be permitted to submit any relevant information.</p>								
1.3	<p>This report should be read in conjunction with the report/appendices presented to the Committee on 20th October (See Appendix 1).</p>								
<b>2.0</b>	<b>Recommendations</b>								
2.1	<p>Taking into account the information presented, the Committee is asked to decide whether to hear again from the applicant and the objectors and make a decision to either:</p> <ul style="list-style-type: none"><li>(i) Grant the application, with or without any special conditions; or</li><li>(ii) Refuse the application.</li></ul>								

2.2	If the application is refused, the applicant has a right of appeal to the County Court. Such an appeal must be lodged within 28 days of formal notification of the decision. The licence will remain in place pending the appeal.
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b><u>Key Issues</u></b></p> <p>The NIHMO Unit undertook a further consultation exercise with the following Units within the Council’s City and Neighbourhood Services Department which, on 10th November confirmed:</p> <ul style="list-style-type: none"> <li>a) Environmental Protection Unit (“EPU”) – it has confirmed that, in relation to night-time noise, it last took action in 2017;</li> <li>b) Environmental Protection Unit (“EPU”) – it has 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;</li> <li>c) Public Health and Housing Unit (“PHHU”) – it has 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; and</li> <li>d) Enforcement Unit (“EU”) – it has 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,</li> </ul> <p>3.2 The NIHMO Unit emailed each of the four objectors and asked them to submit any additional relevant information for consideration by the Committee by 12 noon on 10th November 2021. The NIHMO Unit received further correspondence from one of the objectors relating to 30th September, which is attached at Appendix 2.</p> <p>3.3 The NIHMO Unit emailed the owner of the accommodation giving him an opportunity to submit any additional information. At the time of writing, no additional information has been received.</p> <p><b><u>Attendance</u></b></p> <p>3.4 The applicant and/or their representatives and the objectors will be available to discuss any matters relating to the licence application which might arise during the meeting.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>3.5 None. The cost of assessing the application and officer inspections are provided for within existing budgets.</p> <p><b><u>Equality and Good Relations Implications</u></b></p> <p>3.6 There are no equality or good relations issues associated with this report.</p>
<b>4.0</b>	<b>Documents Attached</b>
	<p>Appendix 1 – Report/Appendices from 20th October</p> <p>Appendix 2 - Additional information from one of the objectors</p>

