



Proposed disposal of 53 residential units at Block A, Shelbourne Plaza, Dublin 4, to Tuath Housing Association (a company limited by Guarantee)

Dublin City Council acquired 53 residential apartments at Block A, Shelbourne Plaza, Dublin 4, under Part V of the Planning & Development Act 2000 (as amended) from Chartered Land Estate Management. The 53 units were acquired for €24.5m by Dublin City Council and will be used for social housing purposes.

It is proposed to dispose of these units to Tuath Housing Association, an Approved Housing Body (AHB) and registered charity. Under the terms of the Communications Protocol between Local Authorities and AHBs, where an AHB is already active in the vicinity of a development, the Local Authority can have units, the subject of a Part V Agreement, transferred to an AHB. In this instance, Tuath Housing Association operate in the immediate vicinity of the development and it proposed that Tuath Housing Association will acquire the 53 units and 50 car park spaces from Dublin City Council.

Tuath Housing Association will recoup the acquisition cost back to Dublin City Council through funding under the Capital Advance Leasing Facility (which will include the costs of any remedial works necessary to the units).

The location of Block A is identified on the attached Land Registry Map S2007DN005474N. The addresses of the 53 units are as follows:

Address	Floor	Type
1 Shelbourne Plaza, Charlotte Quay, Dublin 4	Ground	2 bed
2 Shelbourne Plaza, Charlotte Quay, Dublin 4	Ground	2 bed
3 Shelbourne Plaza, Charlotte Quay, Dublin 4	Ground	1 bed
101 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
102 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
103 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	3 bed
104 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
105 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
106 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
107 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
108 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
109 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
110 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	2 bed
111 Shelbourne Plaza, Charlotte Quay, Dublin 4	1 st Floor	1 bed
Address	Floor	Type
201 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
202 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
203 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	3 bed
204 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
205 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
206 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
207 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed

208 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
209 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
210 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	2 bed
211 Shelbourne Plaza, Charlotte Quay, Dublin 4	2 nd Floor	1 bed
301 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
302 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
303 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	3 bed
304 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
305 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
306 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
307 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
308 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
309 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
310 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	2 bed
311 Shelbourne Plaza, Charlotte Quay, Dublin 4	3 rd Floor	1 bed
401 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
402 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
403 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	3 bed
404 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
405 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
406 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
407 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
408 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
409 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	2 bed
411 Shelbourne Plaza, Charlotte Quay, Dublin 4	4 th Floor	1 bed
509 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	2 bed
510 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	2 bed
511 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	2 bed
512 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	2 bed
513 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	2 bed
514 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	2 bed
515 Shelbourne Plaza, Charlotte Quay, Dublin 4	5 th Floor	1 bed

It is proposed to dispose of the units identified above to Tuath Housing Association subject to the following terms and conditions:

1. The Council shall have 100% nomination rights to the units.
2. Tuath Housing Association to comply with all the terms and conditions of the Capital Advance Leasing Facility Agreement.
3. There shall be an obligation on Tuath Housing Association to become a member of the Management Company and shall be liable for the relevant service charges.
4. That in the event of the Purchaser's bankruptcy or insolvency, or should the property cease to be used for social housing purposes at any stage, Dublin City Council reserves the right to take possession of the units at no cost to the Council, save in the case of a financial institution which has entered into a mortgage with the purchasers.
5. That Tuath Housing Association shall not sell, assign or sublet or part with possession of the property or part thereof without obtaining the written consent of the City Council.
6. That each party shall be responsible for their own legal fees.

7. That the purchasers shall be liable for the payment of VAT or stamp duty should any payments arise from this disposal.
8. That the proposed purchaser and its contractors shall be permitted to enter into the units under a Caretaker's Lease for the purposes of carrying out any remedial work required to the units.
9. No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.
10. The disposal shall be subject to such conditions, as the Law Agent in his discretion shall stipulate.
11. That the above proposal is subject to the necessary approvals and consents being obtained.

The dates for the performances of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Assistant Chief Executive.

This proposal was approved by the South East Area Committee at its meeting on 14th May 2018.

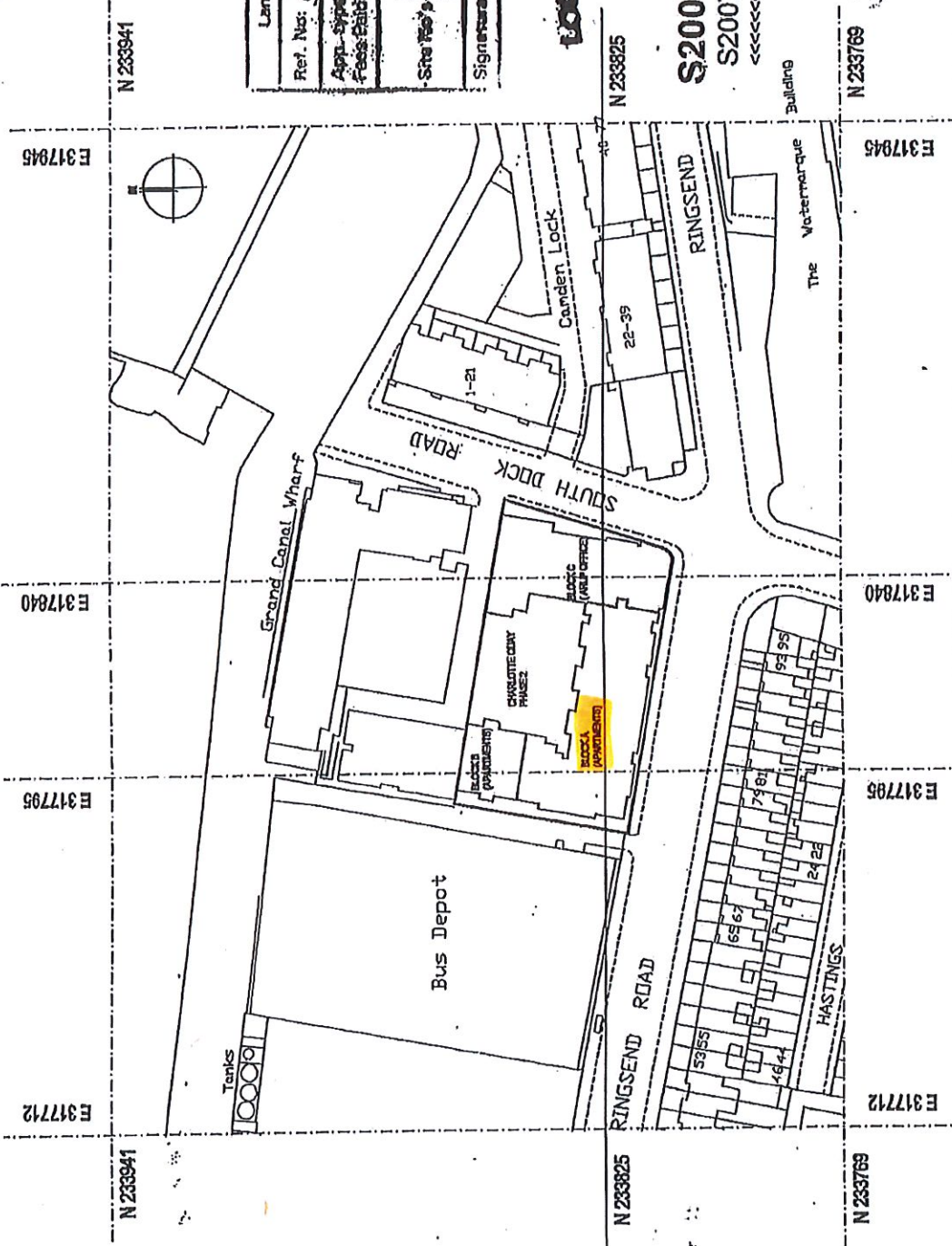
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

"That Dublin City Council notes the contents of this report and assents to the proposal outlined therein".

Dated this 18th day of June, 2018

Brendan Kenny
Assistant Chief Executive



Land Registry: 11th Approval
Ref. No: S2007DN005474N
App. type: ① 1st
Fee: 11-10-07
Site No's: 1-21
Signature: <i>[Signature]</i>

LOCAL MAP 608

S2007DN005474N
S2007DN005474N

SITE LOCATION MAP
 FROM O.S MAPS 3264/8
 ORDNANCE SURVEY IRELAND LICENCE NO. AR 0015207
 ENTIRE ESTATE OUTLINED IN BLUE

SCALE: 1:1100