



With further reference to the proposed grant of lease for Ground Floor North Unit, at Ballymun Civic Centre, Ballymun Main Street, Dublin 9.

Report No.200/2016 which was assented to by the City Council at its meeting on 4th July 2016 contained a proposal to grant a lease of the Ground Floor North Unit, Ballymun Civic Centre, Ballymun Main Street, Dublin 9 to the Ballymun Job Centre Co-operative Society Limited, subject to terms and conditions.

The legal formalities have not yet been completed and in the interim period the proposed lessee sought shared use of the first floor IT communications room due to space constraints in the Ground Floor North Unit. Following negotiations agreement has been reached with the proposed lessee in relation to revisions relating to the area to be demised and the terms and conditions.

Accordingly, it is now proposed to grant a lease of premises at Ballymun Civic Centre, Ballymun Main Street, Dublin 9 to Ballymun Job Centre Co-operative Society Limited subject to the following revisions:

The changes required to the current conditions relate to Conditions 1 and 2 as follows:

Condition 1

- 1. That Dublin City Council shall grant a sublease for the ground floor north unit which shall extend to approximately 423 sq.m. or thereabouts (shown outlined red and coloured pink on Map Index No.SM-2016-0287, for a term of ten years, commencing ten weeks after the date of granting of the Works Licence or as soon as practically possible on a mutually agreed date.*

To be amended to:

- 1. That Dublin City Council shall grant a sublease for the Ground Floor North Unit which shall extend to approximately 423 sq.m. or thereabouts shown outlined red and coloured pink plus shared use of one first floor IT communications room, shown coloured green on Map Index No.SM-2016-0287 attached for a term of ten years, commencing ten weeks after the date of granting of the Works Licence or as soon as practically possible on a mutually agreed date.*

Condition 2

- 2. That by the 2 August 2016 (or as soon as practically possible on a date mutually agreed between the parties), the Council shall grant a ten week Works Licence to the applicant for the unit, for the fee of €1, if demanded.*

To be amended to:

2. *That by the 2 August 2016 (or as soon as practically possible on a date mutually agreed between the parties), the Council shall grant a ten week Works Licence to the applicant for the area to be demised as outlined in Condition 1 above, for the fee of €1, if demanded.*

New Conditions to be included in Works Licence as follows:

- That installation of equipment in the IT communications room shall be in accordance with the plans and specification as agreed in writing with the Council's Architect. Allocation of space within the IT communications room shall be at the absolute discretion of Dublin City Council. All reinstatement works shall be completed to the written satisfaction of the Council's Architect and adjoining first floor tenant.
- That access to the IT communications room shall be by prior appointment with the building manager and adjoining first floor tenant. All works shall be carried out in an expeditious manner and with minimum disruption to the adjoining tenant.

New Conditions to be included in Lease follows:

- That access to the IT communications room shall be by prior appointment with the building manager and adjoining first floor tenant. Allocation of space within the IT communications room shall be at the absolute discretion of Dublin City Council. Any required maintenance works shall be carried out in an expeditious manner and with minimum disruption to the adjoining tenant. All reinstatement works shall be completed to the written satisfaction of the Council's Architect and adjoining first floor tenant.
- That this IT communications room has no specialised fire suppression system in place. The storage and protection of data from fire and other unforeseen circumstances is the applicant's/lessee's sole responsibility and Dublin City Council accepts no liability for any loss of data or damage to IT equipment.

Accordingly, it is proposed to vary Report No.200/2016 insofar as it relates to the area to be leased and to the terms and conditions. The transaction is to be otherwise completed in accordance with the terms and conditions previously agreed.

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

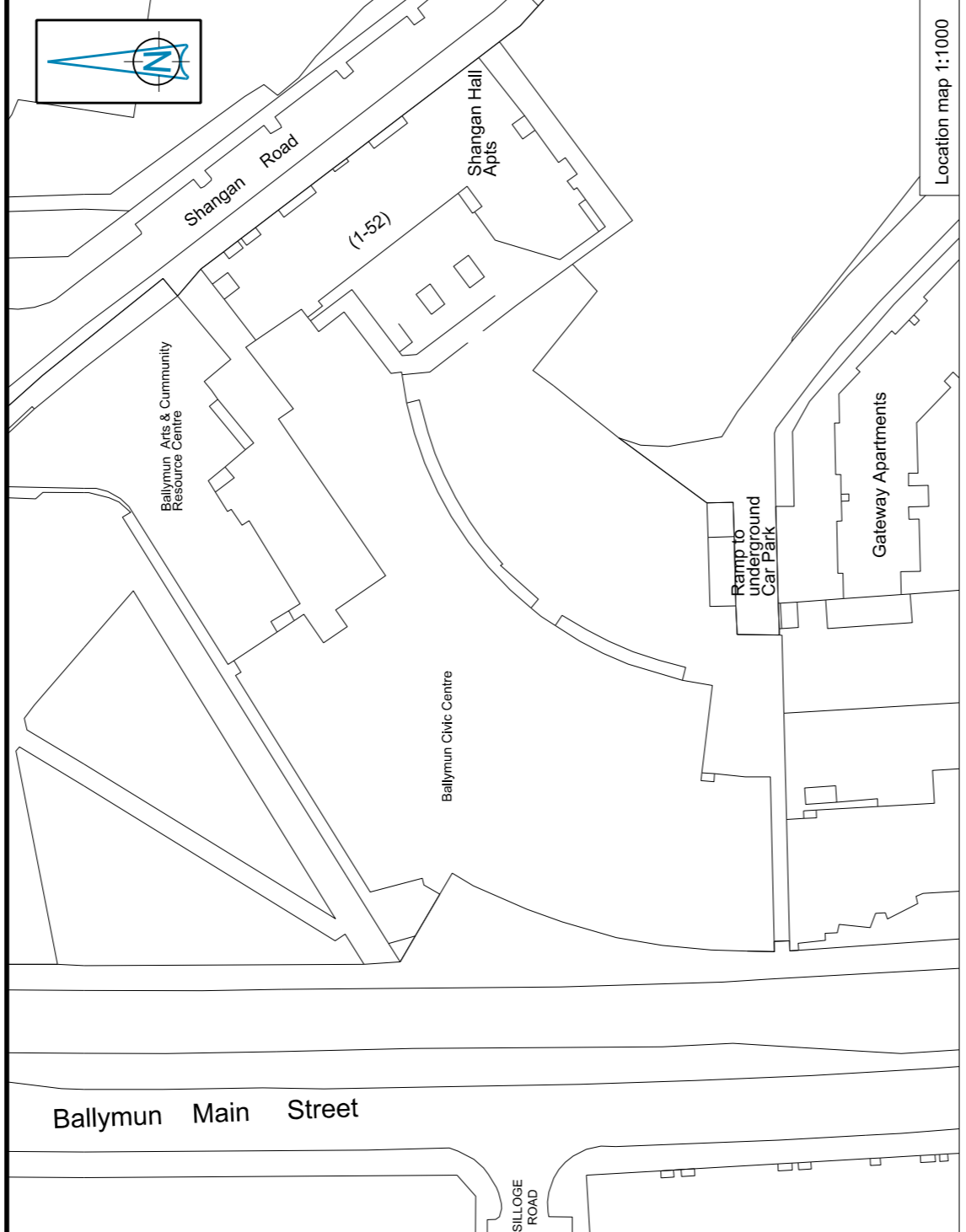
The dates for the performances of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Assistant Chief Executive.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

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

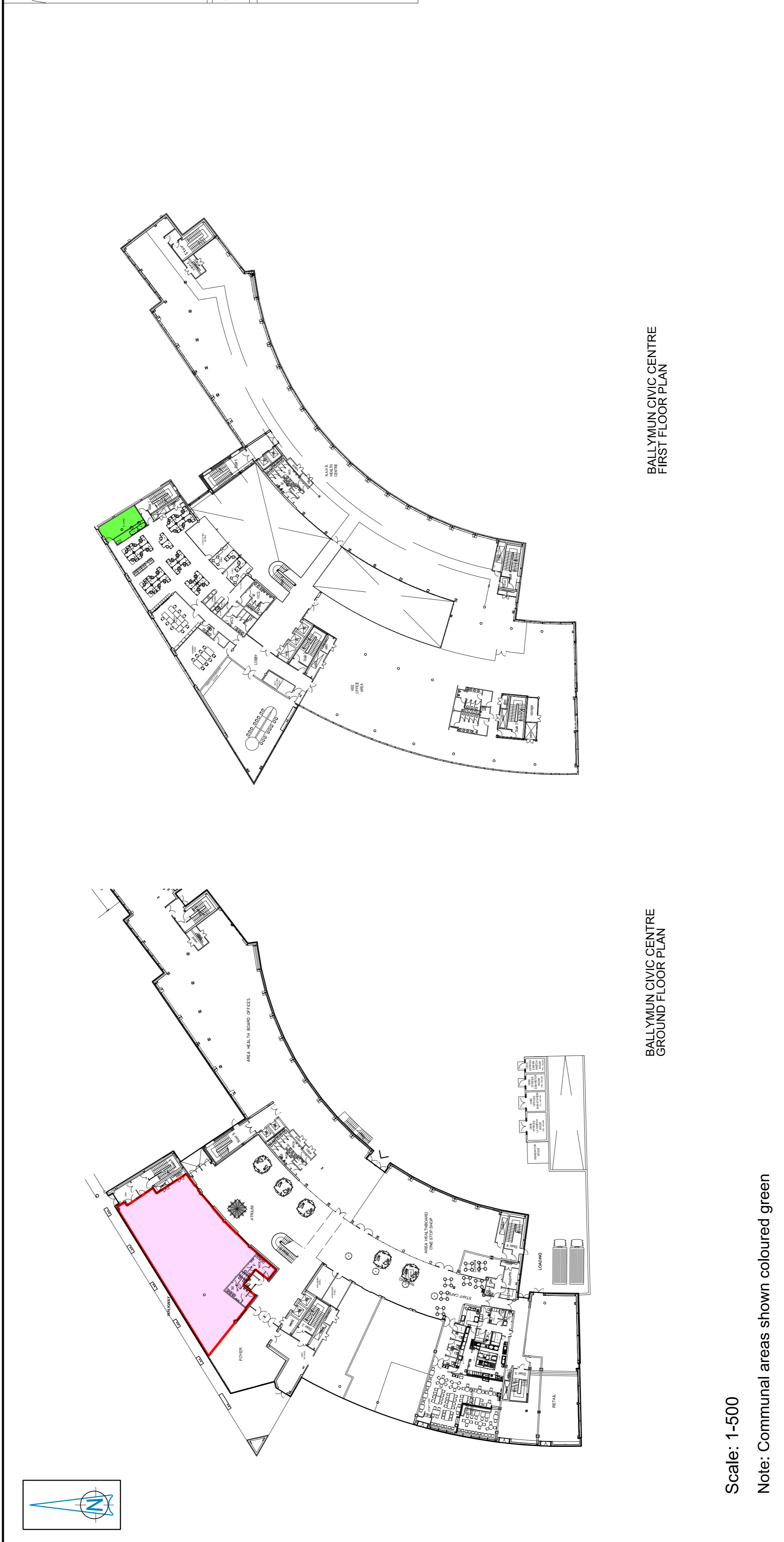
Dated this 19th day of January 2017.

Declan Wallace
Assistant Chief Executive



BALLYMUN CIVIC CENTRE

Dublin City Council to Ballymun Job Centre Co-operative Society Limited
 Map for Council
 Grant of 10 year lease
 (Ground floor office space, IT comms. room)



Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

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

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