

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

14th September, 2023

**MEETING OF THE LICENSING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in Hybrid format, both in the Lavery Room - City Hall and via Microsoft Teams, on Wednesday, 20th September, 2023 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

**AGENDA:**

1. **Routine Matters**

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. **Delegated Matters**

- (a) Licences Issued Under Delegated Authority (Pages 1 - 4)
- (b) Houses in Multiple Occupation (HMO) Licenses Issued Under Delegated Authority (Pages 5 - 10)
- (c) Application for a New Licence to operate a House of Multiple Occupation for Flat 1, 6 Sandhurst Road (Pages 11 - 56)
- (d) Application for a New Licence to operate a House of Multiple Occupation for Flat 2, 6 Sandhurst Road (Pages 57 - 102)

- (e) Application for a New Licence to operate a House of Multiple Occupation for 71 Sandhurst Drive, Belfast, BT9 5AZ (Pages 103 - 128)
- (f) Application for a New Licence to operate a House of Multiple Occupation for 55 Haypark Avenue (Pages 129 - 152)
- (g) Application for a New Licence to operate a House of Multiple Occupation for Apartment 2, 169 Stranmillis Road (Pages 153 - 172)

3. **Non-Delegated Matters**

- (a) Review of Pavement Cafe Licensing Scheme
- (b) The adoption of the Belfast Local Development Plan, Plan Strategy and the associated implications for the approach to the assessment of concentrations of HMOs (Pages 173 - 178)
- (c) Hostel accommodation in Belfast and the relationship to HMO licensing (Pages 179 - 184)



<b>Subject:</b>	<b>Licences Issued Under Delegated Authority</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Stephen Hewitt, Building Control Manager, Ext. 2435
<b>Contact Officer:</b>	James Cunningham, Senior Licensing Officer, Ext. 3375

<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>	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

<b>Call-in</b>	
<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 or Summary of main Issues</b>
1.1	Under the Scheme of Delegation, the Director of Planning and Building Control is responsible for exercising all powers in relation to the issue, but not refusal, of Permits and Licences, excluding provisions relating to the issue of Licences where adverse representations have been made.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is requested to note the applications that have been issued under the Scheme of Delegation.

<b>3.0</b>	<b>Main report</b>																																																			
3.1	<p data-bbox="260 219 416 253"><b><u>Key Issues</u></b></p> <p data-bbox="260 286 1474 353">Under the terms of the Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985 the following Entertainments Licences were issued since your last meeting.</p> <table border="1" data-bbox="290 387 1436 1756"> <thead> <tr> <th data-bbox="290 387 783 472">Premises and Location</th> <th data-bbox="783 387 995 472">Type of Application</th> <th data-bbox="995 387 1436 472">Applicant</th> </tr> </thead> <tbody> <tr> <td data-bbox="290 472 783 557">Ballymac Glentoran Supporters Club, 72-74 Wilgar Street, Belfast, BT4 3BL.</td> <td data-bbox="783 472 995 557">Renewal</td> <td data-bbox="995 472 1436 557">Mr Gary Cowan</td> </tr> <tr> <td data-bbox="290 557 783 642">Bank Square, Bank Street, Belfast, BT1 1HL.</td> <td data-bbox="783 557 995 642">Renewal</td> <td data-bbox="995 557 1436 642">Mr Gary Hammond, Department for Communities</td> </tr> <tr> <td data-bbox="290 642 783 728">Bank Square, Bank Street, Belfast, BT1 1HL.</td> <td data-bbox="783 642 995 728">Renewal (Marquee)</td> <td data-bbox="995 642 1436 728">Mr Gary Hammond, Department for Communities</td> </tr> <tr> <td data-bbox="290 728 783 813">Cardinal O'Donnells GAC, 43 Whiterock Road, Belfast, BT12</td> <td data-bbox="783 728 995 813">Renewal</td> <td data-bbox="995 728 1436 813">Mr Joseph McNerney</td> </tr> <tr> <td data-bbox="290 813 783 898">Cassidys Bar, 347-349 Antrim Road, Belfast, BT15 2HF.</td> <td data-bbox="783 813 995 898">Renewal</td> <td data-bbox="995 813 1436 898">Mr Eugene Cassidy, Cassidy's Inn Ltd</td> </tr> <tr> <td data-bbox="290 898 783 983">Cliftonville Golf Club, 44 Westland Road, Belfast, BT14</td> <td data-bbox="783 898 995 983">Renewal &amp; Variation</td> <td data-bbox="995 898 1436 983">Mr Albert McCullough</td> </tr> <tr> <td data-bbox="290 983 783 1068">Dunmurry Golf Club, 91 Dunmurry Lane, Belfast, BT17 9JS.</td> <td data-bbox="783 983 995 1068">Renewal</td> <td data-bbox="995 983 1436 1068">Mr Colin Adair</td> </tr> <tr> <td data-bbox="290 1068 783 1153">Empire Bar, 42 Botanic Avenue, Belfast, BT7 1JQ.</td> <td data-bbox="783 1068 995 1153">Renewal</td> <td data-bbox="995 1068 1436 1153">Mr Robert Davis, Regency Hotel (NI) Ltd</td> </tr> <tr> <td data-bbox="290 1153 783 1238">Girdwood Community Hub, 10 Girdwood Avenue, Belfast, BT14</td> <td data-bbox="783 1153 995 1238">Renewal</td> <td data-bbox="995 1153 1436 1238">Mr Hugh Boyle, Greenwich Leisure Ltd</td> </tr> <tr> <td data-bbox="290 1238 783 1323">Hannahstown Community Centre, 23 Hannahstown Hill, Belfast, BT17</td> <td data-bbox="783 1238 995 1323">Renewal</td> <td data-bbox="995 1238 1436 1323">Mr Jim Ferguson, Hannahstown Community Association</td> </tr> <tr> <td data-bbox="290 1323 783 1408">Larionad An Droichid, 20 Cooke Street, Belfast, BT7 2EP.</td> <td data-bbox="783 1323 995 1408">Renewal</td> <td data-bbox="995 1323 1436 1408">Mr Pól Deeds</td> </tr> <tr> <td data-bbox="290 1408 783 1494">Ronnie Drews, 79-83 May Street, Belfast, BT1 3JL.</td> <td data-bbox="783 1408 995 1494">Renewal</td> <td data-bbox="995 1408 1436 1494">Mr Dominic Malone, Lameno Ltd</td> </tr> <tr> <td data-bbox="290 1494 783 1579">Royal British Legion, 13 Sandbrook Gardens, Belfast, BT4</td> <td data-bbox="783 1494 995 1579">Renewal</td> <td data-bbox="995 1494 1436 1579">Mr Alexander Scott</td> </tr> <tr> <td data-bbox="290 1579 783 1664">Stormont Presbyterian Church, 618 Upper Newtownards Road, Belfast, BT4 3HH.</td> <td data-bbox="783 1579 995 1664">Renewal</td> <td data-bbox="995 1579 1436 1664">Ms Frona Clarke</td> </tr> <tr> <td data-bbox="290 1664 783 1749">The Errigle Inn, 312-320 Ormeau Road, Belfast, BT7</td> <td data-bbox="783 1664 995 1749">Renewal</td> <td data-bbox="995 1664 1436 1749">Mr Philip McGurran, T.J.McGurran Ltd</td> </tr> </tbody> </table> <p data-bbox="164 1789 1474 1856">3.2 Under the terms of the Betting, Gaming, Lotteries and Amusements (Northern Ireland) Order 1985 the following Amusement Permits were issued since your last meeting.</p> <table border="1" data-bbox="290 1890 1436 1975"> <thead> <tr> <th data-bbox="290 1890 783 1975">Premises and Location</th> <th data-bbox="783 1890 995 1975">Type of Application</th> <th data-bbox="995 1890 1436 1975">Applicant</th> </tr> </thead> </table>	Premises and Location	Type of Application	Applicant	Ballymac Glentoran Supporters Club, 72-74 Wilgar Street, Belfast, BT4 3BL.	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Elite Gaming, 163 Stranmillis Road, Belfast, BT9 5AJ.	Provisional Grant declared Final	Mr Conor Forbes, Little Vegas (NI) Ltd
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3.3 Under the terms of the Cinemas (Northern Ireland) Order 1991 no Cinema Licences were issued since your last meeting.

3.4 Under the terms of the Petroleum Consolidation Act 1929 the following Petroleum Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Belvoir Filling Station, 60 Milltown Road, Belfast, BT8 7SW.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Embankment Service Station, 287 Shore Road, Belfast, BT15 3PW.	Renewal	Mr Arthur Eugene O' Reilly, Jesroe Services Ltd
Eurospar Filling Station, 250-252 Donegall Road, Belfast, BT12	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Eurospar Ladas Drive Filling Station, 101 Ladas Drive, Belfast, BT6 9FH.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Eurospar Shankill, 52-58 Shankill Road, Belfast, BT13	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Eurospar/BP Filling Station, 276 Upper Newtownards Road, Belfast, BT4 3EU.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Fortwilliam Service Station, 452 Antrim Road, Belfast, BT15 5GB.	Renewal	Mr Mark Nelson, Lislea Retail Ltd
Landscape Service Station, 135 Crumlin Road, Belfast, BT14 6AD.	Renewal	Ms Helen Wall, Landscape Enterprise Ltd
Rosepark Service Station, 719-721 Upper Newtownards Road, Belfast, BT4 3NU.	Renewal	Mr Frank Melia, Henderson Retail Ltd
Sainsburys Petrol Station, 302 Airport Road West, Belfast, BT3	Renewal	Ms Michelle Robertson, Sainsburys Shared Services
Spar Filling Station, 211 Knock Road, Belfast, BT5 6QE.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar Musgrave Park, 136 Stockman's Lane, Belfast, BT9	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar/BP Filling Station, 318 Ravenhill Road, Belfast, BT6 8GL.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar/BP Filling Station, 220-230 Holywood Road, Belfast, BT4	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Top Filling Station, 409-419 Antrim Road, Belfast, BT15	Renewal & Transfer	Mr Daniel Loughran, LCC Group Ltd

3.5 Under the terms of the Street Trading Act (Northern Ireland) 2001 no Street Trading Licences were issued since your last meeting.

3.6 Under the terms of the Road Traffic Regulation (Northern Ireland) Order 1997 the following Road Closure Orders were made since your last meeting.

Location	Type of Activity	Date and Hours permitted	Applicant
Falls Road, Andersonstown Road, Finaghy Road North	Féile 8K Fun Run	13/08/2023 08:30 – 11:30	Gerry McClory
Botanic Avenue	Community Event	24/09/2023 09:00 – 16:00	Maggie McKeever
Collingwood Avenue, Carmel Street	Community Event	25/08/2023 10:00 – 17:00	Perla Mansour
Lord Street	Filming	09:00 13/09/2023 - 19:00 14/09/2023	Robert Huffam
Granton Park, Kinross Avenue, Melfort Drive	Filming	Granton Park 09:00 23/8/2023 - 18:00 26/08/2023 Kinross Avenue & Melfort Drive 24-25/08/2023 09:00 – 19:00	Robert Huffam
Little Donegall Street, Library Street, Stephen Street	Filming	Little Donegall Street 06/09/2023 10:00 – 22:00 Library Street & Stephen Street 08/09/2023 09:00 – 20:00	Robert Huffam
Cross Parade	Street Party	03/09/2023 08:00 – 14:00	Martina Klapkova

3.7 Under the terms of the Licensing of Pavement Cafés Act (Northern Ireland) 2014 the following Pavement Café Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Pizza Punks, 16-24 Waring Street, BT1 2ES.	Temporary	Ms Louise McCabe
Muddlers Club, Unit 1, Warehouse Lane, BT1 2DX	Temporary	Mr Gareth McCaughey

**Financial & Resource Implications**

3.8 None

**Equality or Good Relations Implications/Rural Needs Assessment**

3.9 There are no issues associated with this report.



<b>Subject:</b>	<b>Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, NIHMO Manager
<b>Contact Officers:</b>	Kevin Bloomfield, NIHMO Manager Helen Morrissey, City Protection Manager Vivienne Donnelly, 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>	
After Committee Decision	<input type="checkbox"/>
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Some time in the future	<input type="checkbox"/>
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<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
<b>1.1</b>	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.
<b>2.0</b>	<b>Recommendations</b>
<b>2.1</b>	The Committee is requested to note the applications that have been issued under the Scheme of Delegation during June, July and August 2023.

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37 Magdala Street	Mrs Aisling Quinn	CENTRAL	HOLYLAND HMO 2/22																																																																																																												
257 Donegall Road	Mr William McCracken	BLACKSTAFF	DONEGALL ROAD HMO 2/07																																																																																																												
41 Wellesley Avenue	EGMC Property Ltd	WINDSOR	EGLANTINE HMO 2/09																																																																																																												
15 Balfour Avenue	Mr William Heffernan	CENTRAL	LOWER ORMEAU HMO 2/13																																																																																																												
21 Burmah Street	Mr William Heffernan	ORMEAU	BALLYNAFEIGH HMO 2/03																																																																																																												
57 Castlereagh Street	Mr Sebastian Rogala	BEERSBRIDGE	NONE																																																																																																												
24 Ridgeway Street	Mrs Catharine Pattison	STRANMILLIS	STRANMILLIS HMO 2/19																																																																																																												
44 Edinburgh Street	Mrs Paula McHugh	WINDSOR	EDINBURGH ST HMO 2/08																																																																																																												
Flat 3, 69 Malone Avenue	Mr Paul Lagan	WINDSOR	EGLANTINE HMO 2/09																																																																																																												
Flat 2, 69 Malone Avenue	Mr Paul Lagan	WINDSOR	EGLANTINE HMO 2/09																																																																																																												
113 University Avenue	Mr Patrick Ward	CENTRAL	HOLYLAND HMO 2/22																																																																																																												



30 Ashley Avenue	Mr Trevor Breadon	WINDSOR	ULSTERVILLE HMO 2/21
19 Ridgeway Street	Mr Trevor Breadon	STRANMILLIS	STRANMILLIS HMO 2/19
36 Edinburgh Street	Mr Trevor Breadon	WINDSOR	EDINBURGH ST HMO 2/08
52 University Avenue	Mr Patrick Haughey	CENTRAL	HOLYLAND HMO 2/22
232 Donegall Road	Mr Desmond Patterson	BLACKSTAFF	DONEGALL ROAD HMO 2/07
44 Rathcool Street	Mr Aidan McCrystal	WINDSOR	ADELAIDE HMO 2/01
239 Springfield Road	Mr Stephen McGeehan	CLONARD	NONE
39 Magdala Street	Mr Aidan Devlin	CENTRAL	HOLYLAND HMO 2/22
60 Kimberley Street	Mr Damian McGinnity	ORMEAU	BALLYNAFEIGH HMO 2/03
32 Burmah Street	Mr Jerome McGinnity	ORMEAU	BALLYNAFEIGH HMO 2/03
30 Burmah Street	Mr Jerome McGinnity	ORMEAU	BALLYNAFEIGH HMO 2/03
139 Dunluce Avenue	Mrs Emer McWilliams	WINDSOR	ULSTERVILLE HMO 2/21
121 Dunluce Avenue	Mrs Emer McWilliams	WINDSOR	ULSTERVILLE HMO 2/21
Flat 9, 99 -101 Eglantine Avenue	Mrs Helen McCaffery	WINDSOR	EGLANTINE HMO 2/09
23 Agincourt Street	Mr William Robert Gott	CENTRAL	HOLYLAND HMO 2/22
17 Damascus Street	Mrs Anne Kerr	CENTRAL	HOLYLAND HMO 2/22
4 Strandview Street	Ms Eileen O'Callaghan	STRANMILLIS	STRANMILLIS HMO 2/19
2 Curzon Street	Mr Michael Blaney	CENTRAL	HOLYLAND HMO 2/22
16 Edinburgh Street	Mr Lewis Richards	WINDSOR	EDINBURGH ST HMO 2/08
34 Beechmount Street	Mr Ronan Heenan	BEECHMOUNT	NONE
20 Rathcool Street	Ms Irene Noelle Blayney	WINDSOR	ADELAIDE HMO 2/01
13 Cadogan Street	Abbies Properties Limited	CENTRAL	HOLYLAND HMO 2/22
117 Fitzroy Avenue	Mr Aidan Devlin	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 16b Wellesley Avenue	M & M King Partnership	WINDSOR	EGLANTINE HMO 2/09
16 Wellington Park Avenue	Mrs Rosalynd Barbara Price	WINDSOR	EGLANTINE HMO 2/09
30 Elimgrove Street	Mr Stephen McCloskey	CLIFTONVILLE	NONE
32 Stranmillis Street	Mr Brian Nixon	STRANMILLIS	STRANMILLIS HMO 2/19
72 Palestine Street	Pastel properties Ltd	CENTRAL	HOLYLAND HMO 2/22
1 Collingwood Avenue	Dromhill Properties Ltd	CENTRAL	HOLYLAND HMO 2/22
27 Haypark Avenue	Mrs Caoire Kennedy	ORMEAU	BALLYNAFEIGH HMO 2/03
45 Elaine Street	Mr David Convery	CENTRAL	STRANMILLIS HMO 2/19
60 Ashley Avenue	Mr Sean Bradley	WINDSOR	ULSTERVILLE HMO 2/21

49 Melrose Street	Mr Andrew Lotery	WINDSOR	EDINBURGH ST HMO 2/08
47 Elaine Street	Mrs Fionnuala Deane	CENTRAL	STRANMILLIS HMO 2/19
58 Rugby Avenue	Mr Ronan Corrigan	CENTRAL	HOLYLAND HMO 2/22
57 Balfour Avenue	Mr Kieran Gribben	CENTRAL	LOWER ORMEAU HMO 2/13
49 Haypark Avenue	Mr Francis Caldwell	ORMEAU	BALLYNAFEIGH HMO 2/03
52 Thorndale Avenue	Mr Denis O'Kane	WATER WORKS	THORNDALE HMO 2/20
5 Farnham Street	Mr Paul Larkin	CENTRAL	LOWER ORMEAU HMO 2/13
86 Carmel Street	Mr Damian Cunningham	CENTRAL	HOLYLAND HMO 2/22
16 Jerusalem Street	Dr Colm McKenna	CENTRAL	HOLYLAND HMO 2/22
3 Strandview Street	Ms Fionnuala Oliver	STRANMILLIS	STRANMILLIS HMO 2/19
32 Magdala Street	Mr Cara Rawdon	CENTRAL	HOLYLAND HMO 2/22
28 Jerusalem Street	Ms Margaret Quinn	CENTRAL	HOLYLAND HMO 2/22
12 Cairo Street	Mr Mark Carruthers	CENTRAL	HOLYLAND HMO 2/22
33 Jerusalem Street	Mr David McNaulty	CENTRAL	HOLYLAND HMO 2/22
457 Springfield Road	Mrs Kathleen Heaney	BALLYGOMARTIN	NONE
47 Brookland Street	Mr Mark Rourke	WINDSOR	ADELAIDE HMO 2/01
17 Newington Street	Derrygarve Property Ltd	DUNCAIRN	ATLANTIC HMO 2/02
2 Delhi Street	Mr Brian Falls	ORMEAU	BALLYNAFEIGH HMO 2/03
53 Haypark Avenue	Mr Mark Rourke	ORMEAU	BALLYNAFEIGH HMO 2/03
4 Beechmount Street	Construction 22 HQ Ltd	BEECHMOUNT	BEECHMOUNT
189 Albertbridge Road	Sikkim Properties Ltd	BEERSBRIDGE	BEERSBRIDGE
12 Epworth Street	Eureka Property Solutions Ltd	BEERSBRIDGE	NONE
280 Donegall Road	Mrs Joan Henderson	BLACKSTAFF	NONE
Flat C, 17 Magdala Street	Mr Seamus Morgan	CENTRAL	HOLYLAND HMO 2/22
Flat B, 17 Magdala Street	Mr Seamus Morgan	CENTRAL	HOLYLAND HMO 2/22
Flat A, 17 Magdala Street	Mr Seamus Morgan	CENTRAL	HOLYLAND HMO 2/22
24 Rugby Avenue	Mr James McGovern	CENTRAL	HOLYLAND HMO 2/22
99 University Avenue	Mr Emmett Gartland	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 113 Fitzroy Avenue	Mr William Steele	CENTRAL	HOLYLAND HMO 2/22
60 Rugby Avenue	Mr Neil McVeigh	CENTRAL	HOLYLAND HMO 2/22
9 Curzon Street	Mr John McGrade	CENTRAL	HOLYLAND HMO 2/22
111 Agincourt Avenue	Mrs Brenda Burke	CENTRAL	HOLYLAND HMO 2/22
45 Jerusalem Street	Mr Michael Joseph Mellotte	CENTRAL	HOLYLAND HMO 2/22

6 Curzon Street	Mr Harold Smyth	CENTRAL	HOLYLAND HMO 2/22
20 Collingwood Avenue	Mr Emmet Kelly	CENTRAL	HOLYLAND HMO 2/22
15 Palestine Street	Mr John Flood	CENTRAL	HOLYLAND HMO 2/22
24 Carmel Street	Mr Patrick McAleer	CENTRAL	HOLYLAND HMO 2/22
16 Cadogan Street	Mrs Rosemary Charlton	CENTRAL	HOLYLAND HMO 2/22
14 Penrose Street	Mr Anthony Stewart	CENTRAL	HOLYLAND HMO 2/22
12 Penrose Street	Mr Simon Charlton	CENTRAL	HOLYLAND HMO 2/22
26 Carmel Street	Mr Patrick Conway	CENTRAL	HOLYLAND HMO 2/22
78 Agincourt Avenue	Mr Paul O'Hare	CENTRAL	HOLYLAND HMO 2/22
44 Carmel Street	Mrs Laura Morgan	CENTRAL	HOLYLAND HMO 2/22
68 Carmel Street	Mr Thomas McElhatton	CENTRAL	HOLYLAND HMO 2/22
13 Carmel Street	Mr Gerry Finnegan	CENTRAL	HOLYLAND HMO 2/22
41 Damascus Street	Mr Ciaran McCrossan	CENTRAL	HOLYLAND HMO 2/22
42 Balfour Avenue	Mr John Reilly	CENTRAL	LOWER ORMEAU HMO 2/13
24 Sandhurst Gardens	Pat Vernon & Co Limited	CENTRAL	STRANMILLIS HMO 2/19
33 Stranmillis Gardens	Mr Barry Monaghan	CENTRAL	STRANMILLIS HMO 2/19
26 Sandhurst Gardens	Mr David Smyth	CENTRAL	STRANMILLIS HMO 2/19
42 Sandhurst Gardens	Ms Rachel Smyth	CENTRAL	STRANMILLIS HMO 2/19
37 Melrose Street	Mr Sean Donnelly	WINDSOR	EDINBURGH ST HMO 2/08
8 Edinburgh Street	Mr John Connolly	WINDSOR	EDINBURGH ST HMO 2/08
10 Wellington Park Terrace	Carcullion Properties Ltd	WINDSOR	EGLANTINE HMO 2/09
46 Wellesley Avenue	Mrs Louise Heaney	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 73 Wellesley Avenue	Mr Gerard Catney	WINDSOR	EGLANTINE HMO 2/09
9 College Place North	Mr John Joseph Rooney	FALLS	NONE
33 Claremont Street	Mr Conall Macauley	WINDSOR	FITZWILLIAM HMO 2/10
48 Ethel Street	Ms Anne Hughes	WINDSOR	MEADOWBANK HMO 2/15
50 Ethel Street	Mr Brian Peter Gadd	WINDSOR	MEADOWBANK HMO 2/15
52 Delhi Street	Mr Terence McCaffrey	ORMEAU	BALLYNAFEIGH HMO 2/03
19 Upper Courtyard	Dr Emmet McCluskey	ROSETTA	NONE
382 Ormeau Road	Derrylodge Property Management Ltd	ROSETTA	NONE
14 Prince Edward Park	Mr Anthony Kieran	STRANMILLIS	NONE
36 Lucerne Parade	Mr Philip Lee	STRANMILLIS	NONE
10 Strandview Street	Mrs Mary Rose Black	STRANMILLIS	STRANMILLIS HMO 2/19

13 Strandview Street	Mr Declan Haughian	STRANMILLIS	STRANMILLIS HMO 2/19
39 Ridgeway Street	French 44 Properties Limited	STRANMILLIS	STRANMILLIS HMO 2/19
39 Sandhurst Drive	Mrs Barbara Convery	STRANMILLIS	STRANMILLIS HMO 2/19 Bottom of Form
Flat 2, 83 Dunluce Avenue	Ms Clare Gallagher	WINDSOR	ULSTERVILLE HMO 2/21
33 Orient Gardens	Mr Paul Brian Blaney	WATER WORKS	NONE
Flat 3, 20 Dunluce Avenue	Mrs Mairead Mulligan	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 20 Dunluce Avenue	Mrs Mairead Mulligan	WINDSOR	ULSTERVILLE HMO 2/21
Flat 1, 20 Dunluce Avenue	Mrs Mairead Mulligan	WINDSOR	ULSTERVILLE HMO 2/21
Flat 2, 28 Magdala Street	Mr Kevin Morgan	CENTRAL	HOLYLAND HMO 2/22
Apartment 001 Bradbury Court	Mrs Nichola Laird	BLACKSTAFF	NONE

**Financial & Resource Implications**

3.2 None

**Equality or Good Relations Implications/Rural Needs Assessment**

3.3 There are no issues associated with this report.



<b>Subject:</b>	<b>Application for a New Licence to operate a House of Multiple Occupation for Flat 1, 6 Sandhurst Road, Belfast, BT7 1PW</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910
<b>Contact Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910 Nora Largey, City 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 or Summary of main Issues</b>								
1.1	<p>The Committee, at its 21 June 2023 meeting, was asked to consider whether it would grant or refuse the application for a new HMO licence at <b>Flat 1, 6 Sandhurst Road, Belfast, BT7 1PW</b>.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Premises</th> <th style="width: 25%;">Application No.</th> <th style="width: 25%;">Applicant(s)</th> <th style="width: 25%;">Managing Agents</th> </tr> </thead> <tbody> <tr> <td>Flat 1, 6 Sandhurst Road, Belfast, BT7 1PW</td> <td>9555</td> <td>Queens Quarter Housing Limited</td> <td>None</td> </tr> </tbody> </table>	Premises	Application No.	Applicant(s)	Managing Agents	Flat 1, 6 Sandhurst Road, Belfast, BT7 1PW	9555	Queens Quarter Housing Limited	None
Premises	Application No.	Applicant(s)	Managing Agents						
Flat 1, 6 Sandhurst Road, Belfast, BT7 1PW	9555	Queens Quarter Housing Limited	None						
1.2	At the June 2023 meeting following a presentation and a written submission on behalf of the owner of the accommodation, the Committee agreed to defer consideration of the application to enable officers to explore the strategic context of the issues which had been raised in relation to this application and the wider hostel accommodation in Belfast, and to present this information at a future meeting.								
1.3	An update report on hostel accommodation in Belfast and the relationship to HMO licensing is on the agenda for this meeting.								
1.4	On the day of the June 2023 meeting submissions were also submitted by the legal representative which are attached at <b>Appendix 1</b> to this report. Officers raised several concerns relating to those documents at the meeting and for the purposes of this report those issues are detailed below.								
1.5	This report should be read in conjunction with the <a href="#">report</a> presented to Committee at its June 2023 meeting. <b>Appendix 2</b>								

<b>Fire Safety / Fire Risk Assessments</b>	
1.6	Queens Quarter Housing Referral Policy and Procedure states “As per QQH inclusion criteria, QQH can accommodate up to four individuals who have an arson conviction. This agreement has been made following discussion with stakeholders and consultation with risk assessment consultant Willis Ltd. For risk management and insurance purposes, QQH ensure placements are available for these individuals in staffed accommodation”.
1.7	The fire risk assessment submitted with the HMO licence application dated 12 October 2022 made no reference to individuals with arson convictions being housed in the accommodation. Please note the Fire risk assessment indicates the occupants as being - Staff – 2, Service users – 12 (all sleeping occupants) and Visitors – approx. 2 (the fire risk assessment encompasses Flats 1, 2 and 3, 6 Sandhurst Road).
1.8	Officers wrote to the applicant on 26 June 2023 <b>Appendix 3</b> regarding the fire risk assessment provided- <i>“The fire risk assessment you forwarded as part of the application did not include any reference to the possibility of the accommodation housing persons with prior arson convictions, as such the Council is no longer satisfied as to the suitability of the fire risk assessments submitted and new fire risk assessments taking into account all material factors should be submitted as an urgent priority. Furthermore, due to the vulnerability of the other users within the accommodation which your legal team highlighted as part of their presentation to the licensing committee the Council requires personal emergency evacuation plans (PEEPs) for each of the occupants in residence...”</i>
1.9	Officers also stated the Council as the licensing authority had not been consulted in relation to the accommodation being occupied by persons with arson convictions and requested a copy of the consultation document / risk assessment produced by Willis Limited.
1.10	On the 18 July 2023 officers from the NIHMO Unit and the NIFRS undertook a joint inspection of the accommodation. Verbal reassurances were provided by the applicant during the inspection that the accommodation was not occupied by persons with arson convictions and although some deficiencies were noted and forwarded to the applicant for actioning the NIFRS confirmed the outcome of the audit was <b>“broadly compliant”</b> .
1.11	To date officers have not received an updated fire risk assessment, personal emergency evacuation plans (PEEPs) or a copy of the consultation document / risk assessment produced by Willis Limited.
<b>History of violent offending</b>	
1.12	Queens Quarter Housing Referral Policy and Procedure states “As per QQH inclusion criteria, QQH can accommodate individuals with a history violent offending. Any referral made for potential services users who have a history of these offences will be assessed as per availability of appropriate accommodation for risk management of staff and other service users.
1.13	The PSNI have disclosed that there has been an incident were the police were called by staff due to a service user being aggressive, and an incident of assault by one tenant on another tenant, (one tenant spat on another tenant).
1.14	Legal Counsel at the June 2023 meeting on behalf of the Applicant made reference to and indicated that members should take comfort from the fact Queen’s Quarter Housing are unable to provide accommodation for service users whose circumstance’s change during their stay to ‘COURT BAIL’ or ‘CRIMINAL CHARGES’ that would change the risk to residents or the local community.

1.15	The PSNI have confirmed that they do not conduct bail checks at the premises and furthermore, if there are persons who are placed on court bail after they have been housed in the premises those persons are moved to suitable alternative accommodation.
1.16	Queen's Quarter Housing Limited have also indicated that "pertinent background information is sought via Public Protection Unit and placements are approved by PSNI as per <a href="#">Public Protection Arrangements Northern Ireland</a> "PPANI" where applicable.
<b>Probation Board for Northern Ireland letter dated 17 May 2023</b>	
1.17	<p>Legal Counsel on behalf of the applicant referred to a letter from the Director of Operations of the Probation Board for Northern Ireland dated 17 May 2023 <b>Appendix 1</b>. In which he says –</p> <p>"I am writing in support of the renewal of the Licence at Queen's Quarter Hostel IV Unit, to allow for their continued service delivery.</p> <p>PBNI consider this unit an important service for individuals with addiction issues, which offers both stable accommodation and a safe and monitored environment for injection. The unit assists with managing the associated risks of illegal drug use within the local community, including the safe disposal of drug paraphernalia....,"</p>
1.18	Clarification was sought from the PBNI on whether the letter was supporting the application for new HMO licences at 6 Sandhurst Road or in support of the wider services provided by Queen's Quarter Housing Limited. <b>Appendix 4</b>
1.19	<p>PBNI have yet to respond.</p> <p><b>The possibility of undue public nuisance</b></p>
1.20	At the June 2023 meeting members received a presentation from the PSNI who drew members attention to the incident log which provided detail of reported incidents linked to the properties. They described the community impact of the accommodation being used as a HMO, together with the pressure on Policing to safeguard the area.
1.21	Officers have received from the owner of a licensed HMO situated near 6 Sandhurst Road allegations of public nuisance associated with the premises which are deemed relevant to members consideration of this licence application. <b>Appendix 5</b> . However, as these representations were received outside of the statutory consultation period, members will need to expressly decide whether to exercise their discretion and consider same.
<b>Proposed meeting between the Applicant and Autonomie</b>	
1.22	On the 4 August 2023 the Applicant wrote to Autonomie requesting a meeting to discuss concerns regarding the 6 Sandhurst Road, Belfast, BT7 1PW <b>Appendix 6</b>
1.23	<p>The Chief Executive of Autonomie responded to the applicant <b>Appendix 7</b> on the 29 August 2023 stating –</p> <p><i>"Autonomie representatives would be open to meeting with you to discuss the matter further if you believe that such a meeting 'would benefit both organisations'.</i></p> <p><i>To allow us to prepare adequately for such a meeting, I'd be grateful if you would provide us with a draft agenda and details of who is likely to attend the meeting from QQH."</i></p>

1.24	<p>Autonomie have confirmed no further correspondence has been received from the Applicant.</p> <p><b>Projected need for temporary accommodation</b></p>
1.25	<p>The Housing Executive's strategic action plan for temporary accommodation 2022 – 27 titled <a href="#">Ending Homelessness Together - Homeless to Home</a> clearly indicates that –</p> <ul style="list-style-type: none"> <li>a) demand for temporary accommodation will remain higher than pre-pandemic levels and will outstrip supply,</li> <li>b) single person households will remain the largest cohort presenting for temporary accommodation, and also with the greatest support needs,</li> <li>c) young people who have been disproportionately impacted by the pandemic, will continue to need accommodation and support,</li> <li>d) Belfast and Derry/Londonderry will continue to have the highest gap between supply and demand,</li> <li>e) levels of support needs will continue to grow, particularly related to mental health and addictions,</li> <li>f) there will be increased demand from those losing private rented accommodation,</li> <li>g) it is anticipated that there will be increased demand from victims of domestic abuse.</li> </ul> <p><b>Determining the application</b></p>
1.26	<p>Although the housing need in the relevant locality and the extent to which HMO accommodation is required to meet that need is something that members must have regard to, officers are not proposing the refusal of this HMO licence application on the grounds of overprovision.</p>
1.27	<p>The proposed grounds for refusal of this application solely relate to section 8(2)(e), as read with section 13, which states that the Council may only grant a licence if they are satisfied that the accommodation is suitable for use as an HMO for the specified maximum number of persons or could be made so by including conditions in the licence. In coming to the decision, the Council must have regard to -</p> <ul style="list-style-type: none"> <li>(a) the accommodation's location,</li> <li>(b) the type and number of persons likely to occupy it,</li> <li>(c) the safety and security of persons likely to occupy it, and</li> <li>(d) the possibility of undue public nuisance.</li> </ul>
<b>2.0</b>	<b>Recommendations</b>
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"> <li>(i) Grant the application, with or without any special conditions; or</li> <li>(ii) Refuse the application.</li> </ul>



<p>2.2</p> <p>2.3</p> <p>2.4</p> <p>2.5</p>	<p><b><u>Notice of proposed decision</u></b></p> <p>On the 28 March 2023, 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 attached at <b>Appendix 8</b></p> <p>The Notice of Proposed Decision stated that the Council proposed to refuse the licence on the basis that it is not satisfied the living accommodation is suitable for use as an HMO pursuant to section 8(2)(e) and section 13 of the 2016 Act.</p> <p>A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p> <p>If the application is refused or granted in terms different from those applied for, 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.</p>
	<p><b>Appendices – Documents Attached</b></p>
	<p><b>Appendix 1</b> – Correspondence received on 21 June 2023 from McCann &amp; McCann  <b>Appendix 2</b> – Report and appendices presented to committee on 21 June 2023  <b>Appendix 3</b> – Correspondence sent to the applicant dated 26 June 2023  <b>Appendix 4</b> – Correspondence sent to the PBNI dated 8 September 2023  <b>Appendix 5</b> – Alleged incident of public nuisance  <b>Appendix 6</b> – Request for a meeting sent by the Applicant to Autonomie dated 4 August 2023  <b>Appendix 7</b> – Autonomie’s response to a request for a meeting dated 29 August 2023  <b>Appendix 8</b> – Notice of Proposed Decision.</p>

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of the Local Government Act (Northern Ireland) 2014.

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<b>Subject:</b>	<b>Application for a New Licence to operate a House of Multiple Occupation for Flat 2, 6 Sandhurst Road, Belfast, BT7 1PW</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910
<b>Contact Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910 Nora Largey, City 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 or Summary of main Issues</b>								
1.1	<p>The Committee, at its 21 June 2023 meeting, was asked to consider whether it would grant or refuse the application for a new HMO licence at <b>Flat 1, 6 Sandhurst Road, Belfast, BT7 1PW</b>.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Premises</th> <th style="width: 25%;">Application No.</th> <th style="width: 25%;">Applicant(s)</th> <th style="width: 25%;">Managing Agents</th> </tr> </thead> <tbody> <tr> <td>Flat 2, 6 Sandhurst Road, Belfast, BT7 1PW</td> <td>9570</td> <td>Queens Quarter Housing Limited</td> <td>None</td> </tr> </tbody> </table>	Premises	Application No.	Applicant(s)	Managing Agents	Flat 2, 6 Sandhurst Road, Belfast, BT7 1PW	9570	Queens Quarter Housing Limited	None
Premises	Application No.	Applicant(s)	Managing Agents						
Flat 2, 6 Sandhurst Road, Belfast, BT7 1PW	9570	Queens Quarter Housing Limited	None						
1.2	At the June 2023 meeting following a presentation and a written submission on behalf of the owner of the accommodation, the Committee agreed to defer consideration of the application to enable officers to explore the strategic context of the issues which had been raised in relation to this application and the wider hostel accommodation in Belfast, and to present this information at a future meeting.								
1.3	An update report on hostel accommodation in Belfast and the relationship to HMO licensing is on the agenda for this meeting.								
1.4	On the day of the June 2023 meeting submissions were also submitted by the legal representative which are attached at <b>Appendix 1</b> to this report. Officers raised several concerns relating to those documents at the meeting and for the purposes of this report those issues are detailed below.								
1.5	This report should be read in conjunction with the <a href="#">report</a> presented to Committee at its June 2023 meeting. <b>Appendix 2 Fire Safety / Fire Risk Assessments</b>								

1.6	Queens Quarter Housing Referral Policy and Procedure states “As per QQH inclusion criteria, QQH can accommodate up to four individuals who have an arson conviction. This agreement has been made following discussion with stakeholders and consultation with risk assessment consultant Willis Ltd. For risk management and insurance purposes, QQH ensure placements are available for these individuals in staffed accommodation”.
1.7	The fire risk assessment submitted with the HMO licence application dated 12 October 2022 made no reference to individuals with arson convictions being housed in the accommodation. Please note the Fire risk assessment indicates the occupants as being - Staff – 2, Service users – 12 (all sleeping occupants) and Visitors – approx. 2 (the fire risk assessment encompasses Flats 1, 2 and 3, 6 Sandhurst Road).
1.8	Officers wrote to the applicant on 26 June 2023 <b>Appendix 3</b> regarding the fire risk assessment provided- <i>“The fire risk assessment you forwarded as part of the application did not include any reference to the possibility of the accommodation housing persons with prior arson convictions, as such the Council is no longer satisfied as to the suitability of the fire risk assessments submitted and new fire risk assessments taking into account all material factors should be submitted as an urgent priority. Furthermore, due to the vulnerability of the other users within the accommodation which your legal team highlighted as part of their presentation to the licensing committee the Council requires personal emergency evacuation plans (PEEPs) for each of the occupants in residence...”</i>
1.9	Officers also stated the Council as the licensing authority had not been consulted in relation to the accommodation being occupied by persons with arson convictions and requested a copy of the consultation document / risk assessment produced by Willis Limited.
1.10	On the 18 July 2023 officers from the NIHMO Unit and the NIFRS undertook a joint inspection of the accommodation. Verbal reassurances were provided by the applicant during the inspection that the accommodation was not occupied by persons with arson convictions and although some deficiencies were noted and forwarded to the applicant for actioning the NIFRS confirmed the outcome of the audit was “ <b>broadly compliant</b> ”.
1.11	To date officers have not received an updated fire risk assessment, personal emergency evacuation plans (PEEPs) or a copy of the consultation document / risk assessment produced by Willis Limited.
<b>History of violent offending</b>	
1.12	Queens Quarter Housing Referral Policy and Procedure states “As per QQH inclusion criteria, QQH can accommodate individuals with a history violent offending. Any referral made for potential services users who have a history of these offences will be assessed as per availability of appropriate accommodation for risk management of staff and other service users.
1.13	The PSNI have disclosed that there has been an incident were the police were called by staff due to a service user being aggressive, and an incident of assault by one tenant on another tenant, (one tenant spat on another tenant).
1.14	Legal Counsel at the June 2023 meeting on behalf of the Applicant made reference to and indicated that members should take comfort from the fact Queen’s Quarter Housing are unable to provide accommodation for service users whose circumstance’s change during their stay to ‘COURT BAIL’ or ‘CRIMINAL CHARGES’ that would change the risk to residents or the local community.

1.15	The PSNI have confirmed that they do not conduct bail checks at the premises and furthermore, if there are persons who are placed on court bail after they have been housed in the premises those persons are moved to suitable alternative accommodation.
1.16	Queen's Quarter Housing Limited have also indicated that "pertinent background information is sought via Public Protection Unit and placements are approved by PSNI as per <a href="#">Public Protection Arrangements Northern Ireland</a> "PPANI" where applicable.  <b>Probation Board for Northern Ireland letter dated 17 May 2023</b>
1.17	Legal Counsel on behalf of the applicant referred to a letter from the Director of Operations of the Probation Board for Northern Ireland dated 17 May 2023 <b>Appendix 1</b> . In which he says –  "I am writing in support of the renewal of the Licence at Queen's Quarter Hostel IV Unit, to allow for their continued service delivery.  PBNI consider this unit an important service for individuals with addiction issues, which offers both stable accommodation and a safe and monitored environment for injection. The unit assists with managing the associated risks of illegal drug use within the local community, including the safe disposal of drug paraphernalia....,"
1.18	Clarification was sought from the PBNI on whether the letter was supporting the application for new HMO licences at 6 Sandhurst Road or in support of the wider services provided by Queen's Quarter Housing Limited. <b>Appendix 4</b>
1.19	PBNI have yet to respond.  <b>The possibility of undue public nuisance</b>
1.20	At the June 2023 meeting members received a presentation from the PSNI who drew members attention to the incident log which provided detail of reported incidents linked to the properties. They described the community impact of the accommodation being used as a HMO, together with the pressure on Policing to safeguard the area.
1.21	Officers have received from the owner of a licensed HMO situated near 6 Sandhurst Road allegations of public nuisance associated with the premises which are deemed relevant to members consideration of this licence application. <b>Appendix 5</b> . However, as these representations were received outside of the statutory consultation period, members will need to expressly decide whether to exercise their discretion and consider same.  <b>Proposed meeting between the Applicant and Autonomie</b>
1.22	On the 4 August 2023 the Applicant wrote to Autonomie requesting a meeting to discuss concerns regarding the 6 Sandhurst Road, Belfast, BT7 1PW <b>Appendix 6</b>
1.23	The Chief Executive of Autonomie responded to the applicant <b>Appendix 7</b> on the 29 August 2023 stating –  <i>"Autonomie representatives would be open to meeting with you to discuss the matter further if you believe that such a meeting 'would benefit both organisations'.</i>  <i>To allow us to prepare adequately for such a meeting, I'd be grateful if you would provide us with a draft agenda and details of who is likely to attend the meeting from QQH."</i>
1.24	Autonomie have confirmed no further correspondence has been received from the Applicant.

<p>1.25</p> <p>1.26</p> <p>1.27</p>	<p><b>Projected need for temporary accommodation</b></p> <p>The Housing Executive’s strategic action plan for temporary accommodation 2022 – 27 titled <a href="#">Ending Homelessness Together - Homeless to Home</a> clearly indicates that –</p> <ul style="list-style-type: none"> <li>a) demand for temporary accommodation will remain higher than pre-pandemic levels and will outstrip supply,</li> <li>b) single person households will remain the largest cohort presenting for temporary accommodation, and also with the greatest support needs,</li> <li>c) young people who have been disproportionately impacted by the pandemic, will continue to need accommodation and support,</li> <li>d) Belfast and Derry/Londonderry will continue to have the highest gap between supply and demand,</li> <li>e) levels of support needs will continue to grow, particularly related to mental health and addictions,</li> <li>f) there will be increased demand from those losing private rented accommodation,</li> <li>g) it is anticipated that there will be increased demand from victims of domestic abuse.</li> </ul> <p><b>Determining the application</b></p> <p>Although the housing need in the relevant locality and the extent to which HMO accommodation is required to meet that need is something that members must have regard to, officers are not proposing the refusal of this HMO licence application on the grounds of overprovision.</p> <p>The proposed grounds for refusal of this application solely relate to section 8(2)(e), as read with section 13, which states that the Council may only grant a licence if they are satisfied that the accommodation is suitable for use as an HMO for the specified maximum number of persons or could be made so by including conditions in the licence. In coming to the decision, the Council must have regard to -</p> <ul style="list-style-type: none"> <li>(a) the accommodation's location,</li> <li>(b) the type and number of persons likely to occupy it,</li> <li>(c) the safety and security of persons likely to occupy it, and</li> <li>(d) the possibility of undue public nuisance.</li> </ul>
<p><b>2.0</b></p>	<p><b>Recommendations</b></p>
<p>2.1</p>	<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"> <li>(i) Grant the application, with or without any special conditions; or</li> <li>(ii) Refuse the application.</li> </ul> <p><b>Notice of proposed decision</b></p>

<p>2.2</p> <p>2.3</p> <p>2.4</p> <p>2.5</p>	<p>On the 28 March 2023, 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 attached at <b>Appendix 8</b></p> <p>The Notice of Proposed Decision stated that the Council proposed to refuse the licence on the basis that it is not satisfied the living accommodation is suitable for use as an HMO pursuant to section 8(2)(e) and section 13 of the 2016 Act.</p> <p>A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p> <p>If the application is refused or granted in terms different from those applied for, 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.</p>
	<p><b>Appendices – Documents Attached</b></p>
	<p><b>Appendix 1</b> – Correspondence received on 21 June 2023 from McCann &amp; McCann  <b>Appendix 2</b> – Report and appendices presented to committee on 21 June 2023  <b>Appendix 3</b> – Correspondence sent to the applicant dated 26 June 2023  <b>Appendix 4</b> – Correspondence sent to the PBNI dated 8 September 2023  <b>Appendix 5</b> – Alleged incident of public nuisance  <b>Appendix 6</b> – Request for a meeting sent by the Applicant to Autonomie dated 4 August 2023  <b>Appendix 7</b> – Autonomie’s response to a request for a meeting dated 29 August 2023  <b>Appendix 8</b> – Notice of Proposed Decision.</p>

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<b>Subject:</b>	<b>Application for a New Licence to operate a House of Multiple Occupation for 71 Sandhurst Drive, Belfast, BT9 5AZ</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910
<b>Contact Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910 Nora Largey, City 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 or Summary of main Issues</b>								
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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Premises</th> <th style="width: 20%;">Application No.</th> <th style="width: 30%;">Applicant(s)</th> <th style="width: 20%;">Managing Agents</th> </tr> </thead> <tbody> <tr> <td>71 Sandhurst Drive Belfast, BT9 5AZ</td> <td>10227</td> <td>Mrs Siobhan Doyle</td> <td>None</td> </tr> </tbody> </table>	Premises	Application No.	Applicant(s)	Managing Agents	71 Sandhurst Drive Belfast, BT9 5AZ	10227	Mrs Siobhan Doyle	None
Premises	Application No.	Applicant(s)	Managing Agents						
71 Sandhurst Drive Belfast, BT9 5AZ	10227	Mrs Siobhan Doyle	None						
1.2	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.								
<b>2.0</b>	<b>Recommendations</b>								
2.1	<p>Taking into account the information presented Committee is asked to hear from the Applicants 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> <p><b><u>Notice of proposed decision</u></b></p>								
2.2	On the 31 August 2023, 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. <b>Appendix 2</b>								

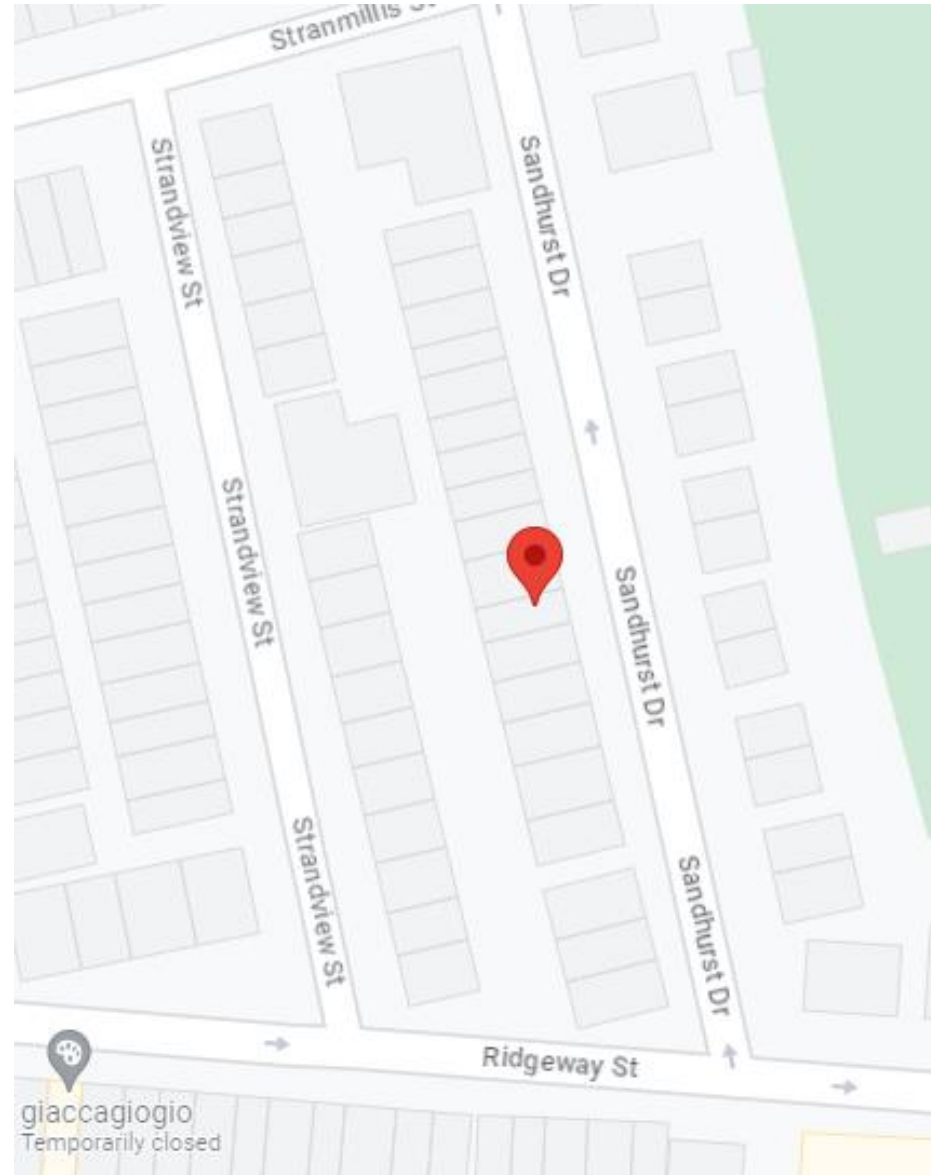
2.3	The Notice of Proposed Decision stated that the council proposed to <b>refuse</b> the licence on the grounds of <b>overprovision</b> . A statement of reasons for the proposal was included in the Notice of Proposed Decision.
2.4	If the application is refused, the Applicants have a right of appeal to the County Court. An appeal must be lodged within 28 days of formal notification of the Council’s decision.
3.0	<b>Main report</b>
	<b><u>Background</u></b>
3.1	The property had the benefit of an HMO licence issued by the Housing Executive in the name of the of the previous owner (son of the applicant).
3.2	On the 7 June 2021 the ownership of the accommodation transferred to Mrs. Siobhan Doyle and in accordance with section 28(2) of the Houses in Multiple Occupation Act the existing licence ceased to have effect on that date.
3.3	On the 13 January 2023 an application for a Temporary Exemption Notice “TEN” was received and subsequently approved on the 19 January 2023, an extension to the TEN was approved on the 19 April 2023 which expired on the 19 June 2023. No further extension to the TEN are permitted under the 2016 Act.
3.4	On the 06 June 2023 an HMO licence application was received from the owner of the accommodation. If the new owner had of applied for a licence before the change of ownership took place, the licence which was already in effect in respect of the HMO would have been treated as being held by the new owner until such time as their application had of been determined.
	<b><u>Key Issues</u></b>
3.5	Pursuant to the 2016 Act, the Council may only grant a licence if it is satisfied that: <ul style="list-style-type: none"> <li>a) the occupation of the living accommodation as an HMO would not constitute a breach of planning control;</li> <li>b) the owner, and any managing agent of it, are fit and proper persons;</li> <li>c) the proposed management arrangements are satisfactory);</li> <li>d) the granting of the licence will not result in overprovision of HMOs in the locality;</li> <li>e) the living accommodation is fit for human habitation and— <ul style="list-style-type: none"> <li>(i) is suitable for occupation as an HMO by the number of persons to be specified in the licence, or</li> <li>(ii) can be made so suitable by including conditions in the licence.</li> </ul> </li> </ul>
	<b><u>Planning</u></b>
3.6	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 19 May 2023 with the planning reference <b>LA04/2023/2874/LDE</b>
	<b><u>Fitness</u></b>
3.7	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

	<p>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.</p>
3.8	<p>The NIHMO Unit has consulted with the following units within the Council’s City and Neighbourhood Services Department –</p> <ul style="list-style-type: none"> <li>(a) 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,</li> <li>(b) 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,</li> <li>(c) 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,</li> <li>(d) 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,</li> </ul>
3.9	<p>The Applicant has confirmed that they have not been convicted of any relevant offences as set out at paragraph 3.3 of this report.</p>
3.10	<p>The Applicant has not been convicted of any HMO related offences by the Council. 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.</p>
3.11	<p>Officers are not aware of any other issues relevant to the Applicant’s fitness.</p>
	<p><b><u>Overprovision</u></b></p>
3.12	<p>For the purpose of Section 12(2) of the 2016 Act. The Council has determined the locality of the accommodation, 71 Sandhurst Drive, Belfast, Antrim, BT9 5AZ as being Housing Management Areas (HMA) “HMA 2/19 Stranmillis” as defined in the document Belfast City Council’s Local Development Plan Strategy “2023 Strategy” which was formally adopted on the 2 May 2023.</p>
3.13	<p>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.</p>
3.14	<p>In making this decision the Council has had regard to:</p> <ul style="list-style-type: none"> <li>(a) the number and capacity of licensed HMOs in the locality</li> <li>(b) the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</li> </ul>
3.15	<p>To inform the Council in its consideration of the above provisions, the Council has taken account of the 2023 Strategy given that <i>“Nurturing sustainable and balanced communities is a fundamental aim of the LDP’s housing policies.”</i></p>
3.16	<p>In particular, the Council has considered Policy HOU10:-</p>

	<p>HOU10 states – <i>“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.”</i></p> <p><b>(a) The number and capacity of licensed HMOs in the locality</b></p>
3.17	On the date of assessment, 18 August 2023, 63% of all dwelling units in policy area “HMA 2/19 Stranmillis” were made up of HMOs and flats/apartments, which in turn exceeds the 20% development limit as set out at Policy HOU10.
3.18	There are 342 (44%) licensed HMOs with a capacity of 1463 persons in HMA 2/19 Stranmillis
	<p><b>(b) The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</b></p>
3.19	The total number of dwelling units in a HMA is measured by Ordnance Survey’s Pointer database. There are a total of 777 dwelling units “HMA 2/19 Stranmillis”.
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.”
3.23	On the 18 August 2023 out of 62 premises available for rent within the BT9 area on the website PropertyNews.com there was 14 licensed HMOs which from the information presented on the website represented 55 bed spaces. The availability of the HMO accommodation ranged from immediately to September 2023.
3.24	Anecdotal evidence from previous conversations with HMO managing agents suggest that that there is currently a lack of HMO accommodation available in this locality.
	<p><b>Students moving out of HMO accommodation.</b></p>
3.25	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.”
3.26	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.
3.27	November 2022 monitoring information produced by the Council's Planning Services for PBMSA indicates that 2154 bedspaces are currently under construction with 646 bedspaces becoming operational in September 2023.
3.29	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.
	<b>Section 8(2)(d) of the 2016 Act</b>
3.30	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.
	<b><u>Objections</u></b>
3.31	No objections were received in relation to this application.
	<b><u>Attendance</u></b>
3.32	The applicant and/or their representatives will be available to discuss any matters relating to the licence application should they arise during your meeting.
	<b><u>Suitability of the premises</u></b>
3.33	The accommodation was certified as complying with the physical standards for an HMO for 3 persons by a technical officer from the NIHMO service, on the 22 June 2023.
	<b><u>Notice of proposed decision</u></b>
3.34	On the 31 August 2023, 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. <b>Appendix 2</b>
3.35	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.
	<b><u>Applicant's response to the notice of proposed decision</u></b>
3.36	On the 12 September 2023 officers received a response to the notice of proposed decision in which the Applicant provided background information into the initial purchase of the property and reasons for transferring the property into the Applicants name in June 2021. <b>Appendix 3</b>
3.37	Officers acknowledged receipt of the representations on the 13 September 2023. <b>Appendix 4</b>

<p>3.38</p> <p>3.39</p>	<p><b><u>Financial and Resource Implications</u></b></p> <p>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>There are no equality or good relations issues associated with this report.</p>
	<p><b>Appendices – Documents Attached</b></p>
	<p><b>Appendix 1</b> – Location Map  <b>Appendix 2</b> – Notice of Proposed Decision.  <b>Appendix 3</b> – Response to Notice of Proposed Decision.  <b>Appendix 4</b> – Officers response to representations made in response to the Notice of Proposed Decision</p>



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<b>Subject:</b>	<b>Application for a New Licence to operate a House of Multiple Occupation for 55 Haypark Avenue, Belfast, BT7 3FE</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910
<b>Contact Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910 Nora Largey, City 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 type="checkbox"/> No <input checked="" type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>								
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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Premises</th> <th style="width: 25%;">Application No.</th> <th style="width: 25%;">Applicant(s)</th> <th style="width: 25%;">Managing Agents</th> </tr> </thead> <tbody> <tr> <td>55 Haypark Avenue, Belfast, BT7 3FE</td> <td>10253</td> <td>Ms Oonagh O'Sullivan</td> <td>Giant Property Limited</td> </tr> </tbody> </table>	Premises	Application No.	Applicant(s)	Managing Agents	55 Haypark Avenue, Belfast, BT7 3FE	10253	Ms Oonagh O'Sullivan	Giant Property Limited
Premises	Application No.	Applicant(s)	Managing Agents						
55 Haypark Avenue, Belfast, BT7 3FE	10253	Ms Oonagh O'Sullivan	Giant Property Limited						
1.2	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.								
<b>2.0</b>	<b>Recommendations</b>								
2.1	<p>Taking into account the information presented Committee is asked to hear from the Applicants 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> <p><b><u>Notice of proposed decision</u></b></p>								
2.2	On the 31 August 2023, 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. <b>Appendix 2</b>								

<p>2.3</p> <p>2.4</p> <p>2.5</p>	<p>The Notice of Proposed Decision stated that the council proposed to <b>refuse</b> the licence on the grounds of <b>overprovision</b>. A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p> <p>If the application is refused, the Applicants have a right of appeal to the County Court. An appeal must be lodged within 28 days of formal notification of the Council’s decision.</p> <p>This decision is not subject to call-in, as the call-in period would exceed the time limit for determining the application pursuant to Sch. 2 para. 2 of the 2016 Act</p>
<p><b>3.0</b></p>	<p><b>Main report</b></p>
<p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p><b><u>Background</u></b></p> <p>The property had the benefit of an HMO licence issued by the Housing Executive in the name of the of the current owner which expired on 03 September 2022.</p> <p>On the 17 August 2022 an application to renew the licence was received from the owner of the accommodation which on the 6 September 2022 was rejected as the applicant failed to publish notice of the application in one or more newspapers circulating in the locality of the HMO in accordance with Regulation 2 of The Houses in Multiple Occupation (Notice of Application) Regulations (Northern Ireland) 2019 or provide the Council with a copy of the notice. A reminder of the requirement was sent on the 23 August 2022. <b>Appendix 3</b></p> <p>On the 13 September 2022 an application for a Temporary Exemption Notice “TEN” was received and subsequently approved on the same day, an extension to the TEN was approved on the 08 December 2022 which expired on the 08 March 2023. No further extension to the TEN are permitted under the 2016 Act.</p> <p>On the 13 June 2023 an HMO licence application was received from the owner of the accommodation.</p> <p><b><u>Key Issues</u></b></p> <p>Pursuant to the 2016 Act, the Council may only grant a licence if it is satisfied that:</p> <ul style="list-style-type: none"> <li>a) the occupation of the living accommodation as an HMO would not constitute a breach of planning control;</li> <li>b) the owner, and any managing agent of it, are fit and proper persons;</li> <li>c) the proposed management arrangements are satisfactory);</li> <li>d) the granting of the licence will not result in overprovision of HMOs in the locality;</li> <li>e) the living accommodation is fit for human habitation and— <ul style="list-style-type: none"> <li>(i) is suitable for occupation as an HMO by the number of persons to be specified in the licence, or</li> <li>(ii) can be made so suitable by including conditions in the licence.</li> </ul> </li> </ul> <p><b><u>Planning</u></b></p> <p>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 03 April 2023 with the planning reference <b>LA04/2022/2014/LDE</b></p>



**Fitness**

3.7 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.

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

(a) 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,

(b) 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,

(c) 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,

(d) 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,

3.9 The Applicant and Managing Agent have confirmed that they have not been convicted of any relevant offences as set out at paragraph 3.3 of this report.

3.10 The Applicant and Managing Agent have not been convicted of any HMO related offences by the Council. 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 Officers are not aware of any other issues relevant to the Applicant's fitness.

**Overprovision**

3.12 For the purpose of section 12(2) of the 2016 Act. The Council has determined the locality of the accommodation, 55 Haypark Avenue, Belfast, Down, BT7 3FE as being Housing Management Areas (HMA) "HMA 2/03 Ballynafeigh" 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:

(a) the number and capacity of licensed HMOs in the locality

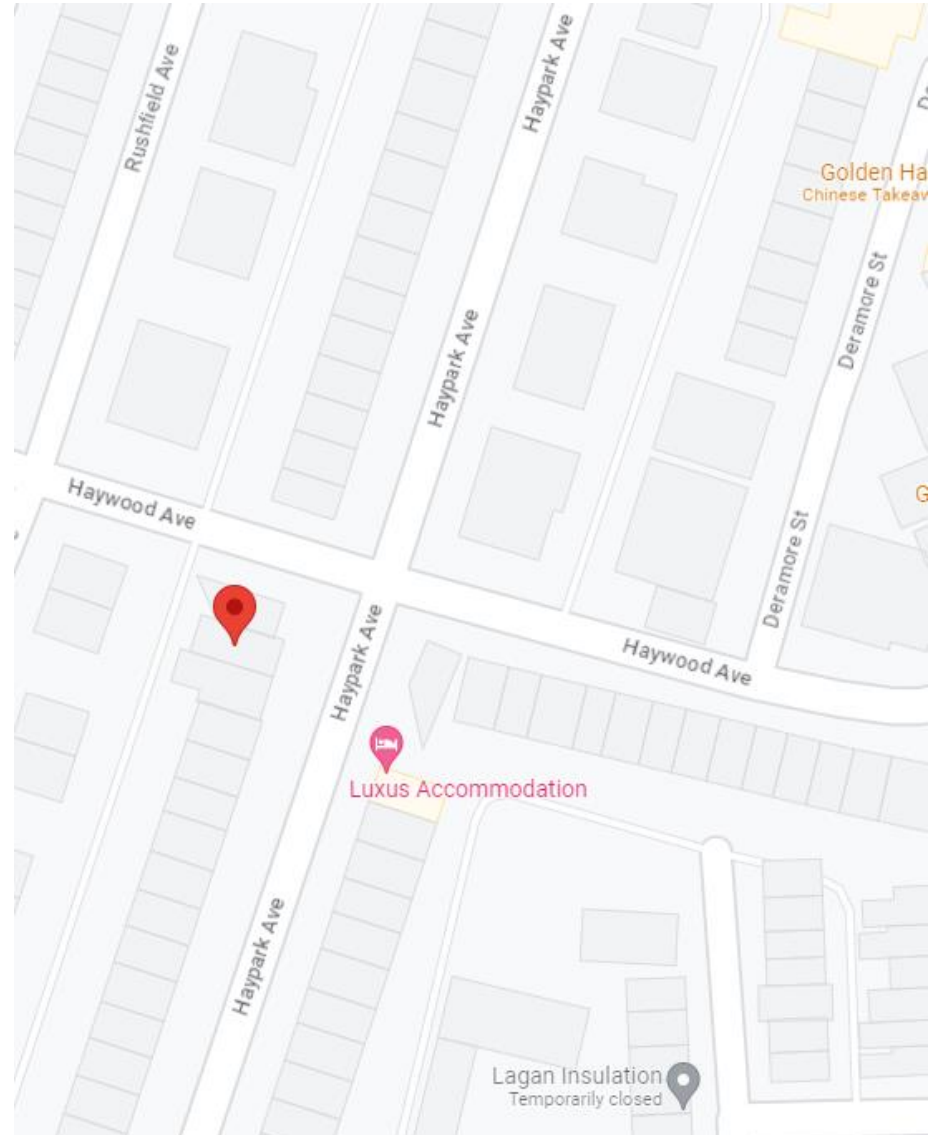
(b) the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.

3.15	To inform the Council in its consideration of the above provisions, the Council has taken account of the 2023 Strategy given that <i>“Nurturing sustainable and balanced communities is a fundamental aim of the LDP’s housing policies.”</i>
3.16	In particular, the Council has considered Policy HOU10:-  HOU10 states – <i>“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.”</i>
	<b>(a) The number and capacity of licensed HMOs in the locality</b>
3.17	On the date of assessment, 16 August 2023, 24% of all dwelling units in policy area “HMA 2/03 Ballynafeigh” were made up of HMOs and flats/apartments, which in turn exceeds the 20% development limit as set out at Policy HOU10.
3.18	There are 77 (4.65%) licensed HMOs with a capacity of 345 persons in HMA 2/03 Ballynafeigh
	<b>(b) The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</b>
3.19	The total number of dwelling units in a HMA is measured by Ordnance Survey’s Pointer database. There are a total of 1649 dwelling units “HMA 2/03 Ballynafeigh.
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.”
3.23	On the 16 August 2023 out of 30 premises available for rent within the BT7 area on the website PropertyNews.com there was 7 licensed HMOs which from the information presented on the website represented 29 bed spaces. The availability of the HMO accommodation ranged from immediately to September 2023.
3.24	Anecdotal evidence from previous conversations with HMO managing agents suggest that that there is currently a lack of HMO accommodation available in this locality.
	<b>Section 8(2)(d) of the 2016 Act</b>
3.25	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.

	<p><b><u>Objections</u></b></p> <p>3.26 No objections were received in relation to this application.</p> <p><b><u>Attendance</u></b></p> <p>3.27 The applicant and/or their representatives will be available to discuss any matters relating to the licence application should they arise during your meeting.</p> <p><b><u>Suitability of the premises</u></b></p> <p>3.29 The accommodation was certified as complying with the physical standards for an HMO for 3 persons by a technical officer from the NIHMO service, on the 25 July 2023.</p> <p><b><u>Notice of proposed decision</u></b></p> <p>3.30 On the 31 August 2023, 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. <b>Appendix 3</b></p> <p>3.31 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><b><u>Applicant's telephone call in response to the notice of proposed decision</u></b></p> <p>3.32 On the 13 September 2023 the Applicant phoned the NIHMO Unit seeking clarification on the notice of proposed decision, details of the call are included in <b>Appendix 4</b></p> <p>3.33 During the telephone call clarification was provided on -</p> <ol style="list-style-type: none"> <li>1. The date the property was first registered by the Housing Executive (3 September 2012),</li> <li>2. When the previous licence expired (2 September 2022)</li> <li>3. Regulation 2 of the Houses in Multiple Occupation (Notice of Application) Regulations (Northern Ireland) 2019</li> <li>4. The adoption of the Belfast City Council's Local Development Plan Strategy on 2 May 2023</li> <li>5. The date the CLUED was granted.</li> <li>6. Notice of hearing</li> </ol> <p><b><u>Financial and Resource Implications</u></b></p> <p>3.34 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>3.35 There are no equality or good relations issues associated with this report.</p>
	<b>Appendices – Documents Attached</b>
	<p><b>Appendix 1</b> – Location Map</p> <p><b>Appendix 2</b> – Notice of Proposed Decision.</p>

	<b>Appendix 3</b> – Notice of Application Reminder
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	<b>Appendix 4</b> – Attendance notes of telephone call received on 13 September 2023
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of the Local Government Act (Northern Ireland) 2014.

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<b>Subject:</b>	<b>Application for a New Licence to operate a House of Multiple Occupation for Apartment 2, 169 Stranmillis Road, Belfast, Antrim, BT9 5AJ</b>
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910
<b>Contact Officer:</b>	Kevin Bloomfield, HMO Unit Manager, Ext. 5910 Nora Largey, City 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 or Summary of main Issues</b>								
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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Premises</th> <th style="width: 20%;">Application No.</th> <th style="width: 20%;">Applicant(s)</th> <th style="width: 30%;">Managing Agents</th> </tr> </thead> <tbody> <tr> <td>Apartment 2, 169 Stranmillis Road, Belfast, Antrim, BT9 5AJ</td> <td>10225</td> <td>Mr Adam Watkins</td> <td>McGeown Estate Agents LLP</td> </tr> </tbody> </table>	Premises	Application No.	Applicant(s)	Managing Agents	Apartment 2, 169 Stranmillis Road, Belfast, Antrim, BT9 5AJ	10225	Mr Adam Watkins	McGeown Estate Agents LLP
Premises	Application No.	Applicant(s)	Managing Agents						
Apartment 2, 169 Stranmillis Road, Belfast, Antrim, BT9 5AJ	10225	Mr Adam Watkins	McGeown Estate Agents LLP						
1.2	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.								
<b>2.0</b>	<b>Recommendations</b>								
2.1	<p>Taking into account the information presented Committee is asked to hear from the Applicants 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>								

	<p><b><u>Notice of proposed decision</u></b></p> <p>2.2 On the 01 September 2023, 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. <b>Appendix 2</b></p> <p>2.3 The Notice of Proposed Decision stated that the council proposed to <b>refuse</b> the licence on the grounds of <b>overprovision</b>. A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p> <p>2.4 If the application is refused, the Applicants have a right of appeal to the County Court. An appeal must be lodged within 28 days of formal notification of the Council’s decision.</p>
<p><b>3.0</b></p>	<p><b>Main report</b></p>
	<p><b><u>Background</u></b></p> <p>3.1 The property had the benefit of an HMO licence issued by the Housing Executive in the name of the of the previous owner (relative of the applicant).</p> <p>3.2 On the 18 June 2020 the ownership of the accommodation transferred to Mr. Adam Watkins and in accordance with section 28(2) of the Houses in Multiple Occupation Act the existing licence ceased to have effect on that date.</p> <p>3.3 On the 06 June 2023 an HMO licence application was received from the owner of the accommodation. If the new owner had of applied for a licence before the change of ownership took place, the licence which was already in effect in respect of the HMO would have been treated as being held by the new owner until such time as their application had of been determined.</p> <p><b><u>Key Issues</u></b></p> <p>3.4 Pursuant to the 2016 Act, the Council may only grant a licence if it is satisfied that:</p> <ul style="list-style-type: none"> <li>a) the occupation of the living accommodation as an HMO would not constitute a breach of planning control;</li> <li>b) the owner, and any managing agent of it, are fit and proper persons;</li> <li>c) the proposed management arrangements are satisfactory);</li> <li>d) the granting of the licence will not result in overprovision of HMOs in the locality;</li> <li>e) the living accommodation is fit for human habitation and— <ul style="list-style-type: none"> <li>(i) is suitable for occupation as an HMO by the number of persons to be specified in the licence, or</li> <li>(ii) can be made so suitable by including conditions in the licence.</li> </ul> </li> </ul> <p><b><u>Planning</u></b></p> <p>3.5 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 16 March 2021 with the planning reference <b>LA04/2020/2308/LDE</b></p> <p><b><u>Fitness</u></b></p> <p>3.6 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</p>

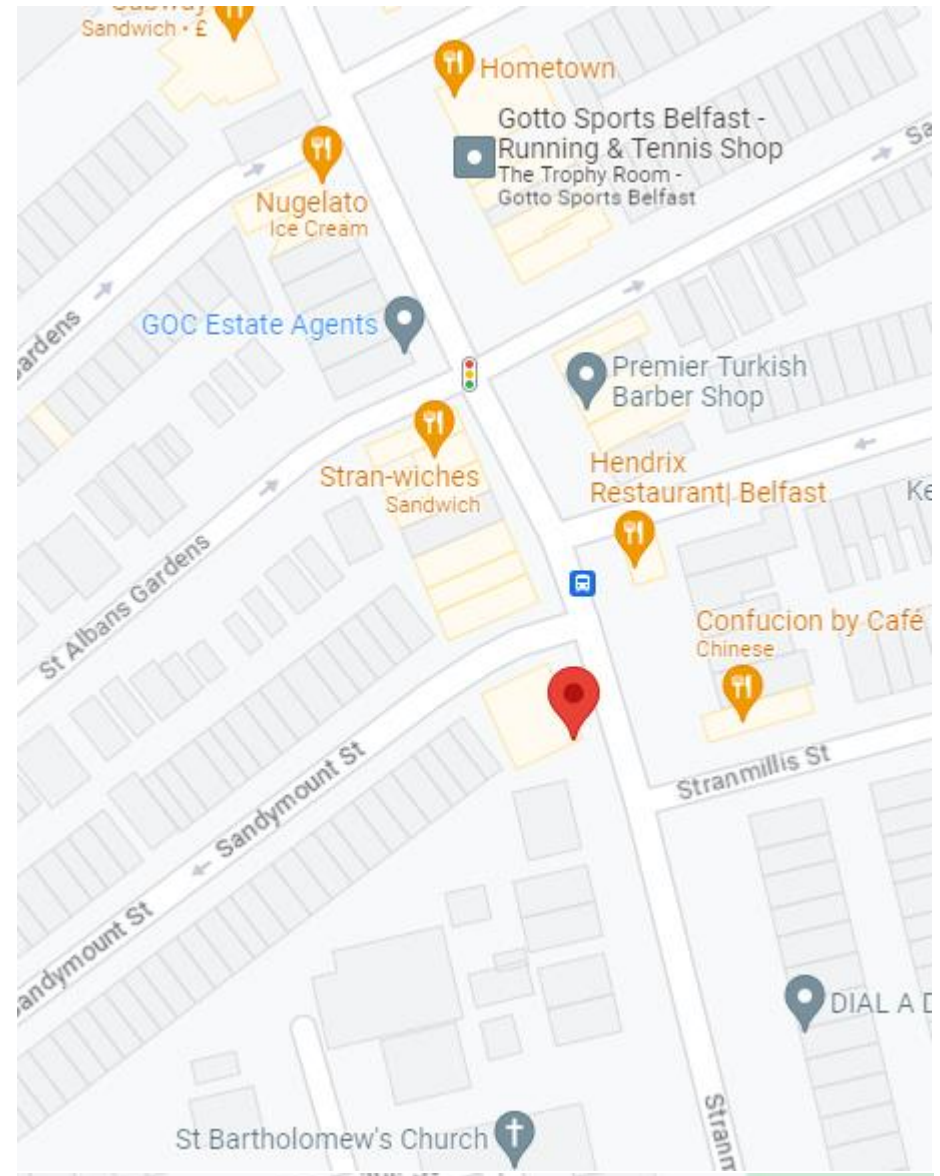
	<p>provision of the law relating to housing or of landlord and tenant law. It also permits the Council to take into account any other matter which the council considers to be relevant.</p>
3.7	<p>The NIHMO Unit has consulted with the following units within the Council’s City and Neighbourhood Services Department –</p> <ul style="list-style-type: none"> <li>(a) Environmental Protection Unit (“EPU”) - who have confirmed that in relation to night-time noise there was a noise warning notice issued on 20 August 2023</li> <li>(b) 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,</li> <li>(c) 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,</li> <li>(d) 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,</li> </ul>
3.8	<p>The Applicant and Managing Agent have confirmed that they have not been convicted of any relevant offences as set out at paragraph 3.3 of this report.</p>
3.9	<p>The Applicant or the Managing Agent have not been convicted of any HMO related offences by the Council. 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.</p>
3.10	<p>Officers are not aware of any other issues relevant to the Applicant’s fitness.</p>
	<p><b><u>Overprovision</u></b></p>
3.11	<p>For the purpose of Section 12(2) of the 2016 Act. The Council has determined the locality of the accommodation, Flat 2, 169 Stranmillis Road, Belfast, Antrim, BT9 5AJ as being Housing Management Areas (HMA) “HMA 2/17 Sandymount” as defined in the document Belfast City Council’s Local Development Plan Strategy “2023 Strategy” which was formally adopted on the 2 May 2023.</p>
3.12	<p>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.</p>
3.13	<p>In making this decision the Council has had regard to:</p> <ul style="list-style-type: none"> <li>(a) the number and capacity of licensed HMOs in the locality</li> <li>(b) the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</li> </ul>
3.14	<p>To inform the Council in its consideration of the above provisions, the Council has taken account of the 2023 Strategy given that <i>“Nurturing sustainable and balanced communities is a fundamental aim of the LDP’s housing policies.”</i></p>
3.15	<p>In particular, the Council has considered Policy HOU10:-</p>

	<p>HOU10 states – <i>“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.”</i></p> <p><b>(a) The number and capacity of licensed HMOs in the locality</b></p>
3.16	On the date of assessment, 18 August 2023, 77% of all dwelling units in policy area “HMA 2/17 Sandymount” were made up of HMOs and flats/apartments, which in turn exceeds the 20% development limit as set out at Policy HOU10.
3.17	There are 114 (66%) licensed HMOs with a capacity of 502 persons in HMA 2/17 Sandymount
	<p><b>(b) The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</b></p>
3.18	The total number of dwelling units in a HMA is measured by Ordnance Survey’s Pointer database. There are a total of 172 dwelling units “HMA 2/17 Sandymount”.
3.19	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.
3.20	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.
3.21	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.”
3.22	On the 18 August 2023 out of 62 premises available for rent within the BT9 area on the website PropertyNews.com there was 14 licensed HMOs which from the information presented on the website represented 55 bed spaces. The availability of the HMO accommodation ranged from immediately to September 2023.
3.23	Anecdotal evidence from previous conversations with HMO managing agents suggest that that there is currently a lack of HMO accommodation available in this locality.
	<p><b>Students moving out of HMO accommodation.</b></p>
3.24	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.”
3.25	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.
3.26	November 2022 monitoring information produced by the Council's Planning Services for PBMSA indicates that 2154 bedspaces are currently under construction with 646 bedspaces becoming operational in September 2023.
3.27	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.
	<b>Section 8(2)(d) of the 2016 Act</b>
3.29	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.
	<b><u>Objections</u></b>
3.30	No objections were received in relation to this application.
	<b><u>Attendance</u></b>
3.31	The applicant and/or their representatives will be available to discuss any matters relating to the licence application should they arise during your meeting.
	<b><u>Suitability of the premises</u></b>
3.32	The accommodation was certified as complying with the physical standards for an HMO for 3 persons by a technical officer from the NIHMO service, on the 30 May 2023.
	<b><u>Notice of proposed decision</u></b>
3.33	On the 01 September 2023, 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. <b>Appendix 2</b>
3.34	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.
	<b><u>Financial and Resource Implications</u></b>
3.35	None. The cost of assessing the application and officer inspections are provided for within existing budgets.
	<b><u>Equality and Good Relations Implications</u></b>
3.36	There are no equality or good relations issues associated with this report.
	<b>Appendices – Documents Attached</b>

<b>Appendix 1</b> – Location Map <b>Appendix 2</b> – Notice of Proposed Decision.
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of the Local Government Act (Northern Ireland) 2014.

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<b>Subject:</b>	The adoption of Belfast Local Development Plan, Plan Strategy and the associated implications for the approach to the assessment of concentrations of HMOs
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield, HMO Unit Manager
<b>Contact Officers:</b>	Kevin Bloomfield, HMO Unit Manager Vivienne Donnelly, City Protection Manager Helen Morrissey, City Protection Manager

<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 or Summary of main Issues</b>
1.1	To update members on the adoption of Belfast Local Development Plan, Plan Strategy on the 2 May 2023 “2023 Strategy” and the associated implications for the approach to the assessment of concentrations of HMOs as previously set out in the Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015 “2015 Plan”.
1.2	How for the purposes of <a href="#">section 8(2)(d)</a> and <a href="#">section 12</a> of the Houses in Multiple Occupation Act (Northern Ireland) 2016 “2016 Act” when considering overprovision of HMOs in the locality in which the living accommodation is situated, account will be taken of the 2023 Strategy.
<b>2.0</b>	<b>Recommendations</b>
2.1	Committee is asked to note the adoption of Belfast Local Development Plan (LDP)
<b>3.0</b>	<b>Main report</b>
	<b><u>Key Issues</u></b>
3.1	<a href="#">Belfast Local Development Plan, Plan Strategy</a> was formally adopted on the 2 May 2023. The plan introduces Policy HOU10 – Housing Management Areas (HMAs)
3.2	The Housing Management Areas (HMAs) will be designated within the local policies plan. In advance of the local policies plan, policy HOU10 will be applied to the previously designated HMO policy areas outlined at designation HMO2 of the 2015 Plan.

3.3	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.
3.4	HOU10 goes on to say - outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street.
3.5	Pursuant to the Houses in Multiple Occupation Act (Northern Ireland) 2016, the Council may only grant a new HMO licence if it is satisfied that the granting of the licence will not result in overprovision of HMOs in the locality.
3.6	To ensure consistency as both a planning and licensing authority the HMAs as referenced in Policy HOU10 of the 2023 Strategy shall continue be used by the Council to define localities for the purposes of HMO licensing within the Council area.
3.7	<p>When considering whether the granting of a licence will result in overprovision in a locality the Council must have to regard to –</p> <ul style="list-style-type: none"> <li>a) The number and capacity of licensed HMOs in the locality,</li> <li>b) The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need, and</li> <li>c) Such other matters as the Department may by regulation specify.</li> </ul>
3.8	To inform the Council in its consideration of the above provisions, officers will take account of the 2023 Strategy. It is recognised that HMOs make an important contribution to the private rented sector, providing choice and assisting with meeting a range of community needs, however the location of HMOs must be carefully managed as the infrastructure within such areas was not designed to cope with the increased population enabled through these types of development, leading to a decline in residential amenity and difficulties relating to car parking, waste collection and noise and other disturbances.
3.9	Officers are developing, subject to permissions and licensing agreements with Land and Property Services (LPS) an online mapping viewer to make information on intensive forms of housing and licensed HMOs accessible to the public. Officers will keep members updated on future progress.
3.10	The initial percentage from July 2023 of licensed HMOs and intensive forms of housing within HMAs are included at <b>Appendix 1</b> . This will be updated on a monthly basis with work ongoing in relation to data from mid-August.
	<b>Financial and Resource Implications</b>
3.11	None. The cost of assessing the application and officer inspections are provided for within existing budgets.
	<b>Equality and Good Relations Implications</b>
3.12	There are no equality or good relations issues associated with this report.
<b>4.0</b>	<b>Appendices – Documents Attached</b>



	<b>Appendix 1</b> - The percentage of licensed HMOs and intensive forms of housing within HMA
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**Appendix 1** – The percentage of licensed HMOs and intensive forms of housing within HMA  
(HMO Licensing data, BCC Planning data, LPS Pointer data, July 2023)

REF	ADDRESS	TOTAL RESIDENTIAL	% EXISTING APARTMENTS / FLATS	% LICENSED HMOS	% HMO PLANNING APPROVALS	% APARTMENTS/FLATS PLANNING APPROVALS	% INTENSIVE FORMS OF HOUSING*
HMA 2/01	ADELAIDE	331	5	12	1	3	21
HMA 2/02	ATLANTIC	162	52	2	0	2	56
HMA 2/03	BALLYNAFEIGH	1,649	18	5	0	1	24
HMA 2/04	CASTLETON	93	61	0	0	4	66
HMA 2/05	CAVEHILL	284	40	2	0	1	42
HMA 2/06	CLIFTONVILLE	500	74	1	0	0	75
HMA 2/07	DONEGALL ROAD	403	2	3	0	2	8
HMA 2/08	EDINBURGH STREET	623	11	30	2	1	44
HMA 2/09	EGLANTINE	1,191	63	21	3	4	92
HMA 2/10	FITZWILLIAM	542	75	14	0	6	95
HMA 2/11	HARLESTON	118	0	3	0	0	3
HMA 2/12	JAMESON	126	2	3	0	0	6
HMA 2/13	LOWER ORMEAU	374	9	12	1	1	22
HMA 2/14	MALONE	304	53	0	0	3	56
HMA 2/15	MEADOWBANK	677	15	16	0	0	31
HMA 2/16	MOUNT CHARLES	132	70	5	0	24	98
HMA 2/17	SANDYMOUNT	172	6	66	5	1	77
HMA 2/18	SOUTH PARADE	219	22	3	0	1	26
HMA 2/19	STRANMILLIS	777	18	43	1	0	63
HMA 2/20	THORNDALE	144	48	3	0	5	56
HMA 2/21	ULSTERVILLE	1,204	40	21	1	5	67

<b>HMA 2/22</b>	BOTANIC, HOLYLANDS, RUGBY	2,537	37	43	2	3	85
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*\*The level of intensive forms of housing within an HMA is measured by adding together:*

- 1. The number of HMOs recorded under the HMO Licencing scheme;*
- 2. The number of planning approvals for HMOs not yet licensed; and*
- 3. The number of units with planning approval for new build apartments and apartments created through conversion/sub-division.*

*The total is then divided by the total number of dwelling units within an HMA.*

*Note: Totals may not sum exactly due to rounding*



<b>Subject:</b>	Update report on hostel accommodation in Belfast and the relationship to HMO licensing.
<b>Date:</b>	20 September 2023
<b>Reporting Officer:</b>	Kevin Bloomfield - NIHMO Manager
<b>Contact Officer:</b>	Vivienne Donnelly - City Protection Manager Helen Morrissey - City Protection Manager

<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 or Summary of main Issues</b>
1.1	At its meeting of the 21 June 2023 whilst considering applications submitted by Queens Quarter Housing Limited for the granting of new HMO licences at Flats 1 & 2, 6 Sandhurst Road, Belfast, BT7 1PW this Committee agreed to defer consideration of the applications to enable officers to explore the strategic context of the issues which had been raised in relation to the applications, and the wider hostel accommodation in Belfast, and to present this information at a future meeting.
<b>2.0</b>	<b>Recommendations</b>
2.1	Committee is asked to note the content of this report regarding the need and dispersal of hostel accommodation in Belfast.
<b>3.0</b>	<b>Main report</b>
3.1	The Housing Executive as the regional housing authority became responsible for addressing homelessness in Northern Ireland in 1989. In 2010 a legislative duty was placed on them to formulate and publish a strategy for homelessness.

<b>Ending Homelessness Together – Homelessness Strategy 2022-27</b>	
3.2	On 23rd March 2022 the Housing Executive published ' <a href="#">Ending Homelessness Together – Homelessness Strategy 2022-27</a> '. The vision of 'Ending Homelessness Together' reflects a continued need for the Housing Executive to work with its partners across the sector to address the varied and complex factors that lead to homelessness, many of which extend beyond the provision of accommodation.
3.3	In line with the Homelessness Strategy 2020 -27 the Housing Executive published a strategic action plan for temporary accommodation 2022 – 27 titled <a href="#">Ending Homelessness Together - Homeless to Home</a>
3.4	The Housing Executive has published a <a href="#">Belfast Local Services Directory</a> as part of the Ending Homelessness Together Strategy. The directory details Belfast based accommodation and related support services.
3.5	The action plan was developed in consultation with stakeholders with the goal of assessing how effectively the current temporary accommodation portfolio meets the needs of customers experiencing homelessness. The Housing Executive state that the needs of homeless customers have been changing; today's homelessness issues are much different to those of 10 years ago, with customers presenting with increasingly complex health and support needs.
3.6	The Housing Executive is responsible for delivering the statutory homeless accommodation duties which is provided to households who are legally homeless, until a more permanent housing solution can be secured. It is also provided to households whose homelessness application is undergoing assessment and who are believed to be homeless and in priority need.
3.7	The Housing Executive state that there are five main types of temporary accommodation in operation as detailed -
	<b>Hostels</b>
3.8	Hostels in Northern Ireland come in a range of types and sizes with significant variation in the levels of support provided. They are funded by Supporting People and managed largely by voluntary sector providers.
	<b>Single lets</b>
3.9	Single lets are furnished private sector dwellings managed by landlords or managing agents to accommodate homeless households on a temporary basis. Referrals are from the Housing Executive alone.
	<b>Housing Executive temporary accommodation</b>
3.10	The Housing Executive provides some furnished temporary accommodation across Northern Ireland. These are a mix of dispersed properties, blocks of flats or terraces, and purpose-built hostels, mostly managed by the Housing Executive, with a small number managed by voluntary sector providers.
	<b>Dispersed Intensively Managed Emergency Accommodation (DIME)</b>
3.11	This is a scheme of 118 units which are leased by the Housing Executive and where the provider is employed under a contract to act as the Housing Executive's managing agent and support provider. The service is jointly funded by homelessness and Supporting People. This

provision caters for customers with intensive support needs and high-risk behaviours. The Housing Executive have confirmed that Queens Quarter Housing Ltd is the sole provider of DIME accommodation in Belfast.

**Night Shelters**

3.12 Funded by Supporting People, these services are emergency crisis accommodation intended for short term use by those with no other accommodation options.

**Number of units**

3.13 The Housing Executive have advised that table 1 is the most up to date information as of the 21 July 2023 on the number of units across the five types of temporary accommodation referenced in the Strategic Action Plan for Temporary Accommodation 2022/27 -

**Table 1**

<i>Type of accommodation</i>	<i>No. of units</i>
<i>Hostels</i>	c. 1,447 units
<i>Single Lets</i>	c. 2,499 units
<i>Housing Executive Temporary Accommodation</i>	c. 302 units
<i>Dispersed Intensively Managed Emergency Accommodation (DIME)</i>	118 units
<i>Night Shelters</i>	31 units

3.14 **Appendix 1** provides details of the voluntary sector, NIHE hostels and DIME temporary accommodation bedspaces recorded by Belfast postcode district.

**Projected needs**

3.15 The action plan indicates that –

- a) demand for temporary accommodation will remain higher than pre-pandemic levels and will outstrip supply,
- b) single person households will remain the largest cohort presenting for temporary accommodation, and also with the greatest support needs,
- c) young people who have been disproportionately impacted by the pandemic, will continue to need accommodation and support,
- d) Belfast and Derry/Londonderry will continue to have the highest gap between supply and demand,
- e) levels of support needs will continue to grow, particularly related to mental health and addictions,
- f) there will be increased demand from those losing private rented accommodation,
- g) it is anticipated that there will be increased demand from victims of domestic abuse.

	<p><b>Minimising the need for temporary accommodation</b></p> <p>3.16 The Strategic Action Plan indicates there are two main work strands to minimising the need for temporary accommodation; one is effective targeted homelessness prevention/tenancy sustainment, and the other is improved access to permanent housing supply to enable permanent rehousing at the earliest opportunity and minimise time spent in temporary accommodation.</p> <p>3.17 The Strategic Review of Temporary Accommodation has noted that often the current homelessness response is crisis led, with a need to provide temporary accommodation. A systemic and cultural shift towards homelessness prevention and rapid rehousing is required. Ambitions to reduce numbers in temporary accommodation depend on the delivery of broader housing supply options. An adequate supply of social and affordable housing is fundamental to any long-term goal to end homelessness.</p> <p><b>Supporting people</b></p> <p>3.18 The Supporting People Programme helps people to live independently in the community. The Housing Executive administer the Programme in Northern Ireland on behalf of the Department for Communities.</p> <p>3.19 Many different groups of people can benefit from housing related support through the Supporting People programme. These include:</p> <ul style="list-style-type: none"> <li>• homeless people</li> <li>• people with a learning disability</li> <li>• people with poor mental health</li> <li>• older people</li> <li>• women at risk of domestic violence</li> <li>• young people leaving care</li> <li>• people with drug or alcohol use problems</li> <li>• offenders or people at risk of offending</li> </ul>
4.0	<p><b>Appendices:</b></p> <p><b>Appendix 1 –</b> Dispersal of temporary accommodation (excluding single lets and NIHE dispersed temporary accommodation) by Belfast postcode district.</p>



By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

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