



**With reference to the proposed grant of a Short Term Business Letting Agreement in
No. 1 Longdale Terrace, Ballymun, Dublin 9**

Since 2012 and by way of successive licence agreements, Ballymun Alcohol Community Outreach CLG has been in occupation of the ground floor, front and rear garden of No. 1 Longdale Terrace, Ballymun, Dublin 9, outlined red and coloured pink on Map Index No. SM-2015-0188-002.

The last licence agreement terminated on the 31st August 2018 however the company has remained in occupation since that date. The company provides a counselling support service in the community. In order to facilitate the continuance of the service it is proposed to grant a Short Term Business Letting Agreement to Ballymun Alcohol Community Outreach CLG, subject to the following terms and conditions.

1. That the subject property is outlined red on Map Index No. SM-2015-0188-002.
2. That the Short Term Business Letting Agreement shall be for a period of three years commencing on the 1st September 2018.
3. That the market rent shall be abated to a sum of €324 (three hundred and twenty four euro) per month, plus VAT (if applicable) payable monthly in advance by electronic funds transfer.
4. That the subject property shall be used solely for the provision of counselling support services by the tenant. A market rent of €900 per month (nine hundred euro), shall be payable if the subject property is used for any other purpose.
5. That the tenant shall be responsible for all outgoing associated with its use of the subject property including taxes, rates, utilities, waste disposal and service charges.
6. That the tenant shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.
7. That the tenant shall not assign, sublet or part with possession of the property or part thereof.
8. That the tenant shall be responsible for keeping the property in good order and repair internally and for maintaining all plate glass and exterior fittings thereto.
9. That the tenant shall ensure that its use and occupation of the subject property complies with all statutory consents.

10. That the tenant shall not erect any sign or advertisement on the premises.
11. That the tenant shall not carry out any structural alterations to the property without prior written consent from the landlord.
12. That upon expiry of the Short Term Business Letting Agreement, the tenant 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 Council.
13. That the tenant shall sign a Renunciation of Rights to a new tenancy.
14. That the Short Term Business Letting Agreement shall be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.
15. That each party shall be responsible for their own fees and costs in this matter.

The premises to be leased was acquired by Dublin City Council from Johanna Lightfoot in 1947.

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

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

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

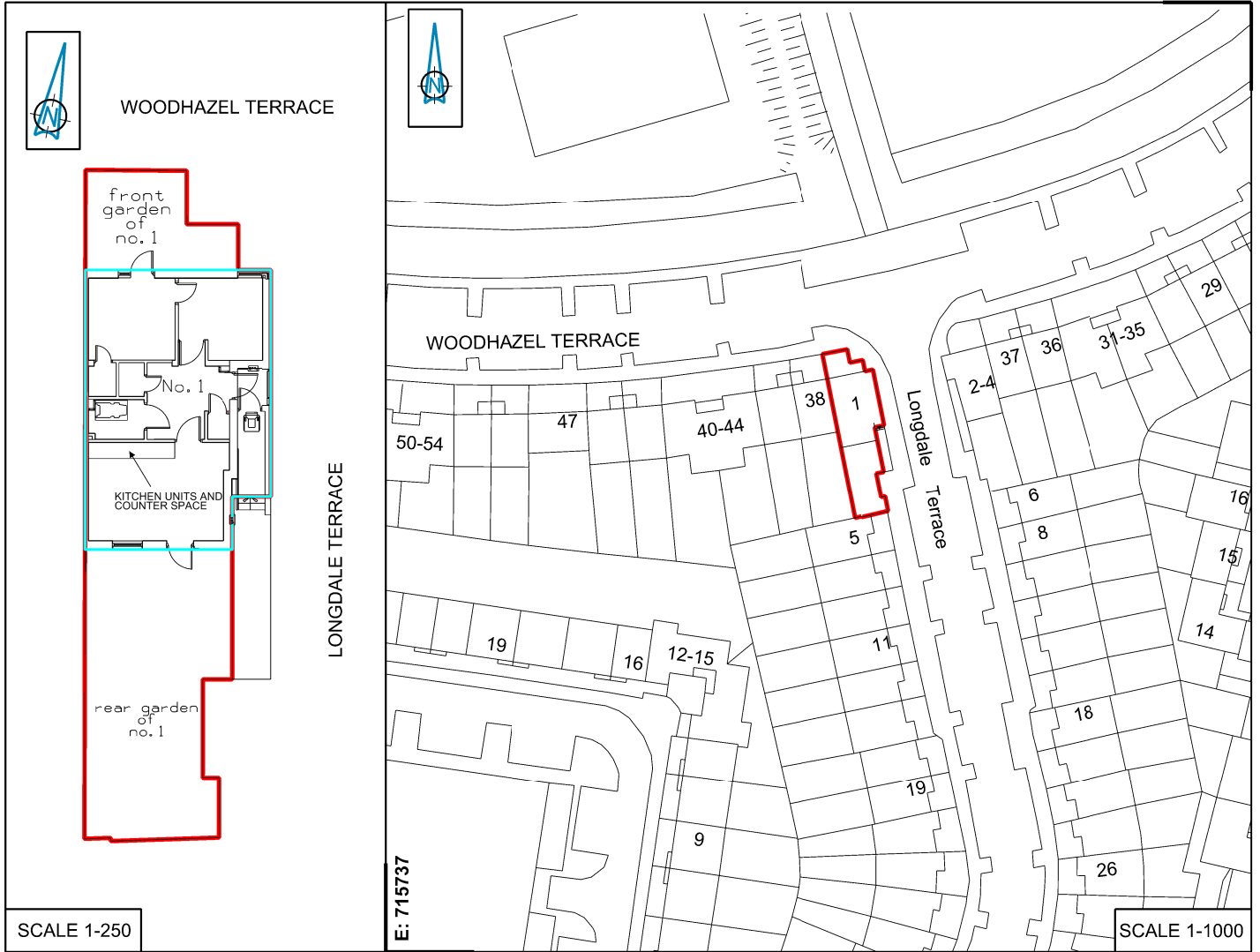
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

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

Dated this 24th day of October 2018.

Paul Clegg
Executive Manager



LONGDALE TERRACE, BALLYMUN, DUBLIN 9 - No. 1

Grant of a Short Term Business Letting Agreement in the Ground Floor, Front Garden and Rear Garden

Dublin City Council to Ballymun Alcohol Community Outreach CLG



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 3131-10	SCALE 1/1000 1/250
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DATE 04/06/2015 09-10-2018	SURVEYED / PRODUCED BY Conor O'Reilly PMcGinn (Rev B)
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Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO SM-2015-0188-_0204- C5 - 002 - B.dgn				

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

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SM-2015-0188-002