Causeway Coast & Glens Borough Council

Title of Report:	**Update on the notice of motion proposed by Councillor Allister Kyle, seconded by Councillor Jonathan McAuley**
Committee Report Submitted To:	**Environmental Services Committee**
Date of Meeting:	**10 November 2026**
For Decision or For Information	**For information**
To be discussed In Committee	**No**

Linkage to Council Strategy (2026-31)	
Strategic Theme	Sustainability & Managing Our Natural & Built Environment
Outcome	To provide an update on a notice of motion
Lead Officer	Head of Health & Built Environment

Estimated Timescale for Completion	
Date to be Completed	N/A

Budgetary Considerations	
Cost of Proposal	N/A
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

1.0 Purpose of Report

1.1 The purpose of this report is to provide members with an update on the notice of motion proposed by Councillor Allister Kyle, seconded by Councillor Jonathan McAuley

With the upsurge in HMO applications particularly within BT52 & BT55,

I hereby move that Causeway Coast and Glens Borough Council, noting the statement of Minister Gordon Lyons on Tuesday 21st October, resolves to:

(a) write to the Minister for Communities seeking consultation on extra regulatory powers under section 12 of the Houses In Multiple Occupation (Northern Ireland) Act 2016;

(b) Invites Belfast City Council (as the agency equipped) to conduct within our Borough a compliance check of properties currently listed as HMOs and carry out a full and thorough investigation into properties believed to be operating in an unregulated manner;

(c) Calls on the relevant Stormont departments to develop a robust policy for the management of HMOs across this Borough while ensuring adequate accommodation provision to support the university population.

And furthermore

(d) provide elected members an updated number of HMOs broke down into Council DEAs.

(e) request from Belfast City Council as to how many HMOs in Causeway Coast and Glens that inspections have already been carried out on.

2.0 Background

2.1 Belfast City Council's NIHMO service, acting on behalf of the 11 Northern Ireland councils, is responsible for the administration of the HMO Licensing Scheme. This includes processing and validating licence applications, carrying out checks and inspections of HMO properties, issuing enforcement notices, and investigating and addressing breaches of licensing conditions.

2.2 The granting, refusal, variation or revocation of an HMO licence within the borough rests with Causeway Coast & Glens Borough Council.

2.3 The activity of the NIHMO service during Q1 & Q2 of the financial year 2026/27 is summarised sections 3 to 5.

2.4 An update on the notice of motion is provided in section 6.

3.0 HMO Licensing

3.1 Table 1 provides a summary of the number of HMO's licensed on 30 Sept 2026.

Table 1

Row Labels	Count by Council Area	Permitted Occupancy
Antrim and Newtownabbey	15	70
Ards and North Down	13	81
Armagh City Banbridge and Craigavon	59	331
Belfast	3020	13186
Causeway Coast & Glens	214	933
Derry City and Strabane	261	1247
Fermanagh and Omagh	5	20
Lisburn and Castlereagh	8	45
Mid and East Antrim	13	82
Mid Ulster	21	152
Newry Mourne and Down	18	96
Grand Total	**3647**	**16243**

3.2 Table 2 provides a summary of the number of HMO's licenced on 30 Sept 2026 in the Causeway Coast & Glens Borough Council by DEA.

Table 2

DEA	Licensed HMOS
BALLYMONEY	6
BANN	6
CAUSEWAY	151
COLERAINE	50
THE GLENS	1
Grand Total	**214**

3.3 Table 3 provides a summary of the number of licenses granted and renewed during Qtr1 & Qtr2 of the financial year 2026/27.

Table 3

	New Applications	Renewal Application	Total
Causeway Coast & Glens	3	20	23

Note: New applications include those properties which had a license in the name of a different licensee and were subsequently sold / transferred.

3.4 Table 4 provides a summary of the number of HMO licence applications that have not been successful (by reason) during Qtr1 & Qtr2 of the financial year 2026/27.

Table 4

	Not received from owner	Breach of planning control	Documentation	Notice of Publication	Fee not Paid	Overprovision	Fit & proper person	**Grand total**
Causeway Coast & Glens	1	0	0	0	0	0	0	1

4.0 HMO Inspections

4.1 Table 5 provides a summary of the number of inspections (by type) undertaken during Qtr1 & Qtr2 of the financial year 2026/27.

Table 5

Council	No Access	Licensing Inspections	Interim (WIP)	Final	Enforcement	Grand Total
Causeway Coast & Glens	0	27	0	9	7	43

5.0 HMO Enforcement

5.1 Table 6 provides a summary of enforcement action taken in Causeway Coast & Glens Borough Council.

Table 6

Notice Type	Count
Section 5(2) – Evidence of household notice	1
Section 30(1) – Non licenced HMO (owner) - £5000 FPN	1
Section 71 – Power to obtain information from persons connected to premises	1
Section 72 - Power to require persons connected to premises to produce documents	3
Section 78 – Powers of entry without warrant.	1
Grand Total	**7**

5.2 During Qtr1 & Qtr2 of the financial year 2026/27, 1 fixed penalty notice was served in Causeway Coast & Glens Borough Council area for operating an unlicenced HMO

6.0 Notice of motion

6.1 The notice of motion refers to an upsurge in HMO applications particularly within BT52 & BT55. The following information provides details of HMO licence applications in the BT52 & BT55 postcodes in the 18 months until 30 September 2026 and the number of licenced HMOs in the same period.

6.2 Applications received from 01/04/2025 to 30/09/2026

BT52

6.3 Within BT52 of the 3 *new* licence applications received during Qtr1 & Qtr2 of the financial year 2026/27, 2 were for the same address (one of which was cancelled as it was not received from the owner). 1 of the 2 new licences granted was licenced in the name of the previous owner when the *new* licence application was received.

Table 7

New Application	
Granted – following a change of ownership (licenced immediately before change of ownership)	1
Granted – never licenced before	1
Cancelled – Not received from owner	1
Total	**3**
Renewal Applications	
Granted	2
Refused – not received from owner	1
Total	**3**

BT55

6.4 Within BT55 of the 14 new licence applications received during Qtr 1 & Qtr 2 of the financial year 2026/27, 2 were cancelled / refused and 1 was withdrawn. Of the remaining 11 applications 10 had previously been licenced, although 5 of those licences had expired.

Table 8

New Application	
Granted – following a change of ownership (licenced immediately before change of ownership)	4
Granted - previous licence expired in 2021	3
Granted - previous licence expired in 2022	2
Granted – never licenced before	1
Pending – following a change of ownership (licenced immediately before change of ownership)	1
Cancelled – fee not paid	1
Refused – Notice of Publication (advert)	1
Withdrawn	1
Total	**14**
Renewal Applications	
Granted	52
Decision Pending	4
Refused – not received from owner	1
Cancelled – fee not paid	1
Refused – Notice of Publication (advert)	1
Total	**59**

6.5 Licenced HMOs in BT52 & BT55

6.6 Between 1 April 2025 and 30 September 2026 there has been a net reduction of 1 in the number of licenced HMOs across BT52 & BT55.

Table 9

Postcode Area	**Licenced HMO 1 April 2025**	**Licenced HMO 30 September 2026**
BT52	47	44
BT55	154	156
Total	**201**	**200**

6.7 During the same period the number of licenced HMOs in the borough has reduced by 2 from 216 to 214.

6.8 **(a) write to the Minister for Communities seeking consultation on extra regulatory powers under section 12 of the Houses In Multiple Occupation (Northern Ireland) Act 2016**

6.9 **(b) Invites Belfast City Council (as the agency equipped) to conduct within our Borough a compliance check of properties currently listed as HMOs and carry out a full and thorough investigation into properties believed to be operating in an unregulated manner.**

6.10 The NIHMO Service has confirmed that it currently monitors 10% of licenced HMOs annually and furthermore investigates all complaints of unlicensed HMOs or breaches of HMO licence conditions. The service has confirmed that it does not have the resources to carry out compliance checks beyond the level already undertaken.

6.11 **(c) Calls on the relevant Stormont departments to develop a robust policy for the management of HMOs across this Borough while ensuring adequate accommodation provision to support the university population.**

6.12 Note there is no provision within the 2016 Act to restrict the type of person occupying a licenced HMO.

6.13 **(d) provide elected members an updated number of HMOs broke down into Council DEAs.**

6.14 See table 2

6.15 **(e) request from Belfast City Council as to how many HMOs in Causeway Coast and Glens that inspections have already been carried out on.**

6.16 All HMO properties are inspected prior to the granting of a new HMO licence and on the renewal of that licence. In addition, the NIHMO Service monitors 10% of licenced HMOs annually and furthermore investigates all complaints of unlicensed HMOs or breaches of HMO licence conditions.

6.17 Table provides a summary of the number of inspections (by type) undertaken during Qtr 1 & Qtr 2 of the financial year 2026/27.

7.0 Recommendation

7.1 **It is recommended** that the Environmental Services Committee note the update on the notice of motion proposed by Councillor Allister Kyle, seconded by Councillor Jonathan McAuley.