



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

7<sup>th</sup> March, 2023

**To: The Cathaoirleach and each Member of the Metropolitan District of Limerick**

**Proposed Disposal of Property, by way of a Lease, at 9A & 9B Thomondgate, Limerick.**



## **1. Introduction.**

It is intended that the following proposed disposal of property (map and photo attached in this report at Appendix 1) will be included on the Agenda for the March Full Council Meeting:

Disposal of property at 9A & 9B Thomondgate, Limerick in the form of a 30-year lease to The Haven Hub CLG, for a consideration of €1 per annum, with Limerick Land Search Team named in the lease as co-occupiers.

## **2. Description and Location of the land.**

This derelict site, comprising 0.010 hectares, was a former grocery store with overhead dwelling and has a yard to the rear. It has been vacant and in a derelict condition for a number of years.

## **3. History of the Land.**

Statutory notices were served in accordance with the Derelict Sites Act 1990. The property was entered on the Derelict Sites Register in November 2020. Limerick City & County Council subsequently acquired the property compulsorily.

## **4. Key Elements of Proposal**

The Haven Hub CLG has advised that they intend to offer services from this base that will help to prevent mental health difficulties. These will include wellness courses such as Wellness Recovery Action Planning, Mental Health First Aid, Decider Life Skills, Mental Health in the Workplace and Suicide Awareness. They will also run projects from the premises such as Body Mind Boost Programme, Mindfulness, Trauma Recovery Support Group and Our Lads Shed.

Their crisis centre will offer late night support to those that need to talk to suicide prevention and peer support trained volunteers. With midnight being the peak time for suicide and Limerick having the highest suicide rate, this late night centre, offering face-to-face support until 2am at the weekends, will be extremely beneficial to the city. The Haven Hub currently offer these services from various rented rooms around the City but these are subject to availability and inconsistent for service users.

The building will also have an information centre that will advertise and provide literature to promote other local support services for youths and the homeless and for people unsure of where to turn to during difficult times arising from addiction, bereavement and trauma.

The building will be shared with Limerick Land Search Team who will use the space to store their vital equipment needed to search for, and recover, missing people. Limerick Land Search Team will also use these premises as a training room for their volunteers to

train, debrief, prepare and support each other, enabling them to deliver this important service in Limerick.

## 5. **Funding**

### **Phase 1:**

Phase 1 of the project will include the following work to the full building (Electrical & Plumbing) and also work to the front of the building to a reasonable specification as it has been derelict for a long period of time.

There are currently funds to cover this phase.

During this phase both teams will operate from the first floor using the ground floor for storage only (if at all). This will mean the wellness courses and crisis centre can operate from the building along with training.

Limerick Land Search Team can safely store their equipment also and have a base for debriefing and training.

During this phase the front door and windows along with the shop front will be installed and the outside of the building will be painted and signs erected on the shopfront so that the building will be taken out of dereliction.

The **estimates** for all the work along with a detailed description of the work is attached at Appendix 2.

The **details of the funds** that are immediately available for the project is attached at Appendix 3.

Expected timeline agreed with the main contractor to commence in September, 2023 and completion November, 2023 Phase 1.

### **Phase 2:**

Phase 2 will involve bringing the ground floor into operational use and separating the building into a floor each per organisation. While the ground floor is significantly more damaged and needs more work, some of the work required will have been completed in phase 1.

The completion of phase 2 will ensure that both organisations can operate independently. The Haven Hub will operate downstairs on the ground floor as some of their service users have disabilities and people with disabilities may wish to attend their courses and crisis centre.

The first floor will then be for the exclusive use of the Limerick Land Search Team. It will give them adequate space and availability for the safe storage of their life-saving equipment and a room to train their volunteers and debrief after searches. Each floor already has separate entrances.

**Other areas that will reduce the costs** that have not been considered in either quote and will reduce the costs further are:

- volunteers that may be able to complete some decorating requirements e.g. painting, tiling, laying floors etc (note if in construction phase we will ensure all volunteers have manual handling, safe pass & are fully insured).

- All quotes are based on retail costs but we can explore sponsorship to at least reduce to cost price of materials.

**Equipment and Furniture** is not mentioned on either quote but as per the funding link in phase 2, we have applied for the costs for equipment from other grants.

**Other grants** and fundraisers for the phase 2 costs include:

- The RTÉ Toy show Grant.
- Community Recognition Fund.

**Planned Fundraisers** includes:

- Donate a brick - where a full wall of The Haven will have a brick effect where the community will be asked to donate €50 to have their name scribed into the brick. This will not only operate as a fundraiser but will give the presence of the fact that the community are the people that brought the centre to completion.

- Animal Instinct Song: We have received permission from the family of Dolores O'Riordan and The Cranberries to do a fundraising cover of Animal Instinct. Well-known Limerick people, we hope will cover a line each of this song and give the sense of community that the project aims to create.

- Local employers will be offered a choice of some of the wellness and mental health awareness courses in return for a donation to the project.

- Contact will be made with the JP McManus Benevolent fund to help with the costs of the project.

- Appointments have been made with Paul Partnership and The Wheel to get advice on other opportunities to raise funds/apply for grants.

- Both Organisations have already raised phase 1 costs of the project showing a track record of the commitment they have to the project

## **6. Executive Recommendation to Council.**

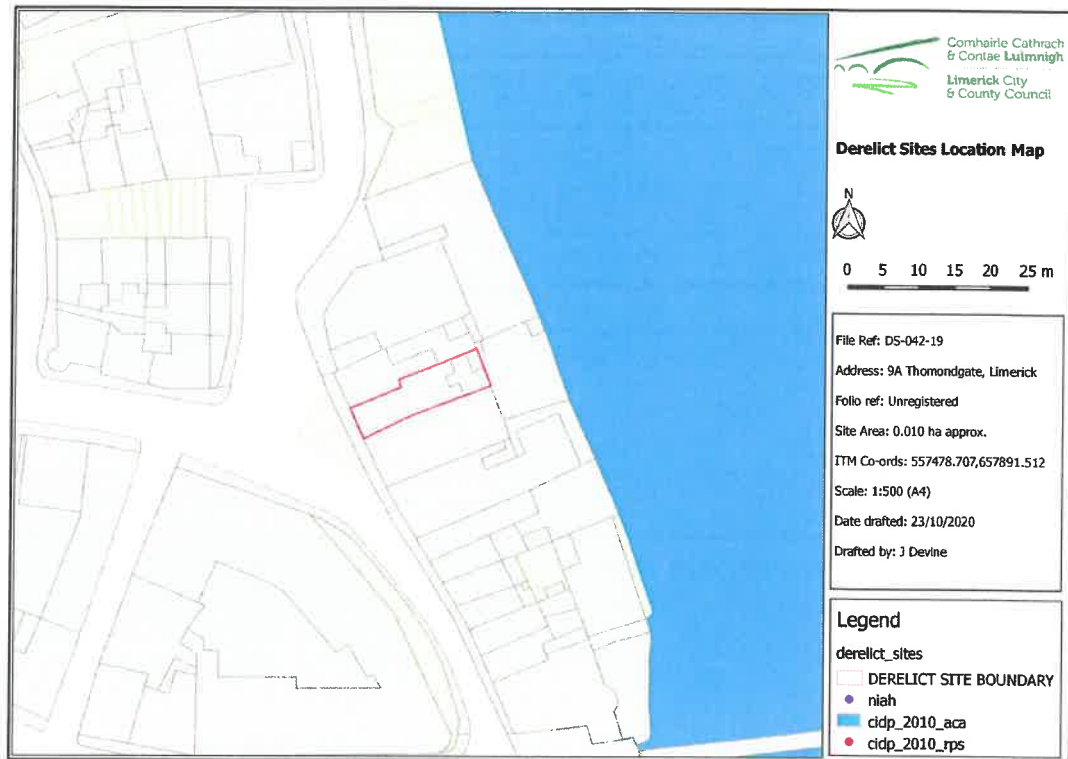
The proposal before the Members is to note the proposed disposal of property at 9A & 9B Thomondgate, Limerick to The Haven Hub CLG by way of a 30-year lease, for a consideration of €1 per annum, with Limerick Land Search Team included in the lease as named co-occupier.



**Jayne Leahy,**  
**Head of Property & Community Facilities,**  
**Community, Tourism & Culture Directorate,**  
**Limerick City & County Council.**

## Appendix

### Appendix 1 - Location Map – Property marked in red



| Phase 2 Estimate   |            | VAT                                 |
|--|------------|-------------------------------------|
| Limitless Construction Quote   | 35,687.95  | 4,242.00                            |
| Estimate on recommendations of   |            |                                     |
| Healy Partners   |            |                                     |
| Full Project Estimate  | 167,497.00 |                                     |
| Phase 1 Costs  | -65,990.25 |                                     |
|  | 101,506.75 |                                     |
| <p><b>Please note:</b> The Healy Partner Estimate is based on ideal improvements to the building whereas Limitless Construction Quote is based on Minimum Requirements</p> <p>We are currently exploring different professional recommendations on the requirements needed to ensure that all fire, health &amp; safety measures are met that are required to bring the building from derelict to operational use</p> <p>We are currently exploring different professional recommendations on the requirements needed to ensure that all fire, health &amp; safety measures are met that are required to bring the building from derelict to operational use</p> |            |                                     |
| <p><b>Areas of uncertainty Include</b></p> <ul style="list-style-type: none"> <li>Insulation Requirements</li> <li>Full replacement of doors and windows</li> <li>Full market material cost vs sponsored material at trade prices</li> <li>Community and Volunteer participation eg painting, decoration etc</li> </ul>  |            |                                     |
| Equipment  |            | 7,500.00                            |
|  |            | (Confident on Ac Grant as outlined) |

| Grants Applied for:                               | Euro    | Details   |
|---|---------|---|
| Community Support Grant - (Furniture & Equipment) | 5609.32 | 4 seater table chair sets x 5 4570 x 5<br>chairs for therapy room €72 x 2<br>Office Table and storage<br>2 office chairs 98€ x 2<br>Laptop<br>Screen / Monitor<br>Printer |
| National Lottery Grant                            | 2806    | 20 Yoga mats (@€10 per mat)<br><br>48 Books for courses (@€15 per book)<br>1 Lockable cupboard for Limerick Wellness Centre<br>Va Supplies for courses                    |
| Not Applied For Yet:                              |         |   |
| RTE Toy Show Grant                                |         |   |
| Community Recognition Fund                        |         |   |
| Lottery   |         |   |

**Immediately Available for Phase 1:**

|  |  |
|--|--|
| Community Enhancement Grant:   | 25,000.00  |
| Pranic Healing Grant:  | 5,000.00   |
| ESB Grant:   | 5,000.00   |
| SSE Donation:  | 1,700.00   |
| Court Poor Box:  | 5,000.00   |
| 3rd Party Fundraiser( Moose Bar)                                       | 1,250.00   |
| Joint Fundraiser:  | 1,870.00   |
| GMA Funding from Sean Hartigan, Sasa Novak, Elena Secal, Conor Sheehan | 2,500.00   |
| Limerick Land Search Team: (immediately available for the project)     | 7,000.00   |
| Available if needed from The Haven Hub immediately                     | 10,000.00 (temporary loan for VAT that can be reclaimed) |
| Total  | 64,320.00  |

|  |           |
|--|-----------|
| <b>Phase 1 Estimate</b>  |           |
| as per Limitless Construction as per plans & estimates from Healy Parters & Sub-contractors for Electrical and Plumbing Requirements | 65,690.25 |
| Of which is repayable VAT  | 7,813.00  |

For Furniture & Equipment - See notes on Phase 2 tab