

**To: The Chairman and Members of
The Central Area Committee**

Meeting: 13th July 2021

With reference to the proposed grant of a lease of 19 Manor Street, Dublin 7.

Under Indenture of Lease the premises at 19 Manor Street, Dublin 7 as shown outlined on Map Index PD2007-0279 was demised by Dublin City Council to the North West Inner City Development Project t/a An Síol for a period of 5 years from 1st January 2014, subject to an annual rent of €33,500 per annum but abated to €5,200 per annum provided the premises is used for community development services. The lease expired on 31st December 2018.

It is now proposed to grant a further lease to North West Inner City Development Project t/a An Síol, subject to the terms and conditions which are set out below:

1. The term of the lease shall be for a period of 7 years, from 1st January 2019, for the use of the property shown outlined on the attached Map Index SM2020-0396.
2. The rent shall be €33,500 (thirty three thousand, five hundred euro) per annum, plus VAT if applicable.
3. The rent shall be abated to €5,200 (five thousand, two hundred euro) per annum, plus VAT if applicable, provided the property is used for the provision of community development services only.
4. The lessee shall indemnify the City Council in the sum of €6.5 million of Public Liability and €13 million of Employers Liability or such other sum as may be stipulated by the Council from time to time in respect of any claims for injury or damage to any person or property through the use of the premises or through the activities carried out thereon.
5. The lessee shall be responsible for all outgoing including rates, charges, fees and refuse charges that may become payable on the subject property during the term of the lease.
6. The lessee shall maintain, repair and keep the premises with the appurtenances in good and substantial repair together with all windows, doors and all other fixtures during the term of the lease.
7. The lessee shall be prohibited from erecting any mast, hoarding or signage on the property without prior written consent of the Council.
8. The lessee shall not assign, grant any sub interests, sub-divide, alienate or part with the possession of the subject property during the term of the lease.
9. That in the event of the lessee failing to comply with any of the terms and conditions herein contained, the Council may revoke the lease by giving the lessee one month's notice in writing.
10. The lessee must sign a Deed of Renunciation prior to the signing of contracts.
11. That at expiration or sooner determination of the lease, the lessee shall return the property to the Council in a clean and tidy state.
12. This proposal shall be subject to any other such terms and conditions as deemed appropriate by Dublin City Council's Law Agent.

13. Each party shall be responsible for their own legal costs in this matter.

Paul Clegg

Executive Manager