

3rd October, 2019.

**To: The Cathaoirleach and Each Member of the Municipal District of
Adare-Rathkeale**

**Disposal of Property at Galvone Industrial Estate.
Former Provincial Flooring Building**

A Chomhairleoir, a chara,

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

Disposal of former Provincial Flooring Building, Galvone for €90,000 to Tait House Community Enterprise CLG.

The Expression of Interest for the former Provincial Flooring Building was widely advertised. A signboard was placed on the property. Adverts were placed on the Power Property website, daft and my home.ie. An advert was placed in the Limerick Leader and in the Irish Independent in January, 2019. A final date for receipt of submissions was set for 25th January, 2019.

An email was sent to all Members on the 30th November, 2018 advising of the Expression of Interest process for this property.

The following information is relevant to this building:

Date of Acquisition:	2008
Original Intended Use	Amenity Site
Funding:	Council Funding
Current Guide Valuation:	€90,000-€110,000
Zoning:	Light Industrial
Current Use:	Vacant.

Tait House Community Enterprise CLG (Company Limited by Guarantee) submitted an Expression of Interest which was reviewed by the Evaluation Committee on the 5th February, 2019 and again on the 11th April, 2019.

Tait House Community Enterprise CLG were the only party that submitted an Expression of Interest for Provincial Flooring. 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 Expression of Interest received was analysed based on the following criteria:

No.	Description	Scoring %
1.0	Financial Bid	40%
2.0	Staffing/Training	20%
3.0	Timeframe for Development and occupation	20%
4.0	Support of the Limerick Regeneration Framework Implementation Plan	20%

The proposed plan, as outlined in the Expression of Interest document as submitted by Tait House Community CLG for the building, is to create a Social Enterprise Hub which would facilitate the creation of new employment while at the same time securing existing employment roles. They propose to relocate a number of enterprises currently accommodated at Tait House/Fulflex to the property.

The relocation of enterprise within the estate will also create opportunities for Council owned property in the estate. In particular, the relocation of Treaty Steel from the former Fulflex building to the former Provincial Flooring Building will open up opportunities for the redevelopment of Fulflex which is in Council ownership.

Timeframe for Development and Occupation

Six months allocated to site preparation and refurbishment. Completion of upgrade within Year 1. Immediate occupancy of the property.

In making their submission, Tait House Community Enterprise CLG indicated that a number of businesses would take occupation of the property, space permitting, including:

1. Treaty Steel

Treaty Steel, established in 2017 is part of the Ecosystem of Tait House Community Enterprise. It currently provides employment to 6 staff, focusing on marginalised members of society, it provides work experience opportunities and community service hours. Surplus funds generated are reinvested into community and social enterprise activities.

2. Climate Action-Energy and Retrofitting Enterprises /SDC Environmental

SDC Environmental is a registered contractor with SEAI to deliver a full suite of energy efficient services.

3. RAM Safety Work Wear

4. The Movement: Upcycling

A social enterprise which works with salvaged materials that are upcycled by external social enterprises. Working with a network of social enterprise to provide a route to market for products. This supports other social enterprises in the region and provides a unique outlet for handmade items.

Galvone Industrial Estate has been highlighted on numerous occasions in surveys undertaken by Irish Business Against Litter (IBAL) and, in particular, the end part of the estate where this building is located is quite seriously littered and is subjected to excessive illegal dumping. The redevelopment of this section of the estate would greatly enhance the overall appearance of the estate and hopefully attract further re-investment and redevelopment. The overall improvement in this estate would significantly contribute to the overall objectives of the Limerick City and County Development Plan and Limerick Regeneration Plan.

The Service Operations Department of the Council are currently using the Provincial Flooring Building as a Salt Depot. They are in the process of relocating the Depot to an alternative facility in order to improve operational efficiencies. This building is therefore not required by the Council for any of its functions.

The proposal before the Members is to dispose of the Former Provincial Flooring Building for a consideration of €90,000 to Tait House Community Enterprise CLG.



Jayne Leahy,
Head of Property Services.