

**Housing, Community & Emergency Services Department
South East Area Office**

**To the Chairperson and Members of the
South East Area Committee**

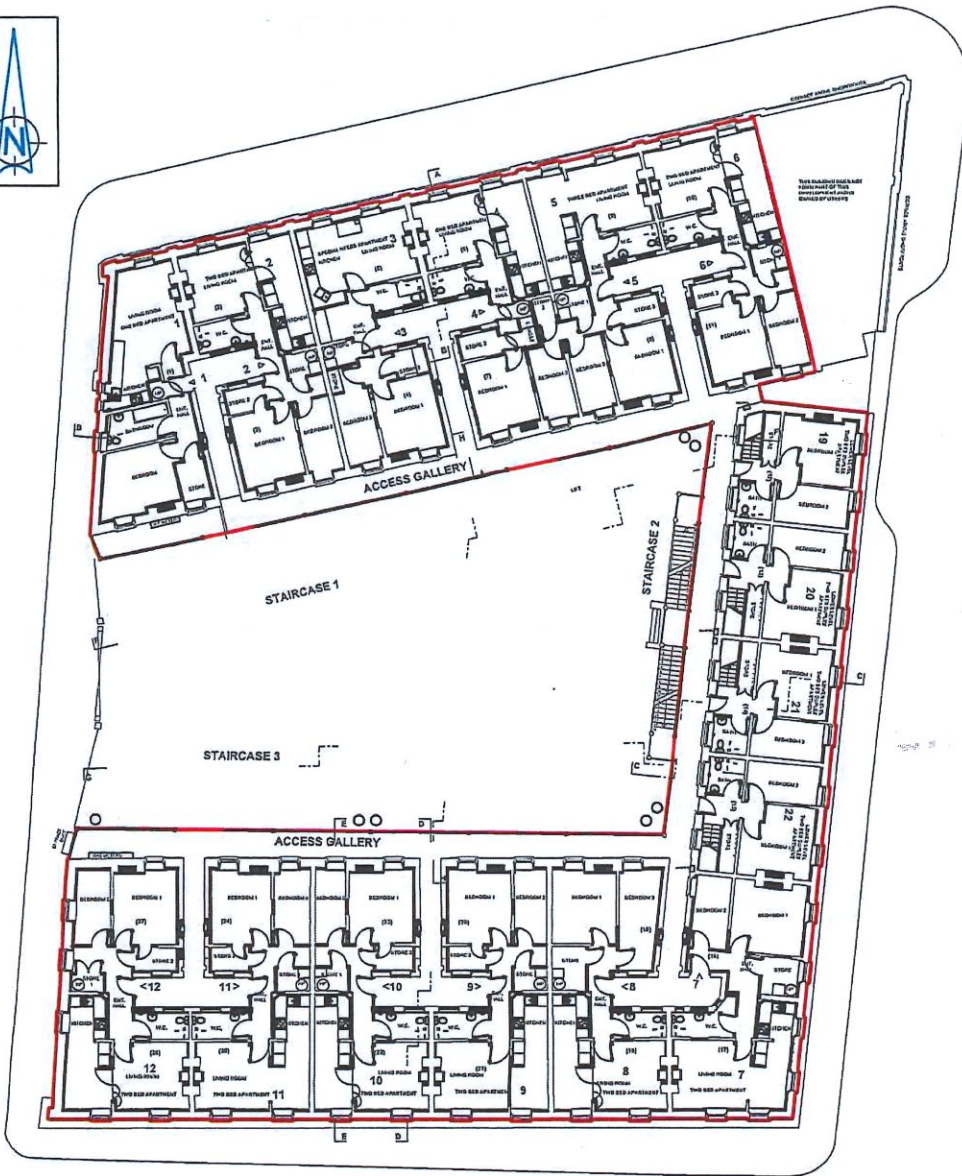
Proposed grant of lease of residential areas in Crampton Building from Irish Property Value Fund Public Ltd. to Dublin City Council

Further to the regeneration of Crampton Buildings an agreement has been reached with Leman Solicitors acting for the landlord, Irish Property Value Fund Public Ltd. regarding Dublin City Council (the tenant) entering into a new lease agreement for the residential units on the first and second floors of the Crampton Building, Temple Bar, subject to the following terms and conditions:

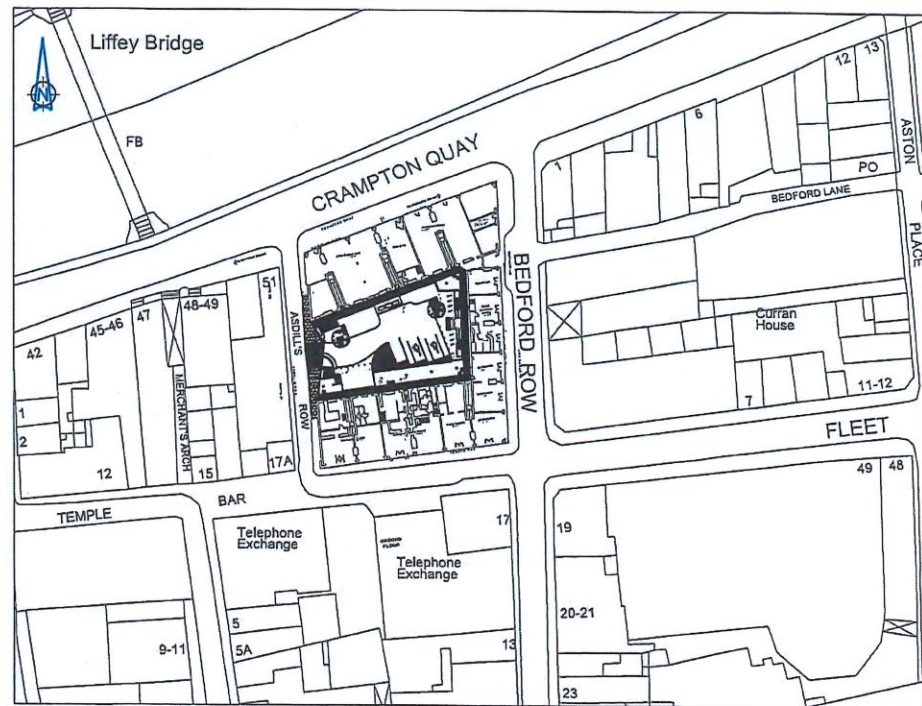
1. That a lease dated 16th December 1998 demised the premises to Dublin City Council for a term of 999 years from the 17th December 1998 which the tenant shall now surrender, upon grant of a new lease.
2. That the new lease shall be for a term of 999 years, commencing on a date to be agreed.
3. That the demised area comprises the areas outlined in red on the attached copy draft maps reference SM-2017-0385-02; SM-2017-0385-03; SM-2017-0385-04 (for identification purposes only) comprising 28 residential units located on the first and second floors of the building, the roofs over the residential units, the stairwells and balconies serving the residential units and the lift and lift shaft serving the residential units.
4. That the courtyard, outside of this demise, is the responsibility of Dublin City Council as per previous conveyance agreement.
5. That the annual rent shall be the sum of €1.00 (one euro) per annum during the first ten years; €2.00 (two euro) per annum during the next 10 years and thereafter in each succeeding year the yearly rent of €3.00 (three euro) per annum to be paid in advance, if demanded.
6. That Dublin City Council shall keep the demised premises in good repair and condition and in good decorative order.
7. That Dublin City Council shall pay their due proportion of service charge in the form of building insurance costs incurred by the landlord; the calculation of which is to be agreed.
8. That the landlord and their third party tenants shall be responsible for the ownership and maintenance of the 7 extractor ducts serving the commercial units.
9. That the landlord and their third party tenants shall retain responsibility for the two entrance gates accessed from Asdill's Row to the walkways along the rear of the commercial units.

10. That a set of House Rules covering issues such as waste storage and collection, bottle storage and collection, noise abatement and other housekeeping issues affecting both ground floor commercial units and upper floor residents shall be agreed and adhered to by the Landlord, Dublin City Council and all third- party tenants.
11. That the above agreement is subject to the necessary consents and approval being granted.

Brian Hanney
Assistant Area Manager




First Floor - Plan Map
 SITE SHOWN.....
Note: Levels shown are Floor to Floor inclusive



DRAFT CRAMPTON BUILDINGS - DUBLIN 2
 FIRST FLOOR

Irish Property Value Fund Public Limited to Dublin City Council
 NOTE: LANDS SHOWN ARE MULTISTORY. REFER TO MAP SM-2017-0385 - 01,02,03,04.


 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
 Environment and Transportation Department
 Survey and Mapping Division

O.S REF: 3263-10
 SCALE: 1:1000 & 1:250

DATE: 20-07-17
 SURVEYED / PRODUCED BY: ALAN O ROURKE

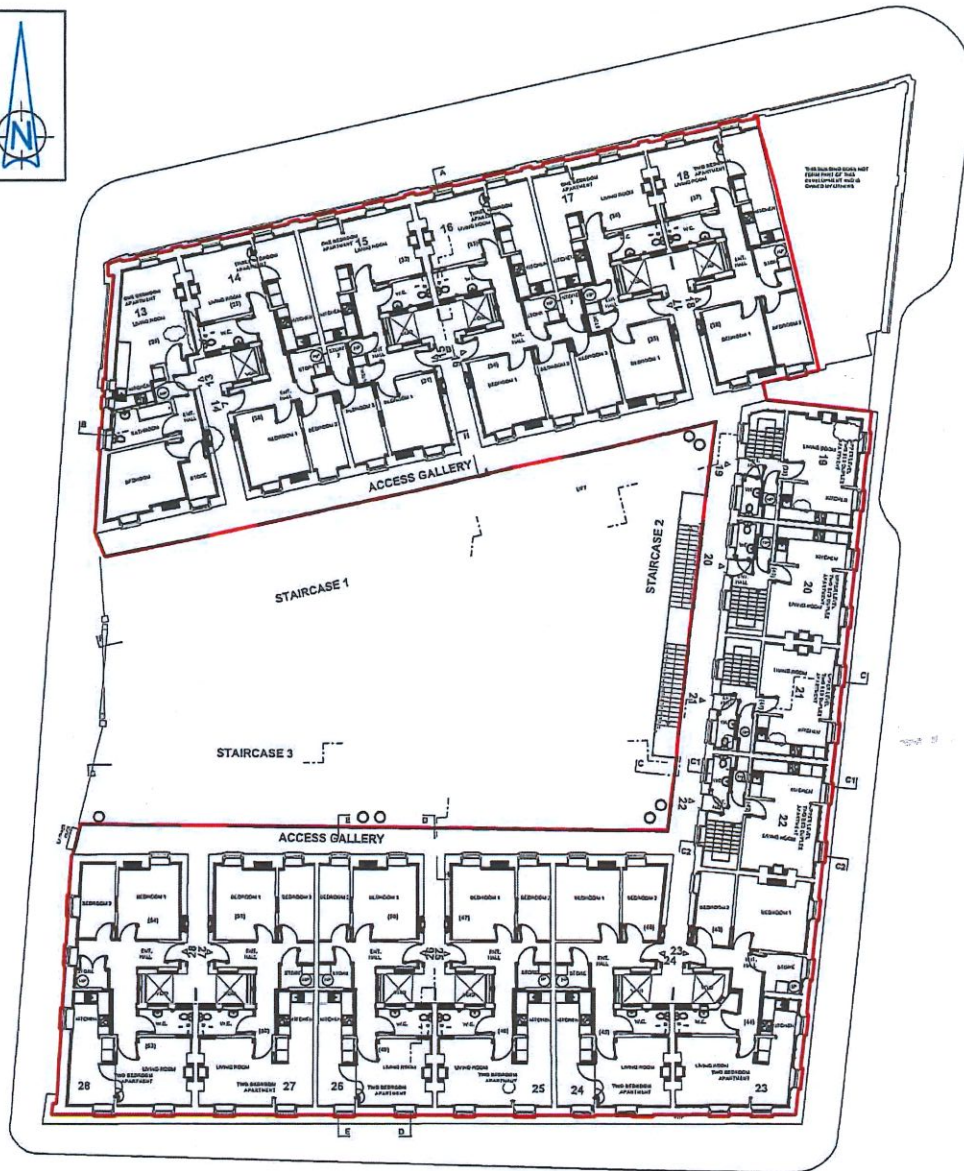
JOHN W. FLANAGAN
 PhD CEng Eur Ing FIEI FICE
 ACTING CITY ENGINEER

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2017-0385_0204-C5-002-A.dgn			

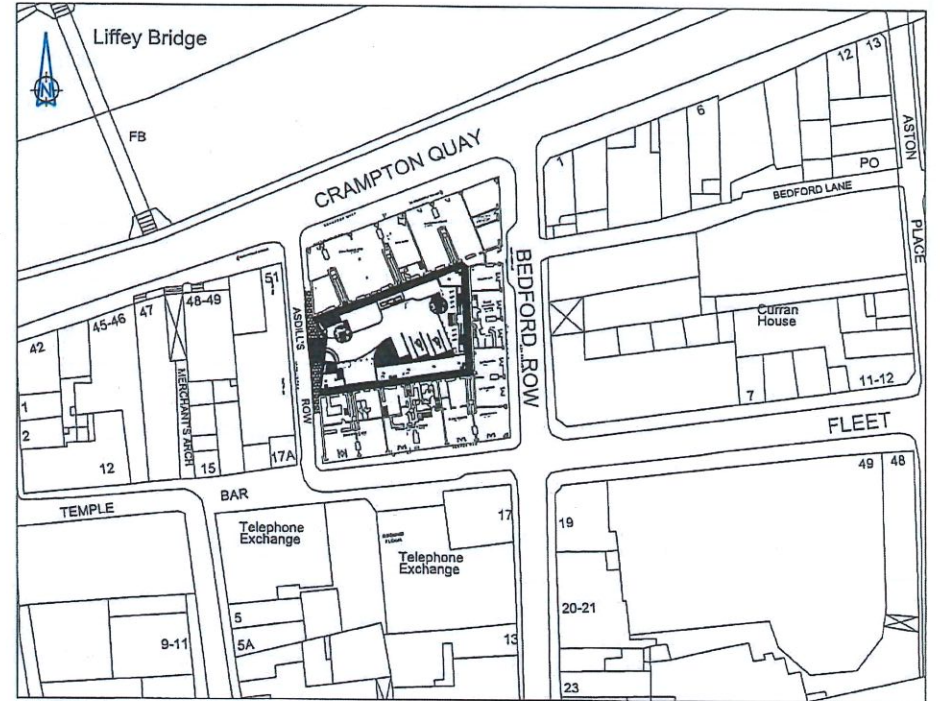
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APPROVED
THOMAS CURRAN
 ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

INDEX No.
 SM-2017-0385-02



Second Floor - Plan Map
 SITE SHOWN.....
 Note: Levels shown are Floor to Floor inclusive



DRAFT CRAMPTON BUILDINGS - DUBLIN 2
SECOND FLOOR

Irish Property Value Fund Public Limited to Dublin City Council

NOTE: LANDS SHOWN ARE MULTISTORY. REFER TO MAP SM-2017-0385 - 01,02,03,04.



Comhairle Cathrach
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 Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
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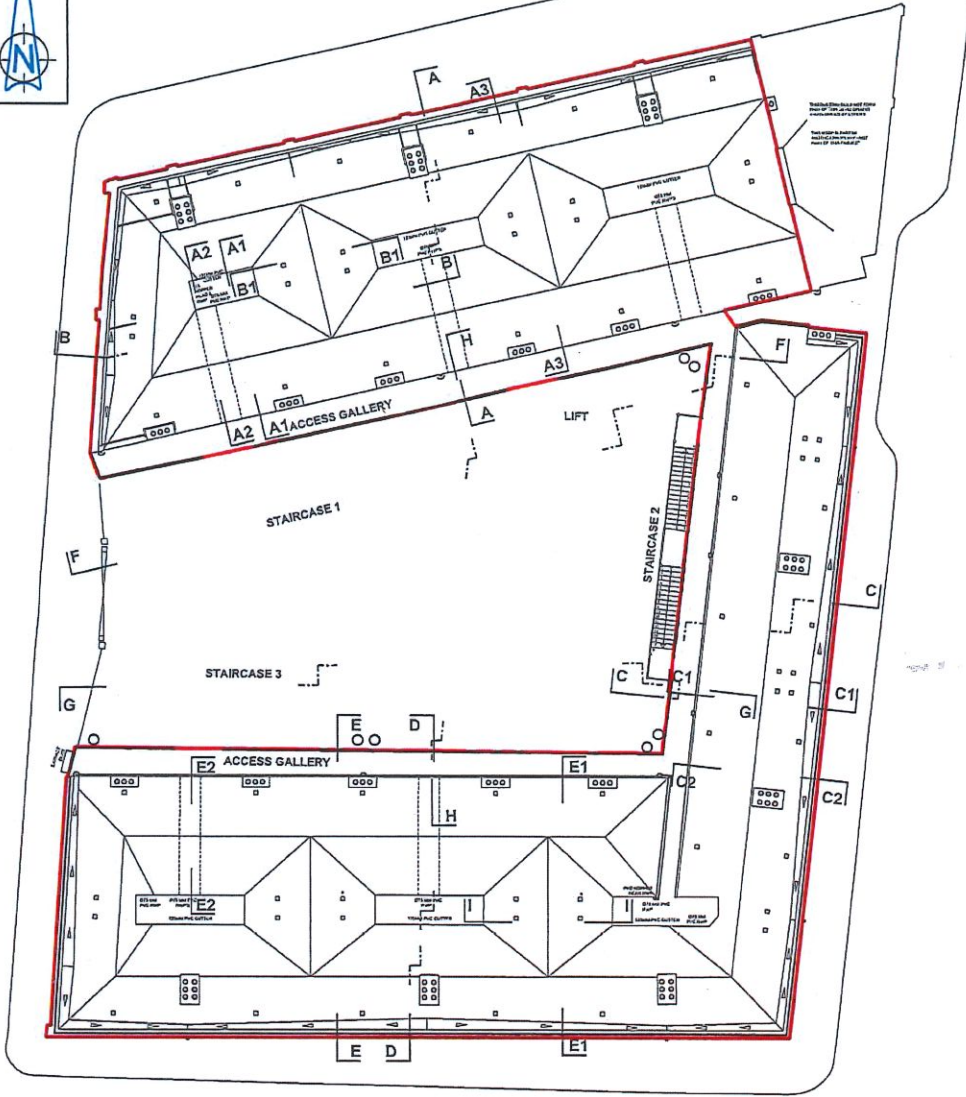
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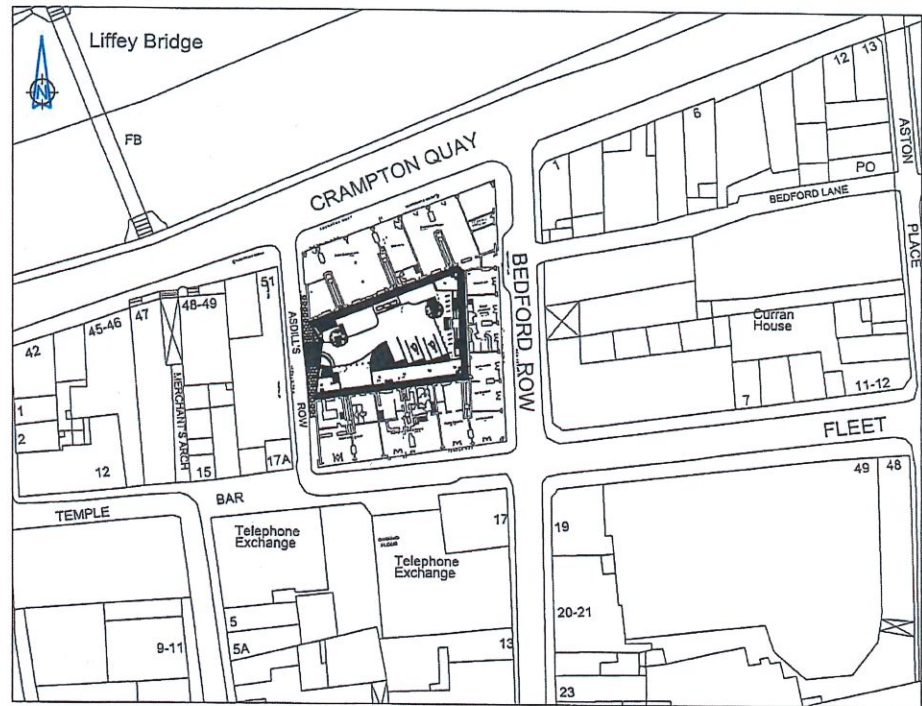
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 DUBLIN CITY COUNCIL


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 SM-2017-0385-03



Roof - Plan Map
 SITE SHOWN.....
 Note: Levels shown are Floor to Floor inclusive



DRAFT CRAMPTON BUILDINGS - DUBLIN 2
ROOF MAP
 Irish Property Value Fund Public Limited to Dublin City Council
 NOTE: LANDS SHOWN ARE MULTISTORY. REFER TO MAP SM-2017-0385 - 01,02,03,04.

 Comhairle Cathrach Bhaile Atha Cliath Dublin City Council		An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscáilithe Environment and Transportation Department Survey and Mapping Division	
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JOHN W. FLANAGAN PhD CEng Eur Ing FIEI FICE ACTING CITY ENGINEER		APPROVED _____ THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	INDEX No. SM-2017-0385-04

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