



With reference to the proposed disposal of a further licence of Units T12 & T14 of the Markets Area Community Resource Organisation (MACRO) Building, Green Street/North King Street, Dublin 7.

By way of licence dated 12th December 2013 Units T12 & T14 of the Markets Area Community Resource Organisation (MACRO) Building, Green Street/North King Street, Dublin 7 which is coloured pink on Map Index No. SM2013-0773 was let under licence by Dublin City Council to the Irish Penal Reform Trust for a period of 12 months commencing on 4th November 2013. The licence was subsequently renewed and the most recent 2 year licence dated 4th November 2017 will expire on 3rd November 2019.

It is proposed to grant a further two year licence to the Irish Penal Reform Trust subject to the following terms and conditions:

1. The proposed licence shall be for a period of 2 years from 4th November 2019 subject to a nominal rent of €1 if demanded.
2. The proposed licensed area is Unit T12 & T14, and is more particularly shown coloured pink on Map Index No. SM2013-0773.
3. The proposed licence shall be subject to a contribution fee in respect of the cost of managing the building of €7,907.04 per annum payable quarterly in advance directly to MACRO Building Management CLG.
4. The licensee shall sign a deed of renunciation in respect of the licensed area.
5. The licensee shall be entitled to use the licensed area for office use only during the opening hours of the Markets Area Community Resource Organisation Building which are 8.00am to 10.00pm daily.
6. The licence can be terminated by either party on giving the other one months' notice in writing.
7. The licensee shall be responsible for all outgoings including rates, waste charges and any water charges which may become payable.
8. The licensee shall keep its part of the premises in good condition and repair during the term of the licence.
9. The licensee shall obtain public liability insurance (€6.5 million) and employer's liability insurance (€13 million) and shall indemnify the City Council against any and all claims for compensation, which may arise from their use of the property.
10. On termination of the licence, the licensee shall be responsible for the removal of all their materials from the premises.

11. The licensee shall not assign, sub-let alienate or part with possession of the subject property.
12. The licensee shall not erect any signage on the external or internal walls of the subject property without the prior consent of the Council.
13. The licence will be subject to any terms and conditions deemed appropriate by the Council's Law Agent.
14. Each party shall be responsible for its own legal costs.

The area proposed to be licensed is contained in the MACRO Building which is built on lands which form part of the Council's City Estate (Reference AR 208).

The proposed disposal shall be subject to such conditions as to title to be furnished as the Law Agent in his 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 Central Area Committee at its meeting on the 9th July 2019.

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

Resolution to be adopted:

That Dublin City Council notes the contents of Report No. 245/2019 and assents to the proposal outlined therein.

Dated this the 9th day of August 2019.

Paul Clegg
A/Assistant Chief Executive

