



With reference to the proposed granting of a 7 Year Short Term Business Letting for use of Portacabin office space 3, 4 & 5 at the rear of the Reco Building, Ballymun, Dublin 9, to The Aisling Project Limited.

The Aisling Project Limited of Ballymun East Child and Youth Centre, Woodhazel Close, Ballymun, Dublin 9 have been in occupation of office space 3 & 4, Portacabin at the rear of the Reco Building, Ballymun, Dublin 9, for successive licences since 2011. A re-organisation of the Portacabin has resulted in the Aisling Project Limited been in occupation of office space 3, 4 & 5 shown in red with pink fill on attached Map Index No: SM-2024-0187. The Aisling Project provide an after school intervention for children and young people in need of support. They provide a broad range of activities & services in a caring, safe and secure environment

The last licence terminated on the 18th July 2019 and in order to regularise the groups occupation, it is now proposed to grant a 7 Year Short Term Business Letting commencing from the 19th July 2019 under the same terms and conditions, as set out below and which the Chief Valuer considers fair and reasonable and have been accepted by the group. The Ballymun Area Office has no objections to the renewal.

1. That the Council shall enter into an agreement with the Tenant for the use of office space 3, 4, 5 shown in red with pink fill on Map Index No: SM-2024-0187 attached.
2. That the Letting shall be for a term of 7 years commencing on the 19th July 2019 and terminating on the 18th July 2026.
3. That the Letting fee shall be €7,700 (Seven thousand and seven hundred euro) per annum exclusive of VAT.
4. That the Letting fee shall be abated to €200 (Two hundred euro exclusive of VAT) for the duration of the term provided the property is used for community projects and ancillary administrative purposes only.
5. That the Letting shall be terminated by either party on giving one month's prior written notice.
6. That the Tenant shall be responsible for all utilities and all charges applicable to the unit – incl. Taxes, service charges etc. All the Electricity is on the same meter as the Ballymun Regional Youth Resource (BRYR the Reco). BRYR will pay the ESB and the Tenant will pay the apportioned amount used for their units. The Tenant is to pay punctually on demand to Ballymun Regional Youth Resource Limited for all electricity consumed on the premises.
7. That the Tenant shall sign a deed of renunciation.

8. That the Letting fee shall be paid annually in advance by EFT transfer.
9. That the Tenant shall undertake agreed management services on behalf of the Council in respect of the use of the communal space by community groups. This will involve taking, charging for and recording bookings and ensuring building security in respect of same.
10. That the Tenant shall accept the subject property in its current condition and shall be responsible for any internal repairs and decoration necessary to make it safe and suitable for the activities to be carried out therein.
11. That the Tenant shall be responsible for fully insuring the premises and shall indemnify Dublin City Council against any and all claims arising from its use of the premises. The Tenant shall take out and produce Public Liability Insurance to the sum of €6.5million and Employer Liability Insurance in the sum of €13 million for any incident with an insurance company authorised by the Central Bank of Ireland to operate in the Republic of Ireland and the policy shall indemnify the Council against all liability as owner of the property.
12. That the Tenant shall have shared use of the communal areas highlighted yellow and manage and maintain them, as agreed, in conjunction with the other Tenants of the portacabins.
13. That the Tenant shall not erect any sign or advertisement on the premises without prior approval of the Council.
14. That on termination of the Letting, the Tenant shall at it's own expense remove all materials not belonging to the Council and shall leave the property clean and cleared to the satisfaction of the Council.
15. That the Tenant undertakes to conduct routine general maintenance and shall keep the Council premises in good condition and repair.
16. That the Tenant shall be responsible for their own professional fees in this matter.
17. That the Letting shall contain all the covenants and conditions normally contained in Council Lettings of this nature and any other terms and conditions deemed appropriate by the Law Agent.
18. That the above proposal is subject to the necessary consents and approvals being obtained.

The premises to be leased was acquired by agreement in fee simple in 3 parts from UCD in 1979, St Laurence O' Toole Diocesan dated 15th February 2011 and portion 3 from St Laurence O' Toole Diocesan on 8th November 1983.

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

This proposal was approved by the North West Area Committee at its meeting on the 16th July 2024.

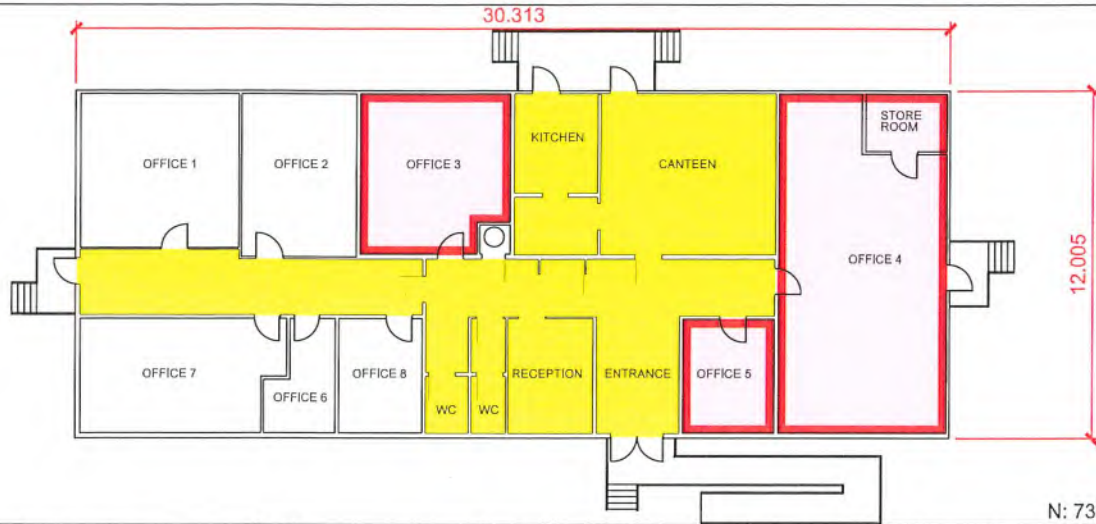
The Land Development Agency has decided not to acquire the land for the purposes of section 53(4) of the Land Development Agency Act, 2021 and has notified the Council in writing to this effect.

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

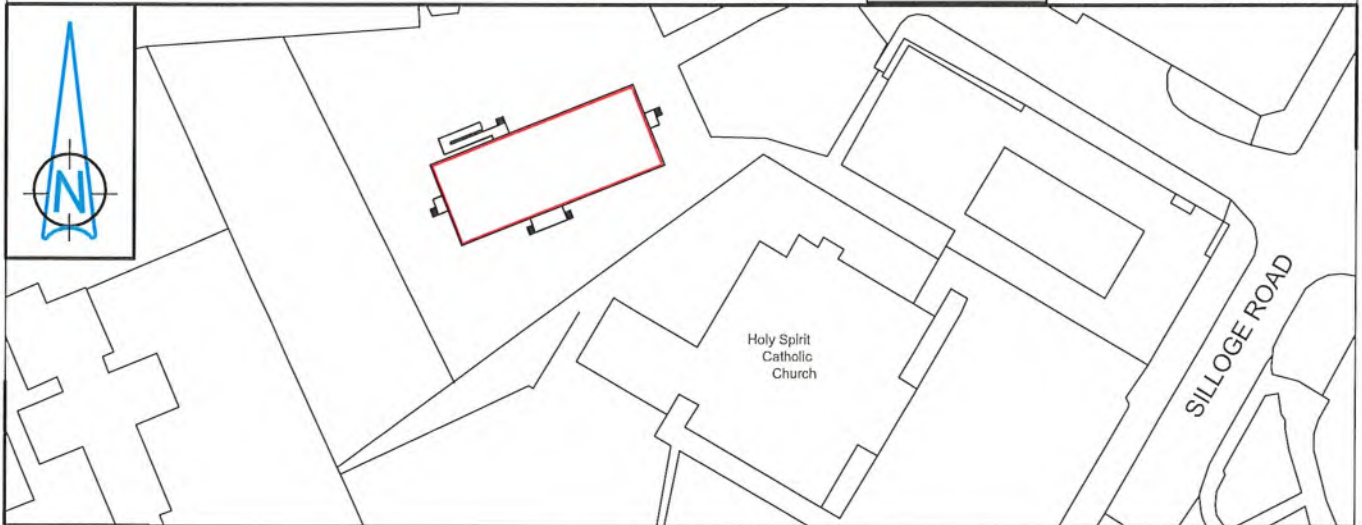
Resolution:

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

Sheila Hennessy
A/Executive Manager
19th August 2024



N: 739896.865



N: 739824.880

Grant of Short-Term Business Letting of Units Shown in Red (Pink Fill) to Aisling Project Limited

Portacabins at Rear of:
RECO Central Youth Facility
Silloge Road
Ballymun
Dublin 11
D11PX34

Right of Access to Aisling Project Limited Shown in Yellow

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 3131-09 3131-10	SCALE 1:250 1:1000
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INDEX No	DWG No	REV
FILE NO	F:\SM-2024-0187 - 001 - A.dgn	

DATE 16-04-2024	SURVEYED / PRODUCED BY R. O'SHEA
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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

INDEX No.
SM-2024-0187

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL