
With reference to the proposed grant of a Licence of a Room in Ballyfermot Civic Centre, Dublin 10.

By way of agreement dated 1st June 2020 a first floor room in Ballyfermot Community Civic Centre, Dublin 10 shown on Map Index No. SM2019-1090 was let under licence by Dublin City Council to Stewarts Care Limited for a term of 12 months from 1st June 2020 subject to a licence fee of €9600 per annum for use as office space.

The most recent agreement has expired and the Centre Manager in Ballyfermot Civic Centre has agreed to offer a new Licence for a term of 2 years commencing 1st January 2024.

1. That the licensed property comprises a first floor room within Ballyfermot Community Civic Centre, Ballyfermot, Dublin 10 as shown on the attached map Ref. No. SM-2019-1090. The rights of way for the access to shared facility areas are indicatively shown coloured in yellow.
2. That the licence shall be for a period of 2 years commencing on 1st January 2024 and shall be for office use only.
3. That the licence fee of €9,600 (nine thousand and six hundred euro) full open market value, shall be payable quarterly in advance (VAT not applicable).
4. That the Licensee shall be responsible for all outgoings associated with its use of the licensed property including inter alia rates, taxes and utilities.
5. That the Licensee shall be responsible for the payment of service charges. The amount shall be determined by the management company based on the licenced area and the Licensee shall enter into a standing order agreement for the payment of same.
6. That the Licensee shall be responsible for the internal repair and upkeep of the licensed area.
7. That the Licensee 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. The Licensee shall take out and produce to Dublin City Council Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million).
8. That the Licensee shall ensure that its use and occupation of the licensed area complies with all statutory consents.
9. That the Licensee shall not assign or sublet the premises.
10. That the Licensee shall not carry out any structural alterations without the prior written consent of the Licensor.
11. That the permitted business hours shall be 9.00am to 5.00pm, Monday to Friday. Any use outside the core business hours is permitted subject to the agreement with local manager.
12. That the Licensee shall not erect any sign or advertisement on the premises without the prior approval of the Council.
13. That upon expiry of the licence, the Licensee 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 City Council.

14. That the licence can be terminated by either party giving one months prior written notice.
15. That the Licensee shall sign a Deed of Renunciation.
16. That the licence shall be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.
17. That each party shall be responsible for their own fees and costs in this matter.

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

DCC acquired the Fee Simple in this site from Daniel C. Moynihan and Johanna Moynihan in September 1953 under Ref. 1 of the Chapelizod Area CPO 1951.

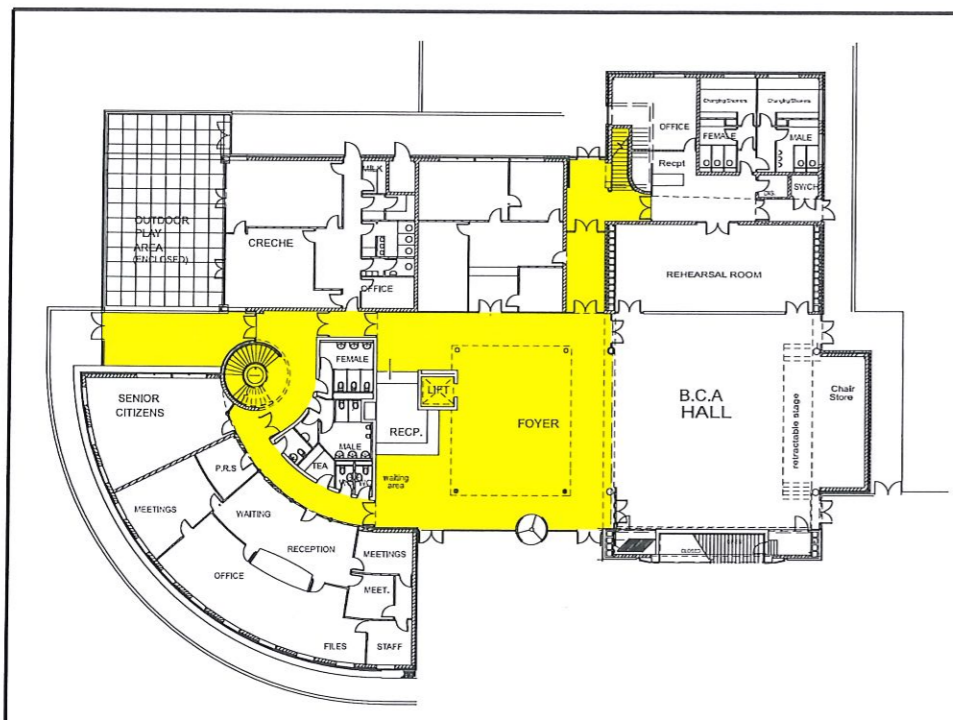
This proposal was approved by the South Central Area Committee at its meeting on the 13th December 2023.

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

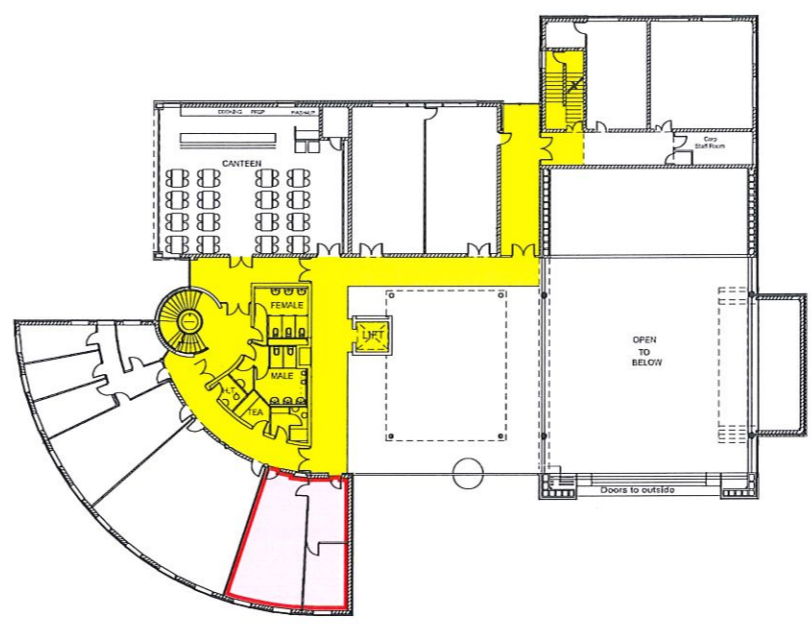
Resolution to be adopted:

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

Máire Igoe
A/Executive Manager
14th December 2023



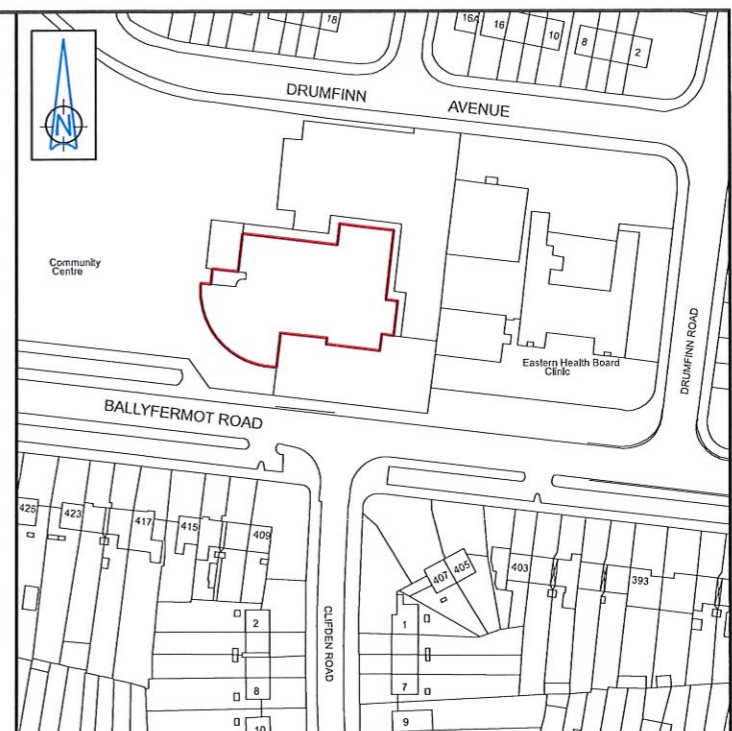
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ballyfermot Civic Centre Dublin City Council to Stewarts Care

Grant of 12 Month Licence
Right of Access to Stewarts Care over area shown coloured yellow
Area: 65m²



Comhairte 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	SCALE	FILE NO	INDEX No
3262-07, 3262-12	1:250, 1:1000	SM-2019-1090_0204-C3-001-B.dgn	
DATE	SURVEYED & PRODUCED BY	THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE SURVEY, MAPPING AND RELATED RESEARCH APPROVED	
26-09-2019	T. Curran	APPROVED: <u>THOMAS CURRAN</u> ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	
Dr JOHN W. FLANAGAN CEng FIEI FICE CITY ENGINEER		INDEX No. SM-2019-1090	
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