



Subject:	Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority
Date:	14th December, 2022
Reporting Officer:	Kevin Bloomfield, NIHMO Manager
Contact Officer:	Vivienne Donnelly, City Protection Manager Kevin Bloomfield, NIHMO Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

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

1.0	Purpose of Report/Summary of Main Issues
1.1	Under the Scheme of Delegation, the Director of City and Neighbourhood Services is responsible for exercising all powers in relation to the issue and variation, but not refusal, of HMO Licences, excluding provisions relating to the issue of HMO Licences where adverse representations have been made. Those applications which were dealt with under the Scheme are listed below.
2.0	Recommendation
2.1	The Committee is requested to note the licences which have been issued under the Scheme of Delegation during November, 2022.

3.0	Main Report																																																																																																				
3.1	<p><u>Key Issues</u></p> <p>Under the terms of the Houses in Multiple Occupation Act (Northern Ireland) 2016, the following HMO Licences were issued during November 2022:</p> <table border="1"> <thead> <tr> <th>Premise Name</th> <th>Licensee</th> <th>Ward</th> <th>HMO Policy Area or Development Node</th> </tr> </thead> <tbody> <tr> <td>Flat 2, 95 Rugby Avenue</td> <td>Mr. Gabriel McCaffrey</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>21 Damascus Street</td> <td>Mr. Stephen John Magill</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>53 Jerusalem Street</td> <td>Ms. Denise Magill</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>3 Landseer Street</td> <td>Mr. Mark Paul Finegan</td> <td>CENTRAL</td> <td>STRANMILLIS HMO 2/19</td> </tr> <tr> <td>49 Ridgeway Street</td> <td>Mr. Paul McKeever</td> <td>STRANMILLIS</td> <td>STRANMILLIS HMO 2/19</td> </tr> <tr> <td>23 Wolseley Street</td> <td>Kendale Limited</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>48 Wellesley Avenue</td> <td>Mr. Peter Grant</td> <td>WINDSOR</td> <td>EGLANTINE HMO 2/09</td> </tr> <tr> <td>38 Wellesley Avenue</td> <td>Mr. Peter Grant</td> <td>WINDSOR</td> <td>EGLANTINE HMO 2/09</td> </tr> <tr> <td>72 Melrose Street</td> <td>Mr. Gregory Lewsley</td> <td>WINDSOR</td> <td>EDINBURGH ST HMO 2/08</td> </tr> <tr> <td>Flat 3, 86 Fitzroy Avenue Belfast Antrim BT7 1HX</td> <td>Croob Properties Ltd</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>Flat 2, 86 Fitzroy Avenue Belfast Antrim BT7 1HX</td> <td>Croob Properties Ltd</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>Flat 1, 86 Fitzroy Avenue Belfast Antrim BT7 1HX</td> <td>Croob Properties Ltd</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> <tr> <td>13 Donnybrook Court</td> <td>Mr. Alistair Steele</td> <td>WINDSOR</td> <td>EDINBURGH ST HMO 2/08</td> </tr> <tr> <td>44 Stranmillis Park</td> <td>Mrs. Anne Cairns</td> <td>CENTRAL</td> <td>STRANMILLIS HMO 2/19</td> </tr> <tr> <td>Apartment 26, Hawthornden Building, 1 Old Bakers Court</td> <td>Mr. Johnston Burney</td> <td>RAVENHILL</td> <td>NONE</td> </tr> <tr> <td>7 Ardenlee Way</td> <td>Mr. Brian Flanagan</td> <td>RAVENHILL</td> <td>NONE</td> </tr> <tr> <td>21 Melrose Street</td> <td>Glasmala Ltd</td> <td>WINDSOR</td> <td>EDINBURGH ST HMO 2/08</td> </tr> <tr> <td>Flat 4, 2 St Ives Gardens</td> <td>Mr. Stephen John Magill</td> <td>STRANMILLIS</td> <td>SANDYMOUNT HMO 2/17</td> </tr> <tr> <td>Flat 3, 2 St Ives Gardens</td> <td>Mr. Stephen John Magill</td> <td>STRANMILLIS</td> <td>SANDYMOUNT HMO 2/17</td> </tr> <tr> <td>265 Woodstock Road</td> <td>Mrs. Laura Cairns</td> <td>WOODSTOCK</td> <td>NONE</td> </tr> <tr> <td>430 Lisburn Road</td> <td>430 Management Limited</td> <td>MALONE</td> <td>NONE</td> </tr> <tr> <td>63 Chadwick Street</td> <td>Mr. Henry McIlveen</td> <td>WINDSOR</td> <td>MEADOWBANK HMO 2/15</td> </tr> <tr> <td>389 Donegall Road</td> <td>Mr. Stephen Andrews</td> <td>BLACKSTAFF</td> <td>NONE</td> </tr> <tr> <td>37 Carmel Street</td> <td>Mr. Eamonn Duffin</td> <td>CENTRAL</td> <td>HOLYLAND HMO 2/22</td> </tr> </tbody> </table>	Premise Name	Licensee	Ward	HMO Policy Area or Development Node	Flat 2, 95 Rugby Avenue	Mr. Gabriel McCaffrey	CENTRAL	HOLYLAND HMO 2/22	21 Damascus Street	Mr. Stephen John Magill	CENTRAL	HOLYLAND HMO 2/22	53 Jerusalem Street	Ms. Denise Magill	CENTRAL	HOLYLAND HMO 2/22	3 Landseer Street	Mr. Mark Paul Finegan	CENTRAL	STRANMILLIS HMO 2/19	49 Ridgeway Street	Mr. Paul McKeever	STRANMILLIS	STRANMILLIS HMO 2/19	23 Wolseley Street	Kendale Limited	CENTRAL	HOLYLAND HMO 2/22	48 Wellesley Avenue	Mr. Peter Grant	WINDSOR	EGLANTINE HMO 2/09	38 Wellesley Avenue	Mr. Peter Grant	WINDSOR	EGLANTINE HMO 2/09	72 Melrose Street	Mr. Gregory Lewsley	WINDSOR	EDINBURGH ST HMO 2/08	Flat 3, 86 Fitzroy Avenue Belfast Antrim BT7 1HX	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22	Flat 2, 86 Fitzroy Avenue Belfast Antrim BT7 1HX	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22	Flat 1, 86 Fitzroy Avenue Belfast Antrim BT7 1HX	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22	13 Donnybrook Court	Mr. Alistair Steele	WINDSOR	EDINBURGH ST HMO 2/08	44 Stranmillis Park	Mrs. Anne Cairns	CENTRAL	STRANMILLIS HMO 2/19	Apartment 26, Hawthornden Building, 1 Old Bakers Court	Mr. Johnston Burney	RAVENHILL	NONE	7 Ardenlee Way	Mr. Brian Flanagan	RAVENHILL	NONE	21 Melrose Street	Glasmala Ltd	WINDSOR	EDINBURGH ST HMO 2/08	Flat 4, 2 St Ives Gardens	Mr. Stephen John Magill	STRANMILLIS	SANDYMOUNT HMO 2/17	Flat 3, 2 St Ives Gardens	Mr. Stephen John Magill	STRANMILLIS	SANDYMOUNT HMO 2/17	265 Woodstock Road	Mrs. Laura Cairns	WOODSTOCK	NONE	430 Lisburn Road	430 Management Limited	MALONE	NONE	63 Chadwick Street	Mr. Henry McIlveen	WINDSOR	MEADOWBANK HMO 2/15	389 Donegall Road	Mr. Stephen Andrews	BLACKSTAFF	NONE	37 Carmel Street	Mr. Eamonn Duffin	CENTRAL	HOLYLAND HMO 2/22
Premise Name	Licensee	Ward	HMO Policy Area or Development Node																																																																																																		
Flat 2, 95 Rugby Avenue	Mr. Gabriel McCaffrey	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
21 Damascus Street	Mr. Stephen John Magill	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
53 Jerusalem Street	Ms. Denise Magill	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
3 Landseer Street	Mr. Mark Paul Finegan	CENTRAL	STRANMILLIS HMO 2/19																																																																																																		
49 Ridgeway Street	Mr. Paul McKeever	STRANMILLIS	STRANMILLIS HMO 2/19																																																																																																		
23 Wolseley Street	Kendale Limited	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
48 Wellesley Avenue	Mr. Peter Grant	WINDSOR	EGLANTINE HMO 2/09																																																																																																		
38 Wellesley Avenue	Mr. Peter Grant	WINDSOR	EGLANTINE HMO 2/09																																																																																																		
72 Melrose Street	Mr. Gregory Lewsley	WINDSOR	EDINBURGH ST HMO 2/08																																																																																																		
Flat 3, 86 Fitzroy Avenue Belfast Antrim BT7 1HX	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
Flat 2, 86 Fitzroy Avenue Belfast Antrim BT7 1HX	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
Flat 1, 86 Fitzroy Avenue Belfast Antrim BT7 1HX	Croob Properties Ltd	CENTRAL	HOLYLAND HMO 2/22																																																																																																		
13 Donnybrook Court	Mr. Alistair Steele	WINDSOR	EDINBURGH ST HMO 2/08																																																																																																		
44 Stranmillis Park	Mrs. Anne Cairns	CENTRAL	STRANMILLIS HMO 2/19																																																																																																		
Apartment 26, Hawthornden Building, 1 Old Bakers Court	Mr. Johnston Burney	RAVENHILL	NONE																																																																																																		
7 Ardenlee Way	Mr. Brian Flanagan	RAVENHILL	NONE																																																																																																		
21 Melrose Street	Glasmala Ltd	WINDSOR	EDINBURGH ST HMO 2/08																																																																																																		
Flat 4, 2 St Ives Gardens	Mr. Stephen John Magill	STRANMILLIS	SANDYMOUNT HMO 2/17																																																																																																		
Flat 3, 2 St Ives Gardens	Mr. Stephen John Magill	STRANMILLIS	SANDYMOUNT HMO 2/17																																																																																																		
265 Woodstock Road	Mrs. Laura Cairns	WOODSTOCK	NONE																																																																																																		
430 Lisburn Road	430 Management Limited	MALONE	NONE																																																																																																		
63 Chadwick Street	Mr. Henry McIlveen	WINDSOR	MEADOWBANK HMO 2/15																																																																																																		
389 Donegall Road	Mr. Stephen Andrews	BLACKSTAFF	NONE																																																																																																		
37 Carmel Street	Mr. Eamonn Duffin	CENTRAL	HOLYLAND HMO 2/22																																																																																																		

93 Donnybrook Street	Ms. Irene Blayney	WINDSOR	EDINBURGH ST HMO 2/08
107 Donegall Avenue	WB Rankin Limited	BLACKSTAFF	NONE
16 Stranmillis Street	Mrs. Jane McFerran	STRANMILLIS	STRANMILLIS HMO 2/19
28 Fitzroy Avenue	Mr. Colm McCandless	CENTRAL	HOLYLAND HMO 2/22
34 St Ives Gardens	Rowfox Properties Limited	STRANMILLIS	SANDYMOUNT HMO 2/17
10 Harrow Street	Mr. Mark Pinkerton	CENTRAL	HOLYLAND HMO 2/22
38 Rugby Avenue	Mr. David Chambers	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 28 Lawrence Street	Mr. Eugene McCann	CENTRAL	HOLYLAND HMO 2/22
42 Damascus Street	Mrs. Mary O'Reilly	CENTRAL	HOLYLAND HMO 2/22
Flat B 9 India Street	Fallswater Investments Limited	CENTRAL	HOLYLAND HMO 2/22
44 Jerusalem Street	Mr. Mark O'Hare	CENTRAL	HOLYLAND HMO 2/22
21 Great Northern Street	Dr. Paul Hugh Reilly	WINDSOR	MEADOWBANK HMO 2/15
31 Rathdrum Street	Shearer Properties Limited	WINDSOR	ADELAIDE HMO 2/01
5 St Albans Gardens	LBG Holdings Ltd	STRANMILLIS	SANDYMOUNT HMO 2/17
34 Stranmillis Street	Mr. Neil Seymour	STRANMILLIS	STRANMILLIS HMO 2/19
62 Balfour Avenue	Mrs. Jackie Magee	CENTRAL	LOWER ORMEAU HMO 2/13
64 Balfour Avenue	Mr. Ronan Magee	CENTRAL	LOWER ORMEAU HMO 2/13
Flat 2, 79 Wellesley Avenue	Glenburn Estates Ltd	WINDSOR	EGLANTINE HMO 2/09
86 Agincourt Avenue	Mr. Gary Chambers	CENTRAL	HOLYLAND HMO 2/22
84 Agincourt Avenue	Mr. Gary Chambers	CENTRAL	HOLYLAND HMO 2/22
4 Southview Street	Mr. Tony McAleavey	CENTRAL	HOLYLAND HMO 2/22
6 Southview Street	Mr. Tony McAleavey	CENTRAL	HOLYLAND HMO 2/22
2 Victoria Street	The Salvation Army	DUNCAIRN	NONE
Flat 2, 19 Fitzwilliam Street	Mr. Anthony Lundy	WINDSOR	FITZWILLIAM HMO 2/10
5b Eglantine Avenue	Mrs. Margaret Emily Myrtle Haugh	WINDSOR	EGLANTINE HMO 2/09
50 Farnham Street	Mrs. Jayne Hughes	CENTRAL	LOWER ORMEAU HMO 2/13
43 Rugby Avenue	Mrs. Geraldine McCrossan	CENTRAL	HOLYLAND HMO 2/22
36 Stranmillis Street	Mr. Cary Peter Grant	STRANMILLIS	STRANMILLIS HMO 2/19
79 Carmel Street	Mr. Dairmid Laird	CENTRAL	HOLYLAND HMO 2/22
Flat 3, 103 Fitzroy Avenue	Mr. Michael Holmes	CENTRAL	HOLYLAND HMO 2/22
Flat 2, 103 Fitzroy Avenue	Mr. Michael Holmes	CENTRAL	HOLYLAND HMO 2/22
Flat 1, 103 Fitzroy Avenue	Mr. Michael Holmes	CENTRAL	HOLYLAND HMO 2/22

Flat 2, 110 University Avenue	Mr. Ronan Boyle	CENTRAL	HOLYLAND HMO 2/22
7 Penrose Street	RS Laird Ltd T/A R Stanley Laird and Son	CENTRAL	HOLYLAND HMO 2/22
7 Elaine Street	Mr. Andrew Getty	CENTRAL	STRANMILLIS HMO 2/19
33 Palestine Street	Mr. Gerard Keenan	CENTRAL	HOLYLAND HMO 2/22
22 Sandhurst Gardens	Mr. Cary Peter Grant	CENTRAL	STRANMILLIS HMO 2/19
Flat 3, 43 Wellington Park	One's Space Ltd	WINDSOR	EGLANTINE HMO 2/09
Flat 1, 43 Wellington Park	One's Space Ltd	WINDSOR	EGLANTINE HMO 2/09
Flat 2, 43 Wellington Park	One's Space Ltd	WINDSOR	EGLANTINE HMO 2/09

Financial and Resource Implications

3.2 None

Equality or Good Relations Implications/Rural Needs Assessment

3.3 There are no issues associated with this report.