
With reference to the proposed grant of a short term lease in No. 1 Longdale Terrace, Ballymun, Dublin 9

Since 2012, and by way of successive licence agreements and latterly a three year lease, Ballymun Alcohol Community Outreach CLG has been in occupation of No. 1 Longdale Terrace, Ballymun, Dublin 9, which comprises a ground floor unit, front and rear gardens, and is outlined red and coloured pink on Map Index No. SM-2021-0651. The company provides a counselling support service in the community.

The last lease terminated on the 31st August 2021. During the term of the lease Peter McVerry Trust CLG took over the operation of the service. In order to facilitate the continuance of the counselling support service in the community, it is proposed to grant a new short term lease in the property to Peter McVerry Trust CLG. The proposed lease is subject to the following terms and conditions which have been agreed between the Chief Valuer and Peter McVerry Trust CLG.

1. That the property is No. 1 Longdale Terrace, Ballymun, Dublin 9, which comprises a ground floor unit, front and rear gardens, and is outlined red and coloured pink on Map Index No. SM-2021-0651.
2. That the Council shall grant a three year lease to Peter McVerry Trust Company Limited by Guarantee (CLG) commencing on the 1st September 2021.
3. That the subject property shall be used solely for the provision of counselling support services by the tenant.
4. That the market rent shall be abated to a sum of €324 (three hundred and twenty four euro) per month, subject to the property being used solely for the provision of counselling support services. A market rent of €1,300 (one thousand three hundred euro) per month shall be payable if the subject premises are used for any other purpose. The rent shall be payable monthly in advance by electronic funds transfer.
5. That the tenant shall be responsible for all other outgoings associated with its use of the subject property including taxes, rates, utilities, waste disposal and service charges and any other charges which may at any time during the term be payable in respect of the demised property.
6. That the tenant 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 any 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 including gates and railings. The Council shall be responsible for external structural repairs.
9. That either party may terminate the lease at the end of year one subject to six months prior written notice.
10. That the tenant shall ensure that its use and occupation of the subject property complies with all statutory consents.

11. That the tenant shall not carry out any structural alterations, fit out works or erect any signage without the prior written consent of the Council as landlord.
12. That upon expiry of the lease, the tenant shall at its own expense remove all materials not belonging to the 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 lease 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 the 21st September 2021.

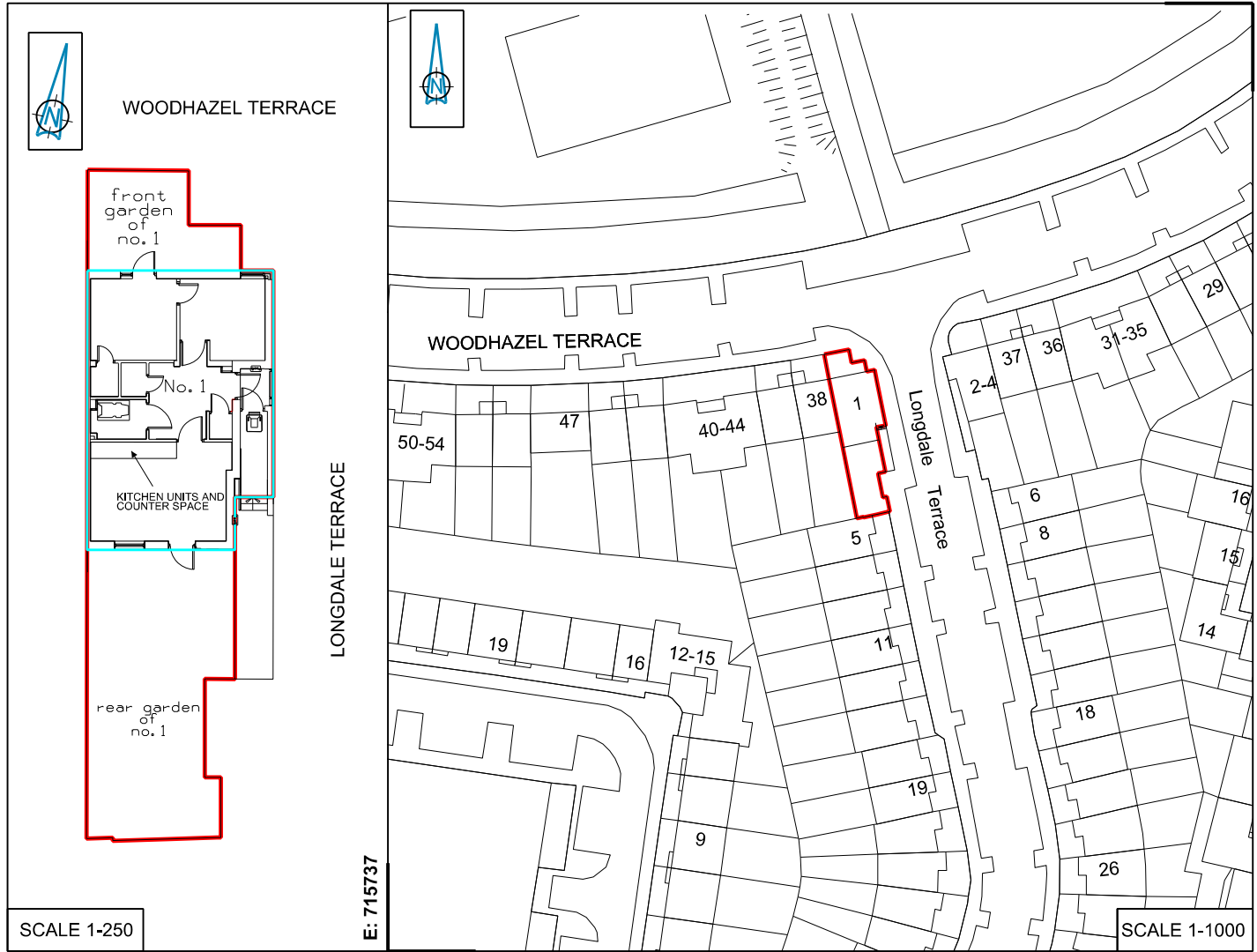
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

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

Dated this the 21st day of September 2021

Paul Clegg
Executive Manager



LONGDALE TERRACE, BALLYMUN, DUBLIN 9 - No. 1

Grant of a Lease (Ground Floor, Front Garden and Rear Garden)

Dublin City Council to Peter McVerry Trust 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

DATE
15-09-2021

**SURVEYED /
PRODUCED BY**
PMcGinn

FILE NO

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INDEX No

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2021-0651

(Based on SM2015-0188-002)

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CEng FIEI FICE
CITY ENGINEER