



5th August 2020

**To: The Chairman and Members of
South Central Area Committee**

Meeting: 16th September 2020

Item No

**With reference to the proposed grant of a Licence in 48-49 Meath Street, Dublin 8 to
Meath Street Youth Activity CLG**

By way of Licence Agreement dated 1st February 2013 Dublin City Council granted a licence of the premises at Nos. 48-49 Meath Street, Dublin 8 to South West Inner City Network Ltd, for a term of 12 months and subsequently renewed for a further 5 Licence Agreements.

Property Management were notified in June 2018 that the South West Inner City Network Ltd no longer required the use of the premises and another group The Meath Street Youth Activity CLG expressed an interest in the property. The South Central Area Office had no objection to this. Meath Street Youth Activity CLG have been operating as a youth activity centre. Their operation provides workshops, educational programmes, youth activities, summer camps and children's Easter, Halloween and Christmas activities. They also engage with other local community groups including the local drugs task force and MQI to assist disadvantaged young people in the area.

The most recent 12 month Licence to The Meath Street Youth Activity CLG expired on 2nd July 2019. The South Central Area office has confirmed they have no objection to the renewal of a licence to the group.

Accordingly it is proposed to grant a new licence to The Meath Street Youth Activity CLG in respect of the property 48-49 Meath Street, Dublin 8, for a period of 2 years commencing 2nd July 2019 subject to the terms and conditions below.

1. The licensed property comprises two self-contained ground floor units, 48-49 Meath Street, Dublin 8. The subject premises are shown outlined in red on the attached map Index No. SM-2018-0197.
2. The Licence shall be for a period of 2 years commencing on 2nd July 2019.
3. The licensed unit shall be used solely for community purposes of providing youth development, education and employments projects.
4. The licence fee is €6,300 per annum but shall be abated to €1,000 per annum (payable quarterly) provided the premises is used solely for the permitted use.
5. The licensee shall be obliged to sign a Deed of Renunciation.
6. The Licensee shall be responsible for all outgoing associated with its use of the licensed property including inter alia rates, taxes, utilities, service charges and any other charges.

7. The Licensee shall be responsible for the internal repair and upkeep of the licensed area, including windows, doors and all plate glass.
8. The Licensee 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 Licensee shall take out and produce Public Liability Insurance in the sum of €6.5 million and Employer Liability Insurance in the sum of €13 million for any incident with a recognised Insurance Company with offices in the State and the policy shall indemnify the Council against all liability as owner of the property.
9. The Licensee shall ensure that its use and occupation of the licensed area complies with all statutory consents.
10. The Licensee shall not assign or sublet the premises.
11. The Council reserves the right to allow other users to access the licensed area from time to time, following consultation with the Licensee.
12. The Licensee shall not carry out any structural alterations without the prior written consent of the Licensor.
13. The Licensee shall not erect any sign or advertisement on the premises.
14. The licence can be terminated by either party giving one month's prior written notice.
15. That upon expiry of the License, the Licensee shall at its own expense remove all materials not belonging to Dublin City Council and shall leave the property clean and cleared to the satisfaction of the Council.
16. The licence shall be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.
17. That each party shall be responsible for their own fees and costs in this matter.


Senior Executive Officer