



**With reference to the proposed grant of licence of 1st and 2nd Floor units 54-56
Gateway Crescent, Ballymun, Dublin 11.**

Since 2013, The Mens Networking Resource Centre of Ireland Limited have been in occupation of 1st and 2nd Floor units, 54-56 Gateway Crescent, Ballymun, Dublin 11, the area of which is shown outlined red on Map Index No: SM-2017-0019-001 a copy of which is submitted with this report.

The Mens Networking Resource Centre of Ireland Limited focuses on family law, supervised access information and support for homeless men and women.

In order to facilitate the continuance of the company's services in the area, it is proposed to grant a 3-year licence to The Mens Networking Resource Centre of Ireland Limited and the Chief Valuer has reported the following terms and conditions which were agreed with the proposed licensee:

1. That the licensed property comprises 1st and 2nd floor only at 54-56 Gateway Crescent, Ballymun, Dublin 11. The subject premises are shown outlined in red on the attached map Index No. SM-2017-0019-001.
2. That the licence shall be for a period of three years commencing from 1st January 2017.
3. That the licensed premises shall be used solely for community use purposes on a non profit basis.
4. That an abated licensed fee of €1 (one euro) per annum shall apply (if demanded). A commercial licence fee of €28,000 (twenty eight thousand euro) plus VAT, per annum, shall be payable if the licensed premises are used for any other purpose.
5. That the Licensee shall be responsible for all outgoings associated with its use of the licensed property including inter alia rates, taxes, utilities, building insurance, service charges, management fees and all other charges.
6. That the Licensee shall be responsible for non structural internal repairs, including windows and doors.
7. That the Licensee shall be responsible for insuring the licensed area.
8. That the Licensee shall indemnify Dublin City Council against any and all claims arising from its use of the property. The applicant shall hold Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) and contents insurance.
9. That the Licensee shall ensure that its use and occupation of the licensed area complies with all statutory consents.

10. That the Licensee shall not assign or sublet the premises and the abated licence fee is strictly personal to Men's Networking Resource Centre of Ireland Limited.
11. That the Licensee shall not carry out any structural alterations.
12. That the Licensee shall not erect any sign or advertisement on the premises.
13. That the licence can be terminated by either party giving one months prior written notice.
14. That upon expiry of the licence, the Licensee shall at its own expense remove all materials not belonging to Dublin City Council and shall leave the property clean and cleared to the satisfaction of the City Council.
15. That the Licensee shall sign a Deed of Renunciation to a New Tenancy.
16. That each party shall be responsible for their own fees and costs in this matter.

The property to be licenced was acquired by Dublin City Council by agreement in 1979 from University College Dublin.

The dates for the performances of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the North West Area Committee at its meeting on 16th January 2018.

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

"That Dublin City Council notes the contents of this report and assents to the proposal outlined therein".

Dated this 23rd day of January 2018.

Paul Clegg
Executive Manager



SCALE 1-250

N: 739567

54 & 56 GATEWAY CRESCENT

Grant of Licence to Men's Networking Resource Centre Limited

Site delineated in red shown thus...



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

O.S REF 3131-15	SCALE 1:1000 / 1:250
DATE 14-06-2017	SURVEYED / PRODUCED BY COR

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2017-0019-_0204- C5 - 001 - A.dgn			

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

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED
APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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