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

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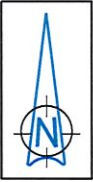
Further to the regeneration of Crampton Buildings an agreement has been reached with Leman Solicitors acting for the landlord, Irish Property Value Fund Public Ltd. regarding Dublin City Council (the tenant) entering into a new lease agreement for the residential units on the first and second floors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

1. That a lease dated 16<sup>th</sup> December 1998 demised the premises to Dublin City Council for a term of 999 years from the 17<sup>th</sup> 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.

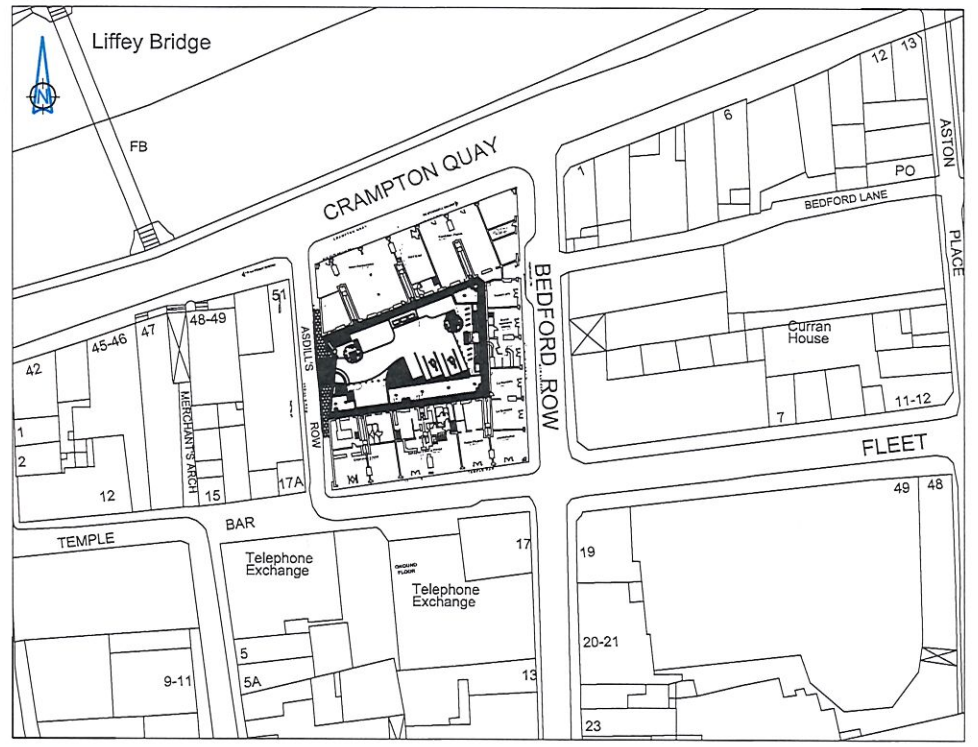
9. That the landlord and their third party tenants shall retain responsibility for the two entrance gates accessed from Asdill's Row to the walkways along the rear of the commercial units.
10. That a set of House Rules covering issues such as waste storage and collection, bottle storage and collection, 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.

The South East Area Committee at their meeting on the 11<sup>th</sup> September 2017 recommended this to city council.

**Rose Kenny**  
**Area Manager**  
**20<sup>th</sup> September 2017**




**First Floor - Plan Map**  
 SITE SHOWN.....  
 SCALE 1:250



**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.

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

<b>O.S REF</b> 3263-10	<b>SCALE</b> 1:1000 & 1:250	<b>FILE NO</b>	INDEX No	FOLDER No	CODE	DWG No	REV
<b>DATE</b> 14-09-17	<b>SURVEYED / PRODUCED BY</b> ALAN O ROURKE	SM-2017-0385_0204- C5 - 001 - A.dgn					

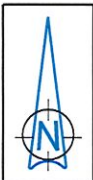
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**JOHN W. FLANAGAN**  
 PhD CEng Eur Ing FIEI FICE  
 ACTING CITY ENGINEER

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

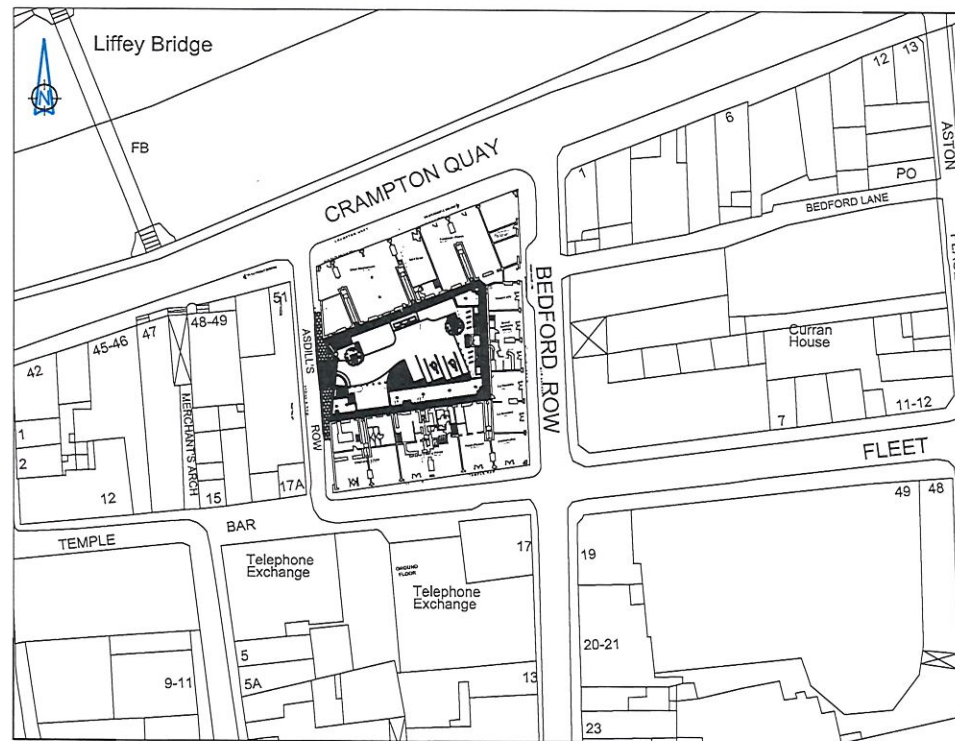
**INDEX No.**  
**SM-2017-0385-01**

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**Second Floor - Plan Map**

SITE SHOWN.....  
SCALE 1:250



**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.



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O.S REF  
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SCALE  
1:1000 & 1:250

DATE  
14-09-17

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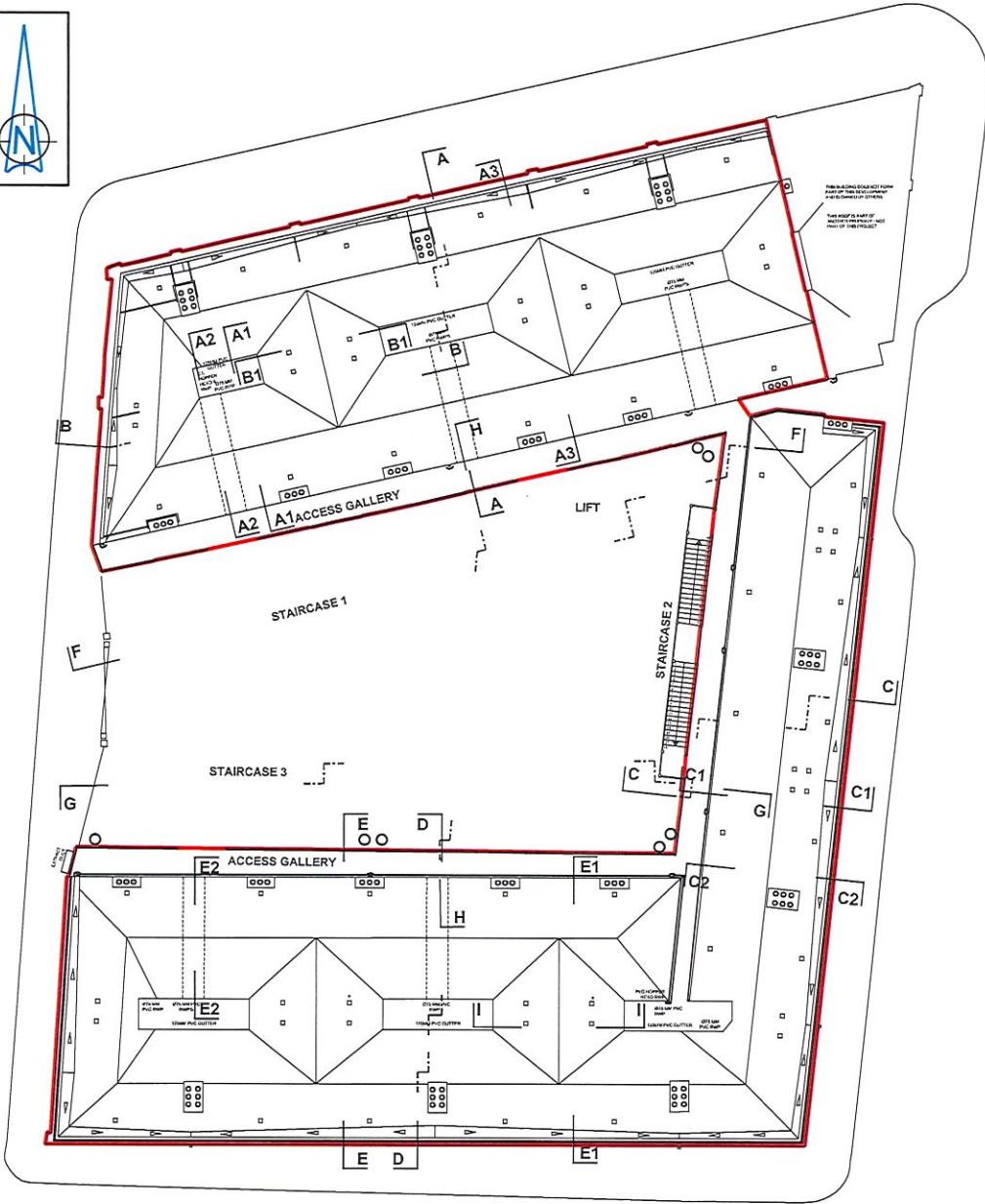
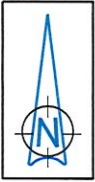
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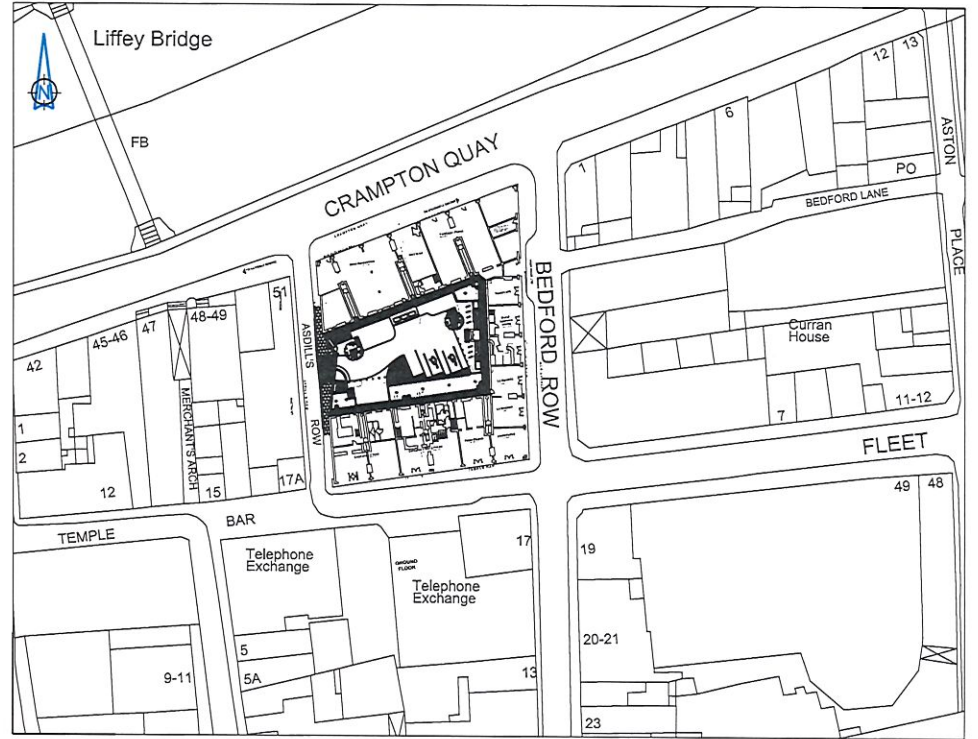
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**INDEX No.**

**SM-2017-0385-02**



**Roof - Plan Map**  
 SITE SHOWN.....  
 SCALE 1:250




**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.



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<b>O.S REF</b> 3263-10	<b>SCALE</b> 1:1000 & 1:250	<b>FILE NO</b> SM-2017-0385_0204- C5 - 003 - A.dgn	<b>INDEX No</b> FOLDER No CODE DWG No REV
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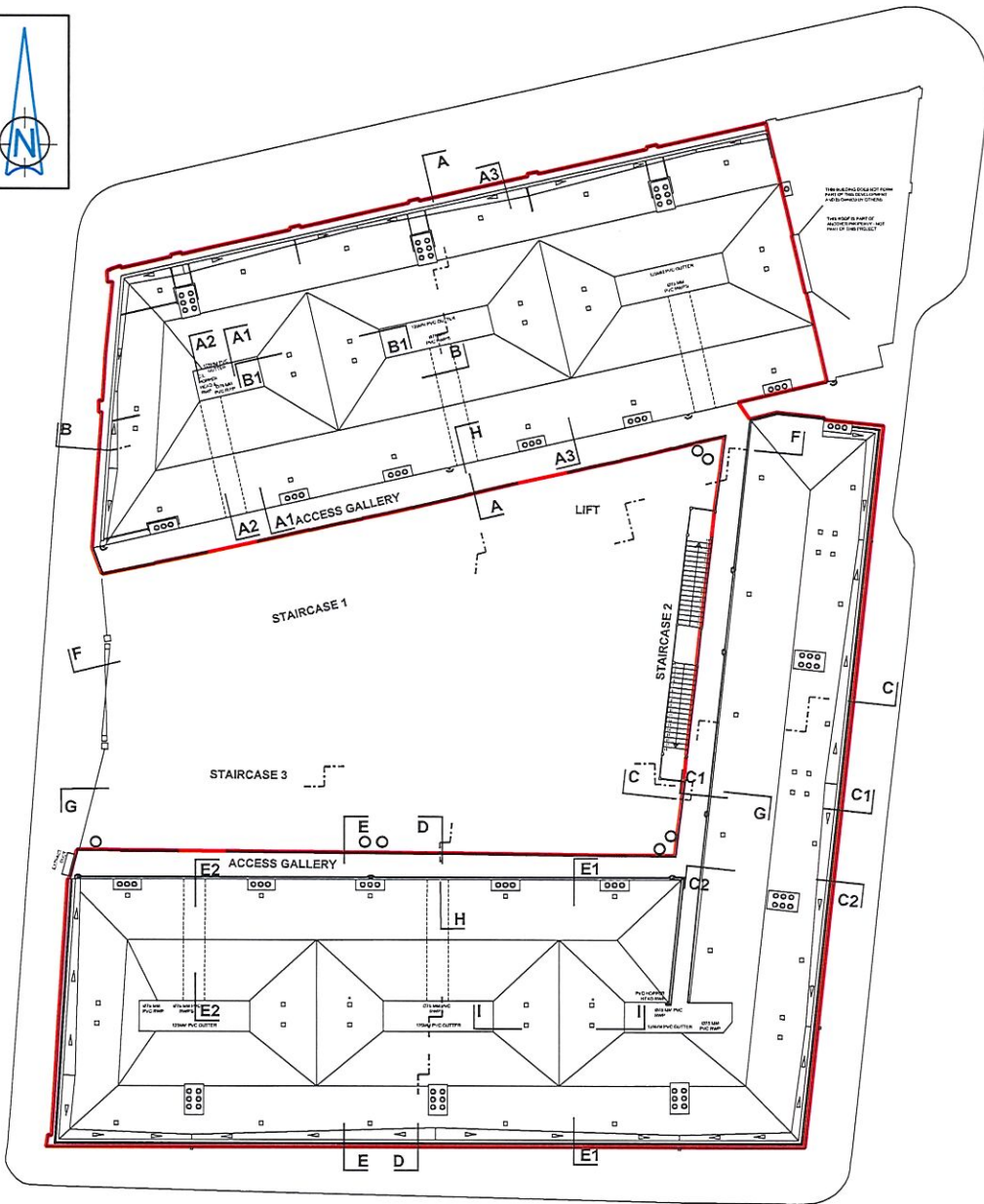
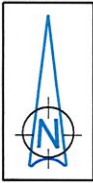
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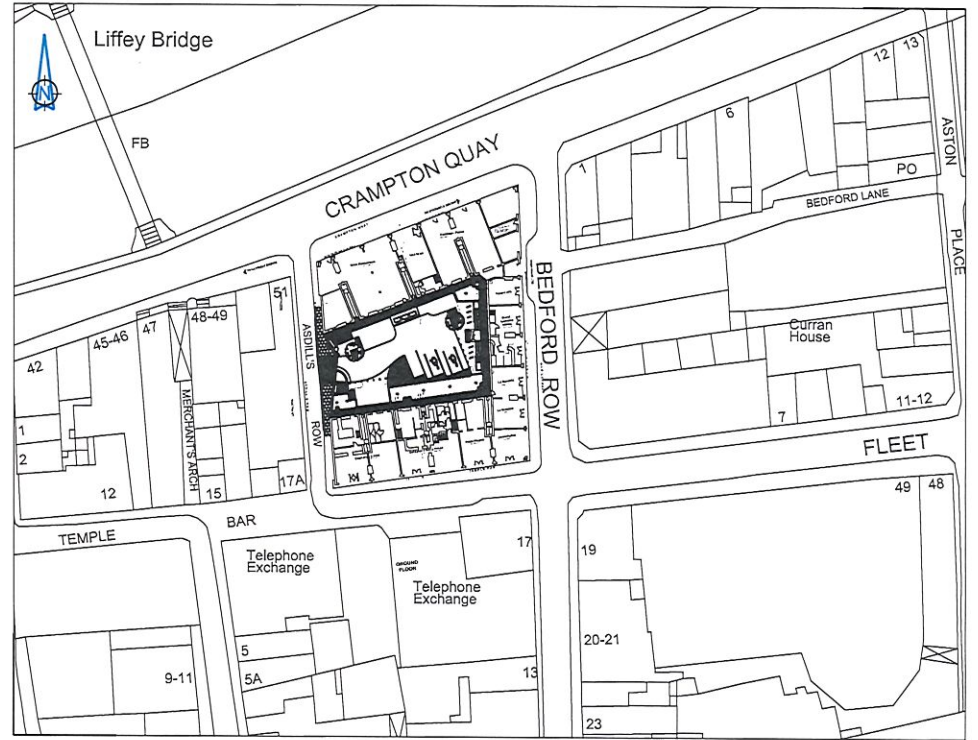
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**SM-2017-0385-03**

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**Roof - Plan Map**  
 SITE SHOWN.....  
 SCALE 1:250



**CRAMPTON BUILDINGS - DUBLIN 2**  
**ROOF MAP**

Irish Property Value Fund Public Limited to Dublin City Council  
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