

5th January 2022

**To: The Chairperson and Members of
The Central Area Committee**

Meeting: 11th January 2022

Item No. 5

With reference to the proposed grant of a three year licence to the Irish Architecture Foundation of No. 15 Bachelor's Walk, Dublin 1

In 2016 the premises No. 15 Bachelor's Walk, Dublin 1 was advertised under the Vacant Spaces Scheme for Arts or Cultural uses. Following an open competition process the successful applicant was the Irish Architecture Foundation.

By way of agreement dated 20th October 2016, the premises as shown on Map Index SM2015-0826, was licensed to the Irish Architectural Foundation for a period of 3 years from the 1st January 2016 and subject to a licence fee of €83,000 per annum abated to €10,000 (ten thousand euro) per annum plus VAT provided the building is used for arts and cultural uses.

The licence agreement was extended for a further 2 years to 31st December 2020 (Managers Order D173 dated 12th July 2017 approved).

In order to regularise their occupation is now proposed to grant a further 3 year licence to the Irish Architecture Foundation subject to the following terms and conditions:

1. That the Irish Architecture Foundation (IAF) shall be granted a three year licence of the property at 15 Bachelors Walk, Dublin 1, commencing on the 1st January 2021.
2. That the licence fee shall be €83,000 per annum abated to €10,000 (ten thousand euro) per annum provided the building is used for arts and cultural uses.
3. The Licensed area is delineated in red on attached map Index No. SM-2015-0826
4. That the licensee shall be responsible for all costs in relation to the management and maintenance of the building.
5. That the licensee shall provide a building condition report annually.
6. That the licensee must sign a Deed of Renunciation prior to the signing of the licence.
7. That the licensee shall be responsible for all utilities and maintenance – incl. installed security system etc.
8. That 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. That the licensee shall keep the property in good condition and repair during the term of the Licence and shall not carry out any internal or external alterations without the prior consent of Dublin City Council.
10. That the licensee shall not assign or sublet the premises.
11. That the licence can be terminated by either party giving six months' notice in writing.
12. On termination of the licence, the IAF 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 City Council.

Paul Clegg

Acting Assistant Chief Executive