

**The Chairman and Members of  
North West Area Committee**

**Meeting: 17<sup>th</sup> October 2017**

**Item No: 12**

**With reference to the Development Department  
Property Section  
Community Group Lettings/Licences**

Historical Background

One of the functions of the City Council is to provide community facilities to the various community organisations such as Sports Clubs, Residents Associations, Youth Clubs etc. within its functional area so that they can carry out their various activities. In the late 1960s and early 70s in particular and possibly as a result of the expansion of the suburbs the City Council began disposing of sites to community organisations on long term leases.

In general the disposals were made by way of a Building Agreement and subsequent lease i.e. the Council provided the land and the community organisations through fundraising and in some cases grant aid from Dublin City Council and others built the premises. In return for this the Council gave the groups in question a long term lease (usually 99 years) subject to an open market rent but abated to a nominal rent so long as the premises was used for a specific community purpose.

Usually there were two bands of abatement. If there was a covenant in the lease prohibiting the organisation from selling alcohol on the premises then they were charged either €33.00 (£25.00) or €127 (£100). However if there was no such prohibition in the lease then that group were charged an abated rent of €1,270 (£1,000). As these are leases and so long as the groups abide by the covenants therein there is no scope to increase rent on these properties. It should be noted that in the more recent leases of this type the abated rent is indexed to the open market rent so if the open market rent increases the abated rent will also increase by the same percentage.

The benefit of the above to Dublin City Council was that there was no capital outlay in building the premises and secondly the maintenance of the facility once built rested with the groups themselves and not with Dublin City Council.

Move to Licences

More recently there has been a shift away from this method of disposal for a number of reasons. Firstly there just would not be the same number of sites available as there was previously. Secondly the Council has found it difficult to reassert its ownership over properties which have been given out for the benefit of the community where either the original entity to whom the property was leased is now defunct or where a dispute has arisen within the original group to whom the property was leased. Thirdly as a result of the recent

economic downturn there was a lot of property and sites left vacant and it was felt that it was better to put these to use even on a short term basis rather than leaving them idle.

As a result over the last number of years the Development Department's Property Section has tended to grant short term rolling licences (usually 11 months) to various community groups on the instruction of the Area Managers or Heads of Department. The benefit of this method to Dublin City Council is that there is no title transfer and a licence can be terminated quickly in the event that the Council requires the property back for another use or is unhappy with the service that is being provided by the group in situ.

Also as a further protection and to prevent groups from acquiring renewal rights by virtue of long occupation the Council now insist that all community groups sign a Deed of Renunciation renouncing any rights they may acquire to a new tenancy under Landlord and Tenant legislation.

#### Types of Community Group

There is no exact definition of what constitutes a Community Group Letting\Licence. In general the Property Management Section has worked on the basis that if the rent was abated it was considered a Community Group Letting\Licence. Originally and as mentioned this generally would have only included Sports Clubs, Residents Associations and Youth Clubs and groups of that nature.

However over the years this has expanded further to include NGOs, Childcare Facilities, Youth and Employment Centres and Educational Training Projects to name but a few and each letting\licence when created is categorised on the basis of what is contained in the Agreement e.g. is the rent abated, what is the property being used for, what type of group is the tenant etc.

The range of community groups that the Council now provide facilities to, make consistency in respect of the level of abatement to be applied very difficult as some of these groups have a better ability to pay a higher premium than others i.e. Those groups which tend to be government funded (usually through Pobal).

#### Types of Premises

The range of Council's facilities that have been let/licensed to community groups range from a room in a Council community centre to a purpose built community facility such as the MACRO Building to small development sites which are currently being used for community gardens.

#### Grant Aid

Whilst the Council has moved away from long term agreements over the last number of years it is important to bear in mind that in order to secure state funding (e.g. Lottery Grants etc.) the groups must be able to prove to the Minister firstly that they have title to the property for which they require funding and secondly where the funding is substantial that the property is capable of being charged which usually requires a tenure of more than 20 years.

#### Property Management Records

Oracle Property Manager is the Council's computer system which keeps the records of the Council's Commercial Property Portfolio. The Council's Commercial Property Portfolio is defined as properties which the Council own but are currently surplus to its day to day requirements i.e. properties not currently being used by Dublin City Council directly. Currently on Oracle Property Manager there are 278 records for Community Group Lettings\Licences.

The income currently generated from these Agreements amount to €247,365. As noted above most of these Agreements contain abated rents\fees and is not reflective of the true commercial value. The current open market value of these properties is estimated to amount

to €10M but is probably higher than this as the current open market value is not available to the Property Management Section for all these properties.

Please note the above records do not include Special Lettings granted by the Housing & Residential Services Department or lettings or licences granted by the Parks and Landscape Services Division in respect of facilities operated by them or other units within Culture, Recreation & Amenity.

Attached is the latest list of Community Groups in the North West Area.

**Paul Clegg**  
**Executive Manager.**

<b>Electoral Area</b>	<b>Number</b>	<b>Name</b>	<b>Customer Name</b>
North West Area	A61-18167	Balbutcher Lane (Sports Centre-Aisling Project)	AISLING PROJECT
North West Area	A64-9033	Balcurris Boys Hostel	PETER MCVERRY TRUST CLG
North West Area	A19-3653	Ballygall Road East (1st Dublin Scout Troop)	SCOUTING IRELAND C.S.I.
North West Area	A63-12947	Ballymun Civic Centre (Innovate)	INNOVATE DUBLIN COMMUNITIES LTD.
North West Area	A23-4543	Ballymun Road (CBS GAA Club)	CUMANN BAIRE SETATNA HURLING AND CAMOGIE CLUB
North West Area	A14-1034	Ballymun Road (No. 171 Victory CU)	VICTORY CREDIT UNION LIMITED
North West Area	A23-7162	Ballymun Road (Scout Den)	SCOUTING IRELAND C.S.I.
North West Area	A19-1588	Bannow Road (FAS Buildings)	DEPARTMENT OF EDUCATION & SKILLS
North West Area	A19-3788	Beneavin Drive (De La Salle)	DE LA SALLE ORDER
North West Area	A25-7406	Botanic Avenue (Rosmini Gaels Clubhouse)	TRUSTEES ROSMINI GAELS GAA CLUB
North West Area	A19-3736	Cardiffsbridge Road (Scout Site)	SCOUTING IRELAND C.S.I.
North West Area	A23-12027	Clearstream Court (Apts 14, 15, 22 & 23)	TUATH HOUSING ASSOCIATION LTD
North West Area	A54-7307	Collins Avenue (Port Tunnel Lands Part Of)	WHITEHALL COLMCILLE GAA CLUB
North West Area	A13-0838	Collins Avenue Extension (Health Centre)	EASTERN REGIONAL HEALTH AUTHORITY
North West Area	A60-35168	Coultrey Gardens (Glor Na Gael)	GLOR NA GAEL COMMUNITY GARDEN
North West Area	a60-12687	Coultrey Gardens (Muck & Magic)	JOHN O' DONOHUE (MUCK & MAGIC COMMUNITY GARDEN CLUB)
North West Area	A60-9068	Coultrey N/Hood Ctr (Pobal Gael Creche)	POBAL GAELBHAILE MUNNA TEORANTA

North West Area	A25-7438	Coultry Road (Axis Arts Centre)	BALLYMUN ARTS & COMMUNITY RESOURCE CENTRE LTD T/A THE AXIS CENTRE
North West Area	A54-10507	De Courcey Square (Allotment)	TRUSTEES OF DECOURCEY SQ ALLOTMENTS ASSOC
North West Area	A23-12987	Dunard Road (Community Centre)	DUNARD COMMUNITY & YOUTH PROJECT COMPANY LIMITED
North West Area	A23-7123	Farnham House (Erins Isle Site 2))	ERINS ISLE GAELIC FOOTBALL CLUB
North West Area	A23-7336	Fassaugh Avenue (Finbarrs GAA Club)	TRUSTEES OF ST FINBAR'S GAA CLUB
North West Area	A19-9267	Finglas Civic Centre (Childcare Facility)	MELLOW SPRING CHILDCARE DEVELOPMENT CENTRE LTD
North West Area	A19-3763	Glasonaon Road (Finglas Pigeon racing Club)	TRUSTEES OF FINGLAS RACING PIGEON CLUB
North West Area	A23-7449	Glenariff Road (Plunketts GAA Club)	ST OLIVER PLUNKETTS (EOGHAN RUADH G.A.A)
North West Area	A19-1351	Griffith Avenue (Garda Station Plot Adj)	AN POST
North West Area	A19-1369	Griffith Avenue (Houses)	IERNE SOCIETY & SPORTS CLUB
North West Area	A19-1370	Griffith Avenue (Nos. 382-400E)	IERNE SOCIETY & SPORTS CLUB
North West Area	A23-7161	Griffith Avenue (Tolka Rovers)	TRUSTEES OF TOLKA ROVERS FOOTBALL CLUB
North West Area	A23-5980	Jamestown Road (Red Barn)	WILLOWS FC CLG
North West Area	A23-32167	Kildonan Park (Finglas United)	
North West Area	A23-10407	Kilshane Drive (Finglas Celtic)	FINGLAS CELTIC FOOTBALL CLG
North West Area	A19-3725	Larkhill Road (Scouts)	THE SCOUT ASSOC OF IRELAND
North West Area	A23-7195	Larkhill Road (St. Kevin's Boys)	TRUSTEES OF ST KEVINS BOYS CLUB
North West Area	A60-10709	Longdale Terrace (No. 1 Stanhope Centre)	BALLYMUN ALCOHOL COMMUNITY OUTREACH LTD
North West Area	A64-9827	Longdale Terrace (No. 2 Bernies Creche)	BERNIE HOPKINS

North West Area	A23-12108	Manor Street (No. 19 An Siol)	NORTH WEST INNER CITY DEVELOPMENT PROJECT LIMITED (NWICDP LIMITED) t/a AN SÍOL
North West Area	A23-11547	Mellowes Road (WFTRA Community Hall)	WEST FINGLAS TENANTS & RESIDENTS ASSOCIATION
North West Area	A19-1386	Millmount Avenue (Dispensary)	HEALTH SERVICES EXECUTIVE
North West Area	A23-7109	Mountview House (Premises Adj)	MOUNTVIEW YOUTH & FAMILY CENTRE
North West Area	A61-11827	Poppintree N/Hood Ctr (Workshop 3)	POPPINTREE ENVIRONMENTAL PROJECT LIMITED
North West Area	A61-11828	Poppintree N/Hood Ctr (Workshop 4)	POPPINTREE ENVIRONMENTAL PROJECT LIMITED
North West Area	A19-1376	Quarry Road (Dispensary)	LINDA CONAUGHTON
North West Area	A63-9947	Reco Building (Cabins - Aisling Project)	AISLING PROJECT
North West Area	A63-12067	Reco Building (Cabins-Garda Diversion Proj)	ST LAURENCE O'TOOLE DIOCESAN TRUST
North West Area	A63-11967	RECO Building (Sillogue Rd)	BALLYMUN REGIONAL YOUTH RESOURCE LTD
North West Area	A63-9987	Reco Building (Units 7 & 8 Solas)	SOLAS DEVELOPMENT
North West Area	A61-12667	Santry Way (No. 22 Pieta House)	PIETA HOUSE C.P.S.O.S. LTD
North West Area	A19-2118	Seamus Ennis Road (Health Centre)	HEALTH SERVICES EXECUTIVE
North West Area	A62-11787	Shangan N/Hood Ctr (Creche)	BALLYMUN CHILD AND FAMILY RESOURCE CENTRE
North West Area	A62-9035	Shangan N/Hood Ctr (Unit 1)	DUBLIN CITY UNIVERSITY
North West Area	A62-11807	Shangan N/Hood Ctr (Unit 1A)	BALLYMUN COMMUNITY LAW CENTRE LTD
North West Area	A19-5020	Shangan Neighbourhood Centre	BALLYMUN REGENERATION LTD
North West Area	A63-10708	Sillogue Gardens (No. 121 Our Lady's Nursery)	OUR LADY'S NURSERY BALLYMUN LIMITED.
North West Area	A63-11887	Sillogue N/Hood Ctr (Forum Office)	THE WOMEN & FAMILY CENTRE LTD

North West Area	A63-10847	Sillogue Road (Youth Facilities Building)	BALLYMUN REGIONAL YOUTH RESOURCE LTD
North West Area	A54-12527	Slaney Road (Unit 133a Part)	ECO MATTRESS RECYCLING LTD
North West Area	A19-12367	St. Helena's Road (Childcare Centre)	ST. HELENA'S CHILDCARE LTD
North West Area	A54-12147	St. Helena's Road (Rivermount Boys)	ST HELENA'S RIVERMOUNT BOY'S
North West Area	A03-0440	Swords Road (No. 97A Homefarm FC)	HOME FARM FOOTBALL CLUB
North West Area	A54-6952	Tolka Valley Road (Community Garden)	TOLKA AREA PARTNERSHIP