



**The Chairman and Members of
North West Area Committee.**

Meeting: 20th July 2021

Item No: 5

**With reference to the proposed grant of a lease of the premises at No. 5 and part No. 6
Cardiffsbridge Road, Finglas, Dublin 11.**

By way of Agreement dated 22nd November 2018 the premises at No. 5 and part No. 6 Cardiffsbridge Road, Finglas, Dublin 11 were let by Dublin City Council to The Fingal ICTU Centre for the Unemployed CLG for use as a community facility for a term of 5 years from 9th September 2015 and subject to the payment of a licence fee of €6,000 per month.

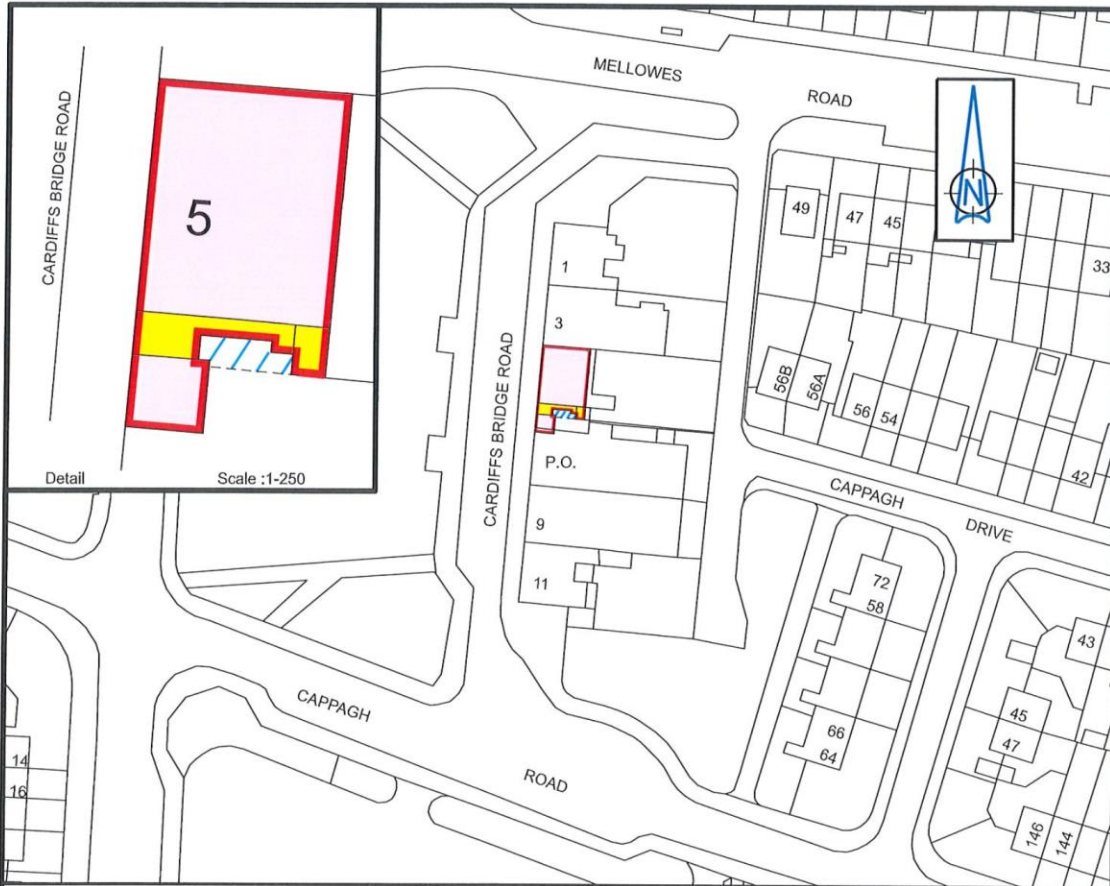
The centre has been providing education, training and employment for the vulnerable in the community for over 30 years and receive funding under Social Exclusion from Dublin City Council. A withdrawal of one stream of funding to the group in 2019 led to some financial issues and the group have sought a reduction in their licence fee to allow them continue with these essential services to the community. On review of their accounts it has been agreed to enter into a longer term lease with an agreed payment plan to clear arrears which had accumulated due to the financial crisis within the group.

The current Licence expired on the 8th September 2020 and it is proposed to grant a new lease to the Fingal ICTU Centre for the Unemployed CLG subject to the following terms and conditions:

1. That the property is the building known as No. 5 (& Part of No 6.) Cardiffsbridge Road, Finglas, Dublin 11, shown outlined in red on Map Index No. SM-2021-0327.
2. That the annual rent shall be the sum of €22,000 (twenty two thousand euro) per annum, plus VAT if applicable.
3. That the lease shall be for a term of 10 years effective from 9th September 2020.
4. That the said rent shall be abated to €100 (one hundred euro) per annum provided the property continues to be used for the provision of community services only and provided the Fingal Centre continue with the agreed payment plan dated 21st October 2020;
 - €1500 for 2021 to be paid at a monthly rate of €125.
 - €3000 per year from January 2022 at a monthly rate of €250 until such time as the debt is cleared.

5. That the demised property shall be used for the provision of community services only. Any change of use of the demised premises shall not be carried out without the written consent of the Council.
6. That the lessee shall be prohibited from erecting any mast, hoarding or signage on the property without prior written consent of the Council.
7. The lessee shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any or all claims arising from its use of the property. Public Liability Insurance in the amount of €6.5 million and Employer's Liability Insurance in the amount of €13 million shall be required.
8. That the lessee shall be responsible for all outgoings including rates, charges, fees and refuse charges that may become payable on the subject property during the term of the lease.
9. That the lessee shall not assign, grant any sub interests, sub-divide, alienate or part with the possession of the subject property during the term of the lease.
10. That the Lessee shall be responsible for keeping the entire property in good and substantial repair and shall carry out all necessary maintenance/repairs to the Council's written satisfaction.
11. That the lessee must sign a deed of renunciation prior to the signing of contracts.
12. That at expiration or sooner determination of the lease, the lessee shall return the property to the Council in a clean and tidy state.
13. That this proposal shall be subject to any other such terms and conditions as deemed appropriate by Dublin City Council's Law Agent.
14. That each party shall be responsible for their own legal costs in this matter.
15. That the above agreement is subject to the necessary consents and approval being granted.

P.Clegg
Executive Manager



CARDIFFSBRIDGE ROAD - PREMISES No. 5

Dublin City Council to The Fingal Centre

Grant of Lease

Note: Area hatched blue is occupied by The Fingal Centre at first floor level only (Area 5 sq. metres approx.)

Area delineated in red = 112 sq. metres approx.

Access to toilet over area coloured yellow to be retained



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	SCALE
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DATE	SURVEYED / PRODUCED BY
26-05-2021	D.White

FILE NO	INDEX No	DWG No	REV
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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