

---

**With reference to the proposed disposal of property at St. Mary's Mansions, Sean MacDermott Street, Dublin 1 to Cluid Housing Association**

---

Housing and Community Services has requested the disposal of a property at St. Mary's Mansions, Sean MacDermott Street, Dublin 1 to Cluid Housing Association, an approved housing body and registered charity, who propose to redevelop the property to provide 80 units of residential accommodation. Cluid Housing Association is funding the development with private finance under the Social Housing Leasing Initiative. Dublin City Council will enter into a Payment and Availability Agreement with Cluid Housing Association and in turn the Council will have 100% nomination rights to the units. The property is shown delineated in red on Map Index No. SM-2016-0406.

The Chief Valuer has reported that agreement has now been reached with Lorraine Nolan on behalf of Cluid Housing Association, subject to the following terms and conditions:

1. That the fee simple in the property shall be disposed of under the terms of the Low Cost Sites Scheme.
2. That the disposal price shall be €127 (one hundred and twenty seven euro) plus VAT if applicable per residential unit (80 units in total).
3. That the development complies with the planning permission 2812/16.
4. That the premises shall only be used for social housing purposes with 100% nomination rights by Dublin City Council.
5. That the fee simple title being transferred to Cluid Housing Association is subject to a Building Covenant and the execution of a Payment and Availability Agreement and a Capital Advance Agreement between Dublin City Council and Cluid Housing Association.
6. That Cluid Housing Association shall not sell, assign, sublet or part with possession of the premises or part thereof without obtaining the written consent of the City Council.
7. That each party shall be responsible for their own legal fees.
8. That Cluid Housing Association shall be liable for the payment of VAT or Stamp Duty should any payments arise from this disposal.
9. That the City Council reserves the right to re-enter the site and resume possession thereof should the purchaser fail to commence and complete the development for which planning permission has been granted within 24 months following the transfer of title or in the event of the purchaser's bankruptcy or insolvency save in the case of a Financial Institution which has entered into a mortgage with the purchaser for the purpose of financing the development.

Dublin City Council acquired this property under the Railway Street Area CPO 1933 and Dublin (Derelict Sites) CPO No. 2 1933 from Edward C. Harte, Mark A. Toomey, William Toomey, James Darley, Liam Devlin, Constance Eva Hatte, Myra Lucy Hatte, Lee Guinness Est. and by Vesting Order.

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

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

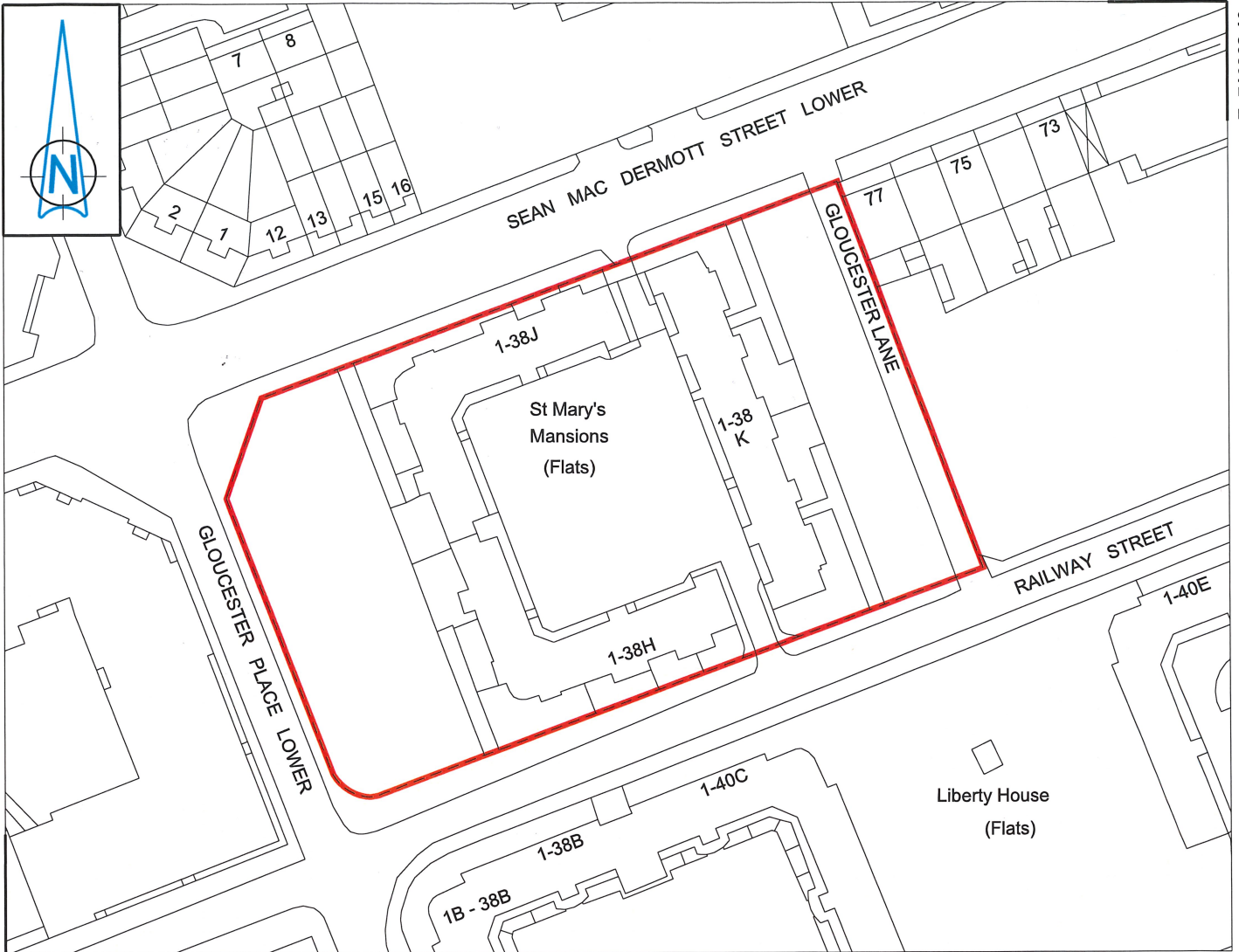
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the Central Area Committee meeting on 14<sup>th</sup> March 2017.

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

Dated 21<sup>st</sup> day of March 2017.

**Declan Wallace**  
**Assistant Chief Executive**



N: 735014.57

**ST MARY'S MANSIONS  
MAP FOR DISPOSAL  
DUBLIN CITY COUNCIL TO CLUID HOUSING ASSOCIATION**

----- BOUNDARY LINE BASED ON COADY ARCHITECTS SURVEY



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

<b>O.S REF</b> 3198-21 ITM	<b>SCALE</b> 1:1000
<b>DATE</b> 30.08.2016	<b>SURVEYED / PRODUCED BY</b> TJC

<b>INDEX No</b>	<b>FOLDER No</b>	<b>CODE</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	SM-2016-0406 - 0204 - C3 - 001 - A.dgn			

**JOHN W. FLANAGAN**  
PhD CEng Eur Ing FIEI FICE  
ACTING CITY ENGINEER

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY  
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE  
SURVEY, MAPPING AND RELATED RESEARCH APPROVED  
APPROVED *AP TC 18.10.16*  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2016-0406**