

22nd September 2021

To the Lord Mayor, Chairperson and Members of
The North Central Area Committee

Meeting: 18/10/2021

With reference to the disposal of a plot of land at Tonlegee Manor, Donaghmede, Dublin 13 to Clanmil Housing Association Ireland CLG

Approved Housing Bodies are a key part of the Government's strategy and policy on the delivery, regeneration and management of social housing and as such, are key partners for Dublin City Council.

Clanmil Housing Association Ireland CLG, an Approved Housing Body are in the process of acquiring 1-12 Tonlegee Manor. They have received full funding approval from the Department of Housing, Local Government & Heritage and the Housing Finance Agency (HFA) to acquire the properties with HAP tenants in situ. However they have been prevented from drawing down the funds by the HFA as there is a small plot of land at the entrance that is owned by Dublin City Council.

Therefore it is proposed to support the purchase of the properties by disposing of the plot at Tonlegee Manor to Clanmil Housing Association Ireland CLG subject to the following terms and conditions, which the Chief Valuer considers to be fair and reasonable.

1. That the subject plot is shown outlined in red on the attached map index no. SM-2021-0091 with an area of approximately 53 sq. metres.
2. That the Council shall dispose of the subject plot for the consideration of €1,524 (One thousand, five hundred and twenty four euro) plus VAT (if applicable).
3. That the Council shall transfer the unencumbered freehold title in the subject plot to Clanmil Housing Association Ireland CLG.
4. That Clanmil Housing Association Ireland CLG completes the purchase of the adjoining larger site from Rebar Limited. Should the sale of the adjoining larger site from Rebar Limited be unsuccessful then the Council shall have the option to terminate the agreement on 1 months' prior written notice. Clanmil Housing Association Ireland CLG shall provide proof of purchase prior to signing the legal documentation.
5. That both parties will endeavour to complete this transaction within 3 months of the date of the Council's approval of the disposal.
6. That Clanmil Housing Association Ireland CLG shall be responsible for any VAT and stamp duty liability associated with this disposal.

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

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

Paul Clegg

Date: 5/10/21

Executive Manager