



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

Since 2007 and by way of successive licence agreements, Dublin City University, operating as DCU in the Community, has been in occupation of Unit 1 Shangan Neighbourhood Centre, Ballymun, Dublin 9, outlined red and coloured pink on Map Index No. SM-2013-0812.

The last licence agreement was for a term of three years and terminated on the 31st July 2018 however Dublin City University has remained in occupation since that date. Dublin City University provides educational facilities in the community and in order to support the continuance of this service, it is proposed to grant a Short Term Business Letting Agreement to Dublin City University, subject to the following terms and conditions.

1. That the subject property is a self-contained ground floor unit, known as Unit 1 Shangan Neighbourhood Centre, and is outlined red and coloured pink on Map Index No. SM-2013-0812.
2. That the Short Term Business Letting Agreement shall be for a term of three years commencing retrospectively from the 1st August 2018.
3. That the commercial rent for the property is in the region of €1,625 per month but shall be abated to the sum of €600 (six hundred euro) per month, plus VAT (if applicable) payable monthly in advance by electronic funds transfer.
4. That the subject property shall be used solely for the provision of educational facilities by the tenant and any office use ancillary thereto.
5. 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.
6. That the tenant shall be responsible for all other outgoings associated with its use of the subject property including taxes, rates, utilities and waste disposal.
7. 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.
8. That the tenant shall not assign, sublet or part with possession of the property or part thereof.

9. 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.
10. That the tenant shall ensure that its use and occupation of the subject property complies with all statutory consents.
11. That the tenant shall not erect any sign or advertisement on the premises.
12. That the tenant shall not carry out any structural alterations to the property without prior written consent from the landlord.
13. That upon expiry of the Short Term Business Letting Agreement, the tenant shall at its own expense remove all materials not belonging to the Council and shall leave the property clean and cleared to the satisfaction of the Council.
14. That the tenant shall sign a Renunciation of Rights to a new tenancy.
15. That each party shall be responsible for their own fees and costs in this matter.

The property to be leased is comprised within Shangan Neighbourhood Centre, which was built on property acquired from the Representatives of Elizabeth Collins (Deceased) in 1977 and from UCD in 1979.

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

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

This proposal was approved by the North West Area Committee at its meeting on 16th April 2019.

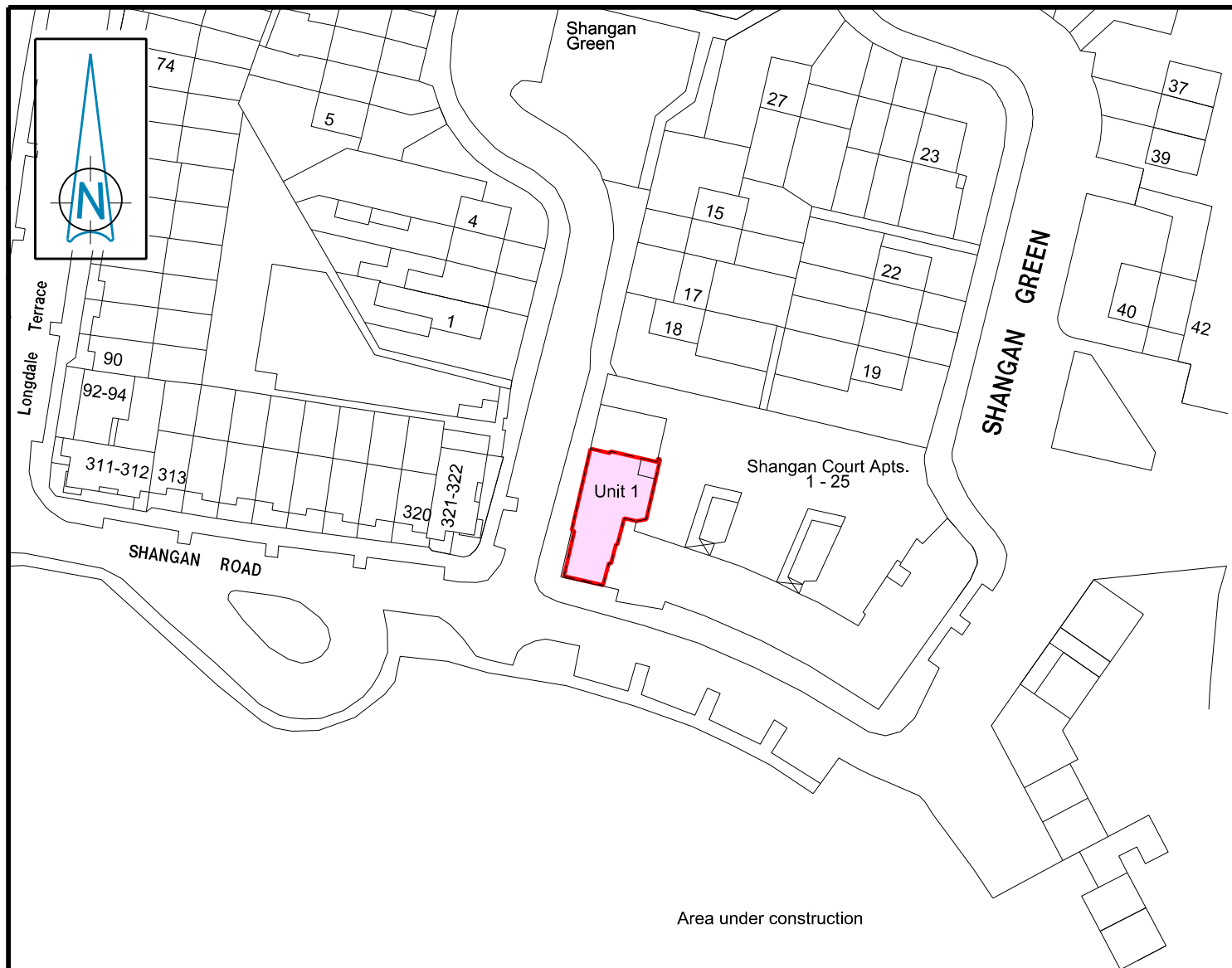
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted:

That Dublin City Council notes the contents of Report 173/2019 and assents to the proposals outlined therein.

Dated this 1st day of May 2019.

Richard Shakespeare
Assistant Chief Executive



SHANGAN NEIGHBOURHOOD CENTRE, BALLYMUN, DUBLIN 11 - UNIT No. 1

Dublin City Council to Dublin City University Grant of a Short Term Business Letting Agreement



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

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SCALE

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DATE

04-04-2019

**SURVEYED /
PRODUCED BY**
PMcGinn

Dr JOHN W. FLANAGAN

CEng FIEI FICE
CITY ENGINEER

FILE NO

INDEX No

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

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