



With reference to the proposed grant of a lease of part of the premises adjacent to No. 14 La Touche Road, Bluebell, Dublin 12 (known as 14a La Touche Road), Dublin 12.

By way of Lease dated 28th July 2000 the former Dublin City Council Rent Office adjoining No. 14 La Touche Road, Bluebell, Dublin 12 was demised by Dublin City Council to BIIKR Partnership Company Limited t/a Canal Communities Partnership for a term of 10 years from 15th April 2000. The lease was renewed by agreement dated 2nd February 2016, for a further 10 years from 15th April 2010, subject to an annual rent of €3,000 but abated to €127 per annum so long as the premises was used solely for community purposes. In 2019 the group changed its' name to Dublin South City Partnership CLG.

The lease expired on 14th April 2020 and the South Central Area Office has confirmed they have no objection to the renewal of the Agreement for a further 7 years. Accordingly it is now proposed to grant a further lease of the premises subject to the following terms and conditions:

1. That the Lease shall be for a term of 7 years commencing on the 15th April 2020 and terminating on the 14th April 2027.
2. The subject property is shown outlined on Map Index SM-2021-0041) and has a GIA of 16sqm or thereabouts.
3. That the rent reserved shall be €3,500 (three thousand, five hundred euro) per annum, plus VAT if applicable.
4. That the said revised rent shall be abated to €750 (seven hundred and fifty euro) per annum, plus VAT if applicable, provided the premises continues to be used solely for community purposes.
5. The lessee shall be required to sign a Deed of Renunciation.
6. The Lessor will insure the subject property and the cost will be recouped from the Lessee by way of annual invoice.
7. That the Lessee shall indemnify Dublin City Council against any and all claims arising from its use of the premises. The Lessee shall take out and produce Public Liability Insurance in the sum of €6,500,000 and Employer Liability Insurance in the sum of €13,000,000 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.
8. That the Lessee shall be responsible for utilities and all charges applicable to the unit - incl. taxes, rates etc.

9. That the Lessee shall be responsible for the repair and upkeep of the property to include the structure.
10. That the Lessee shall not erect any sign or advertisement on the premises without prior approval of the Council.
11. That the Lessee shall not sell, manufacture or permit the consumption of intoxicating liquor in or about the demised premises.
12. On termination of the Lease, the Lessee 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.
13. That the Lessee shall not assign or sublet the premises.
14. That the lease shall be subject to any other terms and conditions as required by the Council's Law Agent.

The proposed property to be leased was acquired by agreement from Louis Dowling.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in her 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 South Central Area Committee at its meeting on the 8th December 2021.

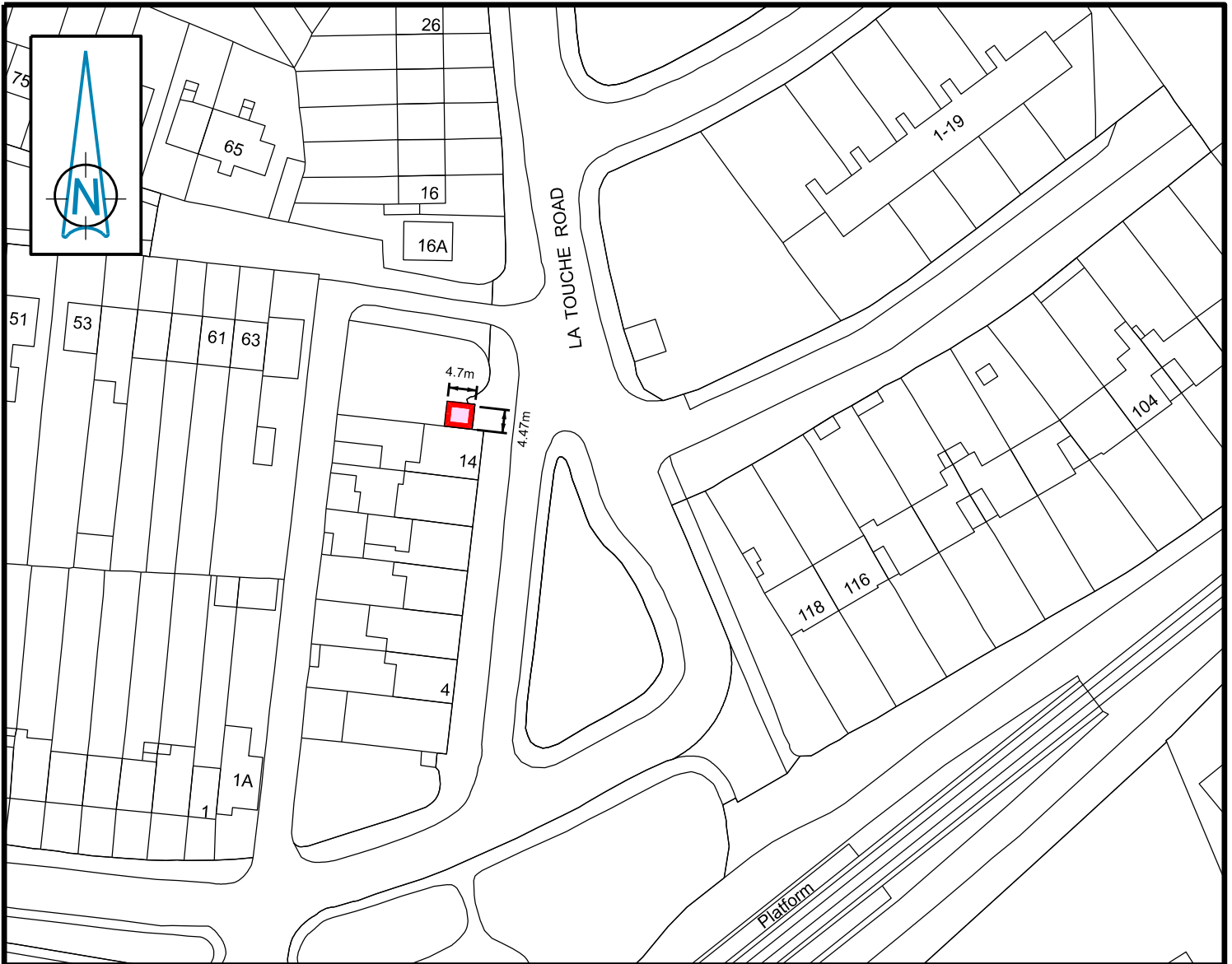
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Resolution:

That Dublin City Council notes the contents of Report No. 22/2022 and hereby approves the contents therein.

Dated this the 16th day of December 2021.

Paul Clegg
Executive Manager



SITE ADJOINING 14 LA TOUCHE ROAD (former rent office known as 14a La Touche Road)

Dublin City Council to Dublin South City Partnership CLG

Grant of Lease



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 3262-24	SCALE 1:1000
DATE 05-02-2021	SURVEYED / PRODUCED BY S. Fador

FILE NO	INDEX No	DWG No	REV
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Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
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APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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