

31 January 2024

To the Chairperson and Members of
The South East Area Committee

Meeting: 12th February 2024

Item No:

The extension of the term of a lease of Rosary Park, Harold's Cross by Deed of Variation to Harold's Cross Youth Club CLG

The Section 183 Report No.195/2022 of the A/Executive Manager for the grant of a ten year lease of premises at Rosary Park, to Harold's Cross Youth Club CLG was assented to by Dublin City Council on 4th July 2022. Accordingly, Dublin City Council granted a ten year lease from 30 November 2022 to Harold's Cross Youth Club CLG.

Harold's Cross Youth Club CLG have now informed the South East Area Office that in order to apply for a Sports Capital Grant for approximately €200,000 from the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media for the installation of an all-weather pitch, Harold's Cross Youth Club CLG require a lease with a minimum term of 15 years remaining.

The South East Area Office is supportive of the extension of the term of the lease.

Accordingly, it is proposed to grant an extension of eight years to the clubs current ten year lease by way of a Deed of Variation to the original lease.

The abated rent will remain at €1,000 (one thousand euro) per annum. There will be some amendments to the lease as follows:

- (a) The term of the Lease is to be extended to a term of 18 years from the Commencement date (*30 November 2022*)
- (b) The Rent Review provisions are amended so that the definition of Review date is as follows: **Review Date** means each of the first day of the sixth, the eleventh, and the sixteenth year of the term, and **Relevant Review Date** shall be construed accordingly

The Deed of Variation will include a clause stating that in all other respects [apart from (a) and (b) above] the Lease is unchanged.

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 an exchange of contracts has taken place

Maire Igoe
A/Executive Manager

Date: 31/01/2024