

**The Chairman and Members of  
North West Area Committee**

**Meeting: 14<sup>th</sup> December 2021**

**Item No: 11**

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**With reference to the proposed grant of a Short Term Business Letting Agreement in  
Unit 1A Shangan Neighbourhood Centre, Ballymun, Dublin 9.**

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Ballymun Community Law Centre CLG, provides free legal advice, representation, legal education and mediation for individuals and groups within the community. They have been in occupation of a Council owned premises, Unit 1a Shangan Neighbourhood Centre, Ballymun, Dublin 9, as shown outlined red on Map Index No. SM-2019-0373 since 2013, initially on a licence agreement but more recently by way of a Short Term Business Letting.

The most recent agreement was for a term of 3 years which expired on 22<sup>nd</sup> January 2021 and Ballymun Community Law Centre CLG has remained in occupation since that date.

It is now proposed to grant a further Short Term Business Letting to Ballymun Community Law Centre CLG, subject to the following terms and conditions which the Chief Valuer considers to be fair and reasonable:

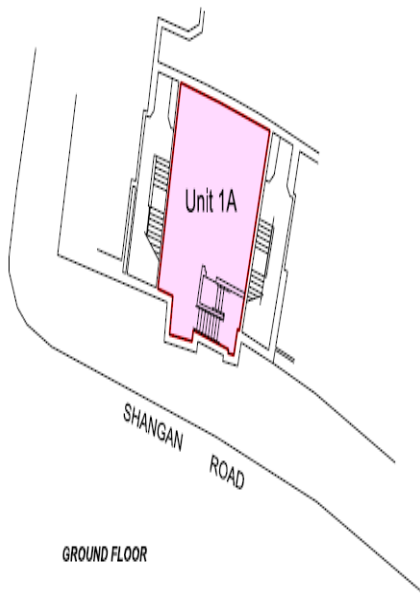
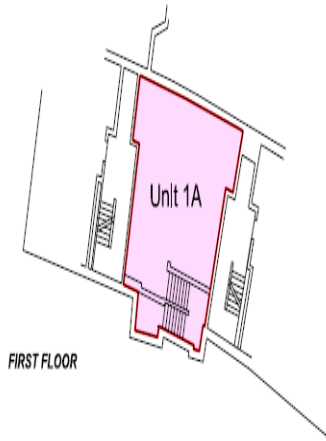
1. That the subject property comprises a self-contained ground and first floor office unit No. 1A located in Shangan Neighbourhood Centre, Ballymun, Dublin 9. The property is shown outlined in red and shaded pink on attached copy map Index No. SM-2019-0373.
2. That Dublin City Council shall grant a three year Short Term Business Letting commencing on the 23 January 2021 to Ballymun Community Law Centre CLG.
3. That the subject property shall be used solely as a community law centre on a non-profit basis.
4. That the commercial rent shall be in the sum of **€20,000 (twenty thousand euro)** per annum, plus VAT (if applicable) but shall be abated to **€1,000 (one thousand euro)** per annum, plus VAT (if applicable), provided the premises is used solely as a community law centre on a non-profit basis.
5. The rent shall be payable monthly in advance by electronic funds transfer.
6. That the Tenant shall be responsible for the payment of service charges. The amount shall be determined by the management company and the Tenant shall enter into a standing order agreement for the payment of same.
7. That the Tenant shall be responsible for all other outgoings associated with its use of the subject property including inter alia: taxes, rates, utilities and waste disposal.

8. 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.
9. That the Tenant shall not assign, sublet or part with possession of the property or part thereof.
10. 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.
11. That the Tenant shall ensure that its use and occupation of the subject property complies with all statutory consents.
12. That the Tenant shall not erect any sign or advertisement on the premises without Landlord consent.
13. That the Tenant shall not carry out any structural alterations to the property without prior written consent from the Landlord.
14. That upon expiry of the 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.
15. That the Tenant shall sign a Renunciation of Rights to a New Tenancy.
16. That each party shall be responsible for their own fees and costs in this matter.

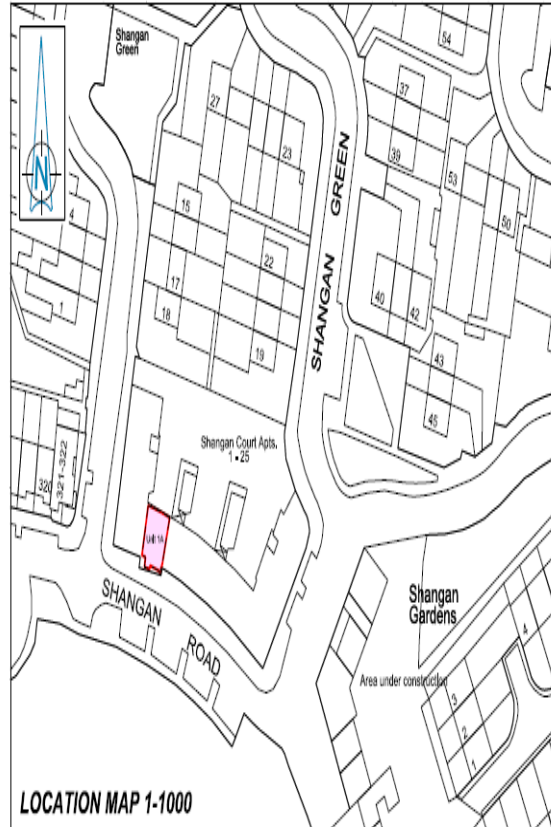
The Short Term Business Letting Agreement shall be subject to any such covenants and conditions as the Law Agent in her discretion shall stipulate.

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

**Paul Clegg**  
**Executive Manager**



SCALE 1-250



SHANGAN NEIGHBOURHOOD CENTRE, SHANGAN ROAD, BALLYMUN, DUBLIN 9 - Unit 1A

Dublin City Council to Ballymun Community Law Centre CLG

Grant of short term business letting agreement



Comhairle Cathrach  
Bhailie Atha Cliath  
Dublin City Council

An Roinn Comhshaoil agus Iompair  
Rannán Suirbhéireachta agus Léarscáilithe  
Environment and Transportation Department  
Survey and Mapping Division

O.S REF 3131-15,3132-11	SCALE 1-1000, 1-250 @A3	INDEX No FOLDER No CODE DWG No REV	FILE NO SM-2019-0373-0204-C3-001-A.dgn
DATE 05-06-2019	SURVEYED / PRODUCED BY PMcGinn	THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE SURVEY, MAPPING AND RELATED RESEARCH APPROVED	
Dr JOHN W. FLANAGAN CEng FIEI FICE CITY ENGINEER		APPROVED THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	INDEX No. SM-2019-0373 Based on SM2016-0012-002

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