

3<sup>rd</sup> October, 2019.

**To: The Cathaoirleach and Each Member of the Municipal District of  
Newcastle West**

**Disposal of Property at 36 Cecil Street (Former Red Cross Building),  
Limerick.**

**A Chomhairleoir, a chara,**

It is intended that the following proposed disposal of land will be included on the Agenda for the November Council Meeting:

- Disposal of Council Property at 36 Cecil Street for €90,000 to Tait House Community Enterprise CLG.

The sale of this property was undertaken by way of an Expression of Interest process which was widely advertised. A signboard was erected on the property. An advert was placed on Power Property website, daft.ie and my home.ie. An advert was placed in the Limerick Leader and also in the Irish Independent in January, 2019. A final date for receipt of submissions was set for 25<sup>th</sup> January, 2019.

An email was sent to all Members on the 30<sup>th</sup> November, 2018 advising them in relation to the Expression of Interest process for this land.

The following is information relevant to this building:

Date of Acquisition:	Year 2000
Original Intended Use:	Hostel Type Accommodation
Funding:	Departmental Funding
Guide Valuation:	€80,000-€90,000
Zoning:	Commercial
Current Use:	Occupied by The Limerick Theatre and Performance HUB Ltd. – The GAFF

Eight applications were received and assessed by the Evaluation Committee on the 5<sup>th</sup> February, 2019 and again on the 11<sup>th</sup> April, 2019.

One application was subsequently withdrawn in April, 2019.

The applications included a mix of proposed uses ranging from commercial, residential, youth theatre, hostel, performance area, arts and cultural use, recording studio.

The recommendation of the Evaluation Committee was to accept the offer made by Tait House Community Enterprise CLG for the property subject to the standard approval procedures.

The Expressions of Interest received were analysed based on the following criteria:

No.	Description	Scoring %
1.0	Financial Bid	40%
2.0	Timeframe for Development and occupation	30%
3.0	Support of the Development Plan	30%

The opportunity to purchase this property would enable Tait House to create a link to the City (City Centre Hub) and vice versa for the residents of Southill and its hinterlands through the engagement in its expressive arts programmes which began in 2017. Tait House has a long track record in training provision and has been the vehicle for training innovation in partnership with key stakeholders including the Department of Employment Affairs and Social Protection and the Limerick and Clare Education and Training Board.

The current occupant of the building - the Limerick Theatre and Performance Hub Ltd., t/a The GAFF, has been in occupation of the building since 2014 and it is proposed that they will remain in the building under a licence agreement from Tait House. The Council has received correspondence dated 8<sup>th</sup> April, 2019, from the GAFF, stating that they fully support the Expression of Interest submitted by Tait House Community Enterprise CLG (THCE).

Tait House are proposing to undertake repairs and refurbishments works in year 1 to the value of €50,000.

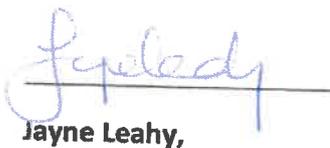
Tait House is working with the Gaff and other groups such as the College Players, 061 Recordings, Music Generation, to build cultural capacity in regeneration areas. Movement between these city spaces and community spaces will create a physical connectivity and reduce gaps between regeneration and the City as a whole.

The property in question is not required by the Council for any of its functions.

The consideration for the property is €90,000.

I have also attached for your information further information circulated to the Members of the Metropolitan District of Limerick, by email, on the 20<sup>th</sup> September, 2019.

Is mise le meas,



Jayne Leahy,

**Head of Property Services.**

**Further Information circulated to the Members of the Metropolitan District on Friday, 20<sup>th</sup> September, 2019.**

A Chomhairleoir, a chara,

Further to report circulated to Members dated 11<sup>th</sup> September, 2019 (attached to this email for your information), please see hereunder additional information in relation to the Expression of Interest process for 36 Cecil Street as requested by the Members at the Metropolitan District Meeting held on Monday last, 16<sup>th</sup> September, 2019 :

Expression of Interest	Proposed Use	Total Marks (100)
Community / Cultural Group	Community / Youth Theatre.	33
Private	Commercial / Residential.	47
Commercial	Offices.	60
Community / Cultural Group	Community / Theatre.	withdrawn
Commercial	Hostel / Café / Arts performance area.	48
Commercial	Commercial use /Arts/Performance.	72
Commercial	Commercial/ residential/ cultural.	60
Tait House Community Enterprise CLG	Intention to support existing occupant. City centre link to existing arts programme in Regeneration areas. Funding in place for refurbishments costs.	81

The financial offers received were in the range €0 - €120,000.

Please be advised that the Evaluation Committee for assessing the Expressions of Interest for 36 Cecil Street comprised of the following:

- Ms. Jayne Leahy, Head of Property Services, Limerick City and County Council.
- Mr. Seamus Hanrahan, Senior Architect, Limerick City and County Council.
- Mr. P.J. Power, Managing Director, Power Properties.

As outlined in previous correspondence the property at 36 Cecil Street is not required by the Council for any of its functions. The proposal before the Members is to approve the disposal to Tait Community Enterprise CLG for a consideration of €90,000.

Is mise le meas,

**Jayne Leahy**  
Head of Property Services  
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Limerick

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E557,648 N656,986

Disposal of 36 Cecil St site outlined in red comprising of 0.0506 Hectares/0.1250 Acres

Disposal of 36 Cecil St site outlined in red comprising of 0.0506 Hectares/0.1250 Acres



E557,340 N656,721

Rev.	By	Amendment	Date

Drawn By: M. DENNEY  
 Scale: 1:1000  
 Date: JULY-2019  
 Slopes: -

Site: Disposal of 36 Cecil St

Drawing Title: AG4063



7-8 Sand Strand  
 Limerick  
 Telephone: 061-557000  
 Email: info@limerick.ie  
 Website: www.limerick.ie

Drawing No: AG4063