



With reference to the proposed grant of a further licence of part of Ballybough Community Centre, Ballybough Road, Dublin 1 to Larkin Unemployed Centre CLG.

By way of agreement dated 2nd September 2009 part of the premises known as the Ballybough Community Centre, Ballybough Road, Dublin 1 which said part is more particularly outlined on Map Index No. PD2009-022 was let by Dublin City Council to the Larkin Unemployed Centre Limited (now known as Larkin Unemployed Centre CLG) for use as a community childcare facility by the Larkin Early Education Service for a period of 11 months from 2nd September 2009 and subject to a licence fee of €1,166.67 per month.

Further agreements were granted, with the most recent 3-year licence due to expire on 1st April 2020. The Centre Manager has confirmed that there is no objection to a further 3-year licence being granted.

Accordingly, it is now proposed to grant a further licence of part of the premises known as the Ballybough Community Centre which said part is more particularly outlined on Map Index No. PD2009-022 to Larkin Unemployed Centre CLG for use as a community childcare facility by the Larkin Early Education Service and subject to the following terms and conditions:

1. That the licence shall run for 3 years from 2nd April 2020 to 1st April 2023.
2. The licensed area shall be used by Larkin Early Education Service as a community childcare facility only.
3. That the licence fee shall be €12,000 per annum for the first year, €12,960 per annum for the second year and €13,996.80 per annum for the third year.
4. The licensee may use the licenced area during the Centre's opening hours only. Any use outside of those hours must be agreed in advance with the Council.
5. The licence can be terminated by either party on giving the other one month's notice in writing.
6. The licensee shall be responsible for secretarial/administration costs and their own cleaning and telephone charges.
7. The licensee shall be granted access to the common areas shown coloured yellow on Map Index No PD 2009-022.
8. Keys/access control fobs to the premises shall only be held by official employees of the Larkin Early Education Service, Larkin Unemployed Centre CLG, who shall be responsible for their use and all security issues associated with their use.
9. Use of any outdoor areas must be pre-booked with the reservation desk.

10. This licence is personal to the licensee and shall not be capable of transfer, sub-licence, assignment, mortgage or charge.
11. The licensee shall keep its part of the premises in good condition and repair during the term of the licence and shall not make any material changes to the subject property without the prior consent of the Council.
12. The licensee shall abide by all protocol, systems and procedures laid down by Dublin City Council in relation to the premises and comply with all of the terms of the Centres Waste Management Plan.
13. The licensee shall obtain a high level of public liability and employer's liability insurance suitable for a childcare facility which shall indemnify the Council against any and all claims arising from the licensee's use of the premises. The council will have an absolute right to set a minimum level of public liability and employer's liability insurance and to review the figures on a yearly basis (the current minimum levels are €6.5 million and €13 million respectively).
14. On termination of the licence, the licensee shall be responsible for the removal of all their materials from the premises.
15. Ballybough Community Centre may be designated as a "Rest Centre" as part of Dublin City Council's Major Emergency Plan. In the case of a national or local emergency the licensed area may be used, without prior notice, by the Council or their agents for any purpose deemed necessary.
16. That the licensee be required to sign a Deed of Renunciation.
17. That each party shall be responsible for their own fees in this matter.

The proposed disposal shall be subject to such conditions as to title to be furnished as the Law Agent in their 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 at its meeting on the 11th February 2020.

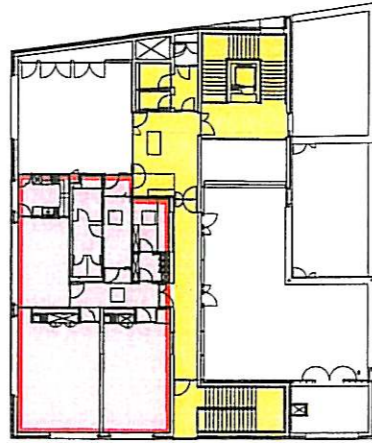
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution:

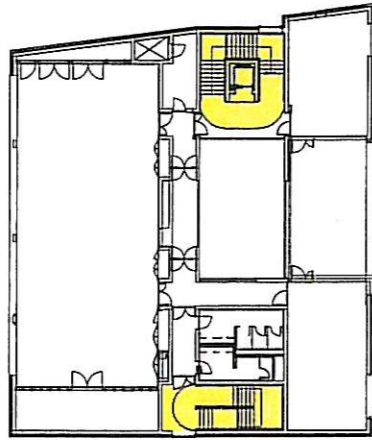
"That Dublin City Council notes the contents of this report and assents to the proposal outlined therein."

Dated this the 11th day of March 2020.

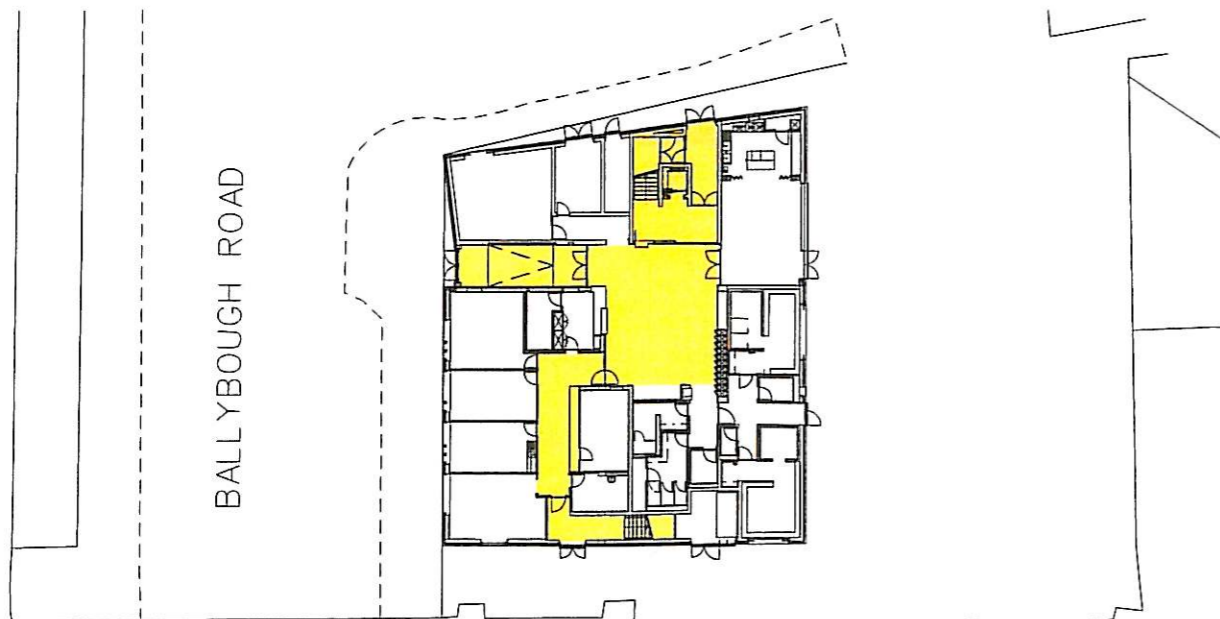
Helen McNamara
Senior Executive Officer



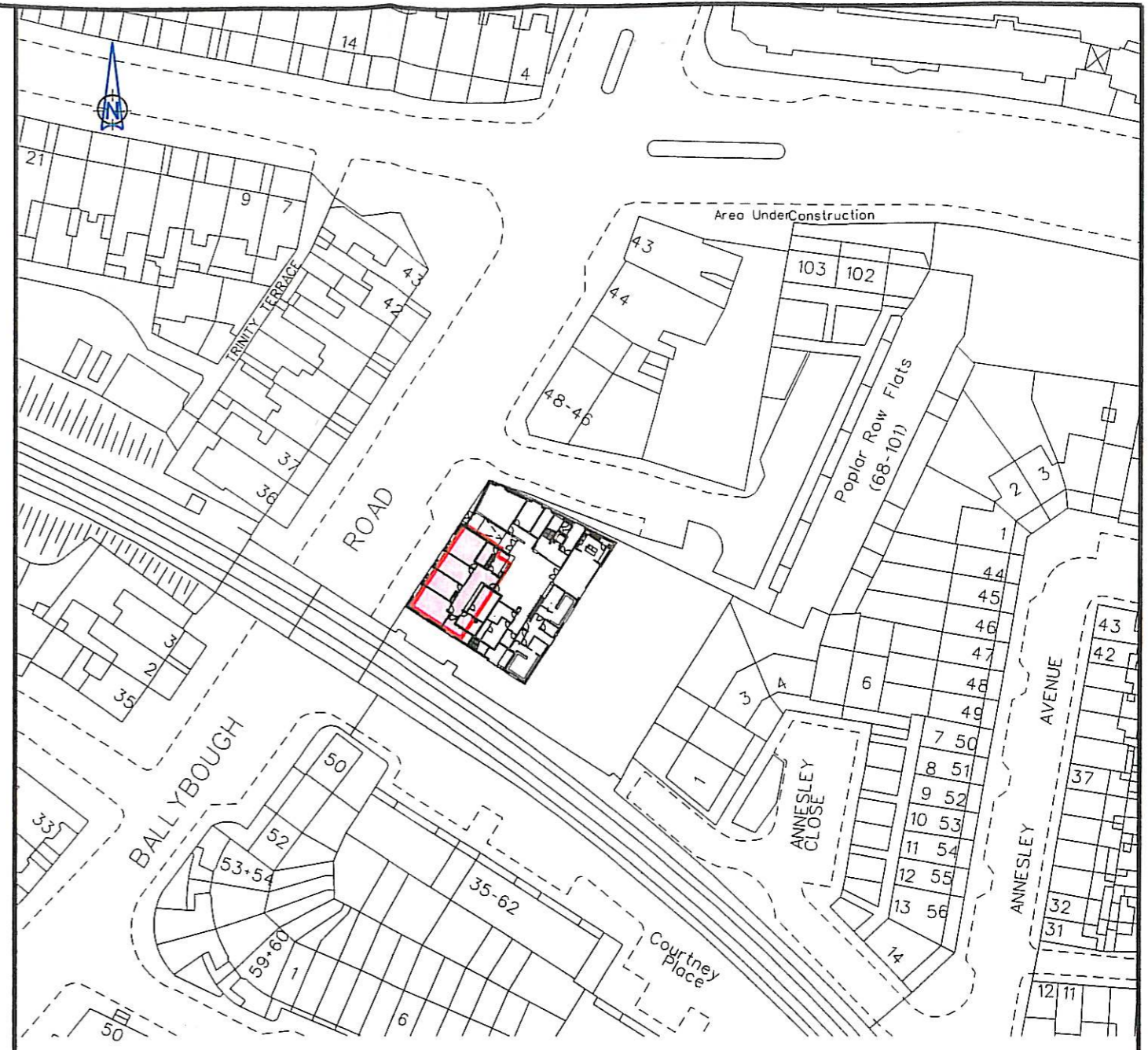
SECOND FLOOR PLAN Scale: 1:500



FIRST FLOOR PLAN Scale: 1:500



Ground Floor Plan Scale: 1:500



Location Map

Scale 1:1000

Ballybough Community Centre
Dublin City Council to Larkin Unemployed Centre Limited
Grant of Licence

DUBLIN CITY COUNCIL

Comhairle Cathrach Bhaile Átha Cliath



DEPARTMENT DEPARTMENT

An Roinn Forbartha

M. PHILLIPS
CITY ENGINEER

Date	By	Revisions :

SCALE 1-1000
1-500
INDEX No. PD2009-022

SURVEYED/MADE BY C.P.B.
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