Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

With reference to the proposed disposal of a vacant site at 26 New Street South, Dublin 2

It is proposed to dispose of a vacant site at 26 New Street South, Dublin 2, shown outlined on map index SM-2018-0500, to the Peter McVerry Trust CLG. The site is owned in fee Simple by Dublin City Council.

The Trust which is an Approved Housing Body and registered charity, proposes to construct 8 residential units (5x 1 bed and 3x 2 bed) on the site. Planning permission has been granted for the development (planning ref 2689/18 refers). The disposal is subject to the following terms and conditions, which the Chief Valuer considers fair and reasonable:

1. That the subject property comprises a site at 26 New Street South, Dublin 8, which is shown outlined in red on the attached indicative map SM-2018-0500. That the Council shall dispose of the fee simple title in the subject property under the terms of the Low Cost Sites Scheme, to the purchaser.

2. That the disposal price shall be a sum of €1,016 (one thousand and sixteen euro) plus VAT @ 13.5 %, a total of €1,153.16

3. That the Development shall comply with the planning permission (Ref No. 2689/18) granted and all other necessary statutory approvals.

4. That the title shall be transferred when the development is completed to the written satisfaction of the Dublin City Council Housing Department and when the mortgage Deed is executed.

5. That the Development must be fully completed at the Purchaser's own cost, funded through the Capital Assistance Scheme (CAS) and made fit for occupation within the time frame agreed between the Executive Manager, Housing and Community Service and the purchaser.

6. That the purchaser and its contractor and professional team shall be permitted to enter onto the subject property under a 12 (twelve) month Building Licence agreement, on standard terms to be agreed, for the purpose of commencing the approved development.

7. That the purchaser shall satisfy the Council that it has adequate public liability and employer's insurance and shall indemnify the City Council against any claims for compensation that may be made arising from its usage of the site. The current levels of insurance are €6.5m public liability insurance and €13m employer's liability insurance.

8. That the purchaser shall insure the buildings during construction against fire and all other insurable risks with an approved insurance company and pay all necessary premiums. The insurance shall be in the joint names of the parties and will be for such an amount as will provide cover for full reinstatement values of so much of the buildings as is erect at any time together with a sum for professional fees and removal of debris charges.

9. That the roads and footpaths works shall be completed to the written satisfaction of the Council.

10. That there is an inhibition on the title that the subject property can only be used for social housing purposes.

11. That the Council shall have 100% nomination rights to all of the units constructed on site.

12. That should subject property cease to be used for social housing purposes at any stage, then the units will revert free of charge to Dublin City Council subject to and with the burden of the Capital Assistance Scheme (CAS) charge.

13. That a charge in favour of Dublin City Council for the Capital Assistance Scheme (CAS) shall remain on the title for a term of 30 years. The applicant shall comply in full with the deed of mortgage in respect of the CAS charge.

14. That in the event of the purchaser's bankruptcy or insolvency, Dublin City Council reserves the right to take possession of the site and all of the housing units, (partially completed or otherwise), at no cost to the Council, save in the case of a financial institution which has entered into a mortgage with the purchaser subject to and with the burden of the Capital Assistance Scheme (CAS) charge.

15. That the purchaser shall not sell, assign, sublet or part with possession of the property or part thereof without obtaining the written consent of the City Council, with the exception of tenancy and licence agreements with tenants or licensees for supported housing.

16. That each party shall be responsible for their own legal fees.

17. That the purchaser shall be liable for the payment of VAT or Stamp Duty should any payments arise from this disposal.

18. That the legal agreement shall include any amendments and / or conditions deemed appropriate by Dublin City Council's Law Agent.

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

Dublin Corporation acquired Fee Simple from Pim Bros and Ors, 9 Apr 1986 Ref DN68178F.
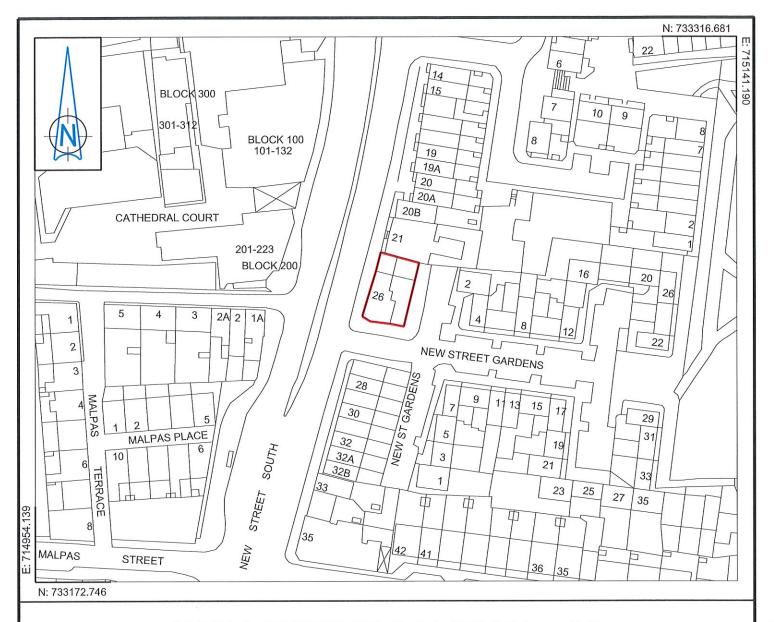
This report was approved by the South East Area Committee at its meeting on 12 Nov 2018.

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*".

Paul Clegg
A/Assistant Chief Executive
16th November 2018

N: 733316.681

E: 715141.190

BLOCK 300
301-312

BLOCK 100
101-132

CATHEDRAL COURT

201-223
BLOCK 200

14
15
19
19A
20
20A
20B
21
26

6
7
10 9
8
8
7
2
1

16   20   26

MALPAS
TERRACE

5   4   3   2A 2 1A
1
2
3
4
5
1   2
10   6
6
8

MALPAS PLACE

MALPAS   STREET

E: 714954.139

NEW STREET SOUTH

NEW STREET GARDENS

2
4   8   12
22

28
30
32
32A
32B
33
35

NEW ST GARDENS

7   9   11 13 15 17
5
19
21
1
23 25 27 35
36 35

29
31
33
35

42 41

N: 733172.746

NEW STREET SOUTH No. 26

Dublin City Council to Peter McVerry Trust

Disposal of Fee Simple

O.S REF	SCALE		INDEX No	FOLDER No	CODE	DWG No	REV
3263-14, -20	1:1000	FILE NO	SM-2018-0500-_0204- C26 - 001 - A.dgn				
DATE	SURVEYED / PRODUCED BY						
30-07-2018	D.White						

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED   27/09/2018
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

INDEX No.

SM-2018-0500