

29/01/2021

**To: The Chairperson and Members of
North Central Area Committee**

Meeting: 15th February 2021
Item No.

With Reference to the Proposed exchange of apartments in New Priory, Hole in the Wall Road, Dublin 13 between Dublin City Council and St. Michael's House

St. Michael's House is the owner of two one-bedroom apartments in Block 12, New Priory, Hole in the Wall Road, Dublin 13 which were funded by Dublin City Council under the approved housing bodies Capital Assistance Scheme (CAS).

Due to redevelopment works in the complex it was necessary for St. Michael's House to vacate the units which were at that time numbered Apartments 4 and 7, Block 12. On completion of the works and at handover stage a numbering error came to light and the apartments then numbered 4 and 7, Block 12 were not the original apartments vacated by St. Michael's House and were in fact both larger two bedroom units which did not meet the requirements of St. Michael's House. At this stage the original apartments owned by St. Michael's House were allocated and occupied by Dublin City Council social housing tenants.

A review of vacant one bedroom units of similar size and value to the original Apartments 4 and 7 was undertaken and two suitable units were identified in Block 19, New Priory and St. Michael's House is satisfied to take them in exchange.

The one bedroom apartments in Block 19, numbers 6 and 12 are registered to Dublin City Council and agreement has been reached with St. Michael's House as follows:

1. Apartment No. 4, Block 12, as shown on the attached drawing L1204, held by St. Michael's House under Folio 120357L and valued at €200,000 will be transferred to Dublin City Council.
2. Apartment No. 7, Block 12, as shown on the attached drawing L1207, held by St. Michael's House under Folio 120332L and valued at €205,000 will be transferred to Dublin City Council.
3. Apartment No. 6, Block 19, as shown on the attached drawing L1906, held by Dublin City Council under Folio 132721L and valued at €200,000 will be transferred to St. Michael's House.
4. Apartment No. 12, Block 19, as shown on the attached drawing L1912, held by Dublin City Council under Folio 132803L and valued at €205,000 will be transferred to St. Michael's House

All costs incurred in effecting this exchange of properties including legal and PRAI fees will be borne by Dublin City Council.

The site location is shown on map index number SM-2019-1091 submitted with this report.

The agreement shall contain such other covenants and conditions as deemed appropriate by Dublin City Council's Law Agent.

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



Assistant Chief Executive

3rd February 2021
Date