



Rialtas na hÉireann  
Government of Ireland

# Housing Options for Our Ageing Population Policy Statement



Prepared by the Department of Housing, Planning and Local Government  
and the Department of Health  
[housing.gov.ie](http://housing.gov.ie); [health.gov.ie](http://health.gov.ie)





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### Foreword

The ageing of our population will represent one of the most significant demographic and societal developments that Ireland has ever faced. The number of people over the age of 65 is expected to reach 1.4 million by 2040, or about 23% of the total population. The implications for areas of public policy as diverse as housing, health, urban and rural planning, transport, policing, the workplace and the business environment are considerable. Careful planning is now required to ensure that resources can be used effectively for the whole population in the years ahead.

Irish people are living longer and healthier lives and that should be celebrated as a sign of the significant progress we have made as a country in recent decades. However, I recognise that it presents both challenges and opportunities for us particularly in the spheres of housing and health. This Policy Statement is an important step in this Government's response to those challenges. The fundamental building block of that response is one of choice. We are aiming to develop a far reaching range of housing options to provide appropriate housing choices for older people, suited to their individual needs so they can plan ahead and, insofar as possible, choose the right home for them.

We will build on the excellent work underway in the housing and health sectors, examples of which are showcased in this document. Both Departments are committed to respond to the preferences of older people by putting in place initiatives, and working with key stakeholders, to provide a systematic response across the continuum of care to enable older people to remain living independently in their homes and communities for longer. We have listened to the voice of older people and heard that this is what they want.

Living in appropriate housing with timely access to health and social care services can result in measurably improved health status for older people and contribute to a greater sense of well-being, in addition to being financially sustainable.

Older people are not a homogenous group and the Policy Statement recognises that varying levels of support, based on need, will be required by individuals to continue living in

their own homes and communities, including care needs. This is one of the first times that both Departments have formally come together to collaborate and work together towards a common goal that can deliver improved outcomes for all citizens, the taxpayer and most importantly, for older people themselves.



The Policy Statement also supports the development of housing and services on centrally located sites within urban areas as research shows that good quality, well connected, urban centres with a range and choice of housing tenures and types actively supports ageing in place. Older people can choose housing that is appropriate and responsive to more complex needs, enable them to enjoy more active, healthy and socially connected lives and to age healthily and safely within their community. Simultaneously we recognise that older people contribute a wealth of skills and experiences that enhance all of our communities bringing significant value across the generations.

The actions and initiatives in this Policy Statement and their publication are an important first step. We are determined to put in place the structures that will ensure that these actions are implemented.

We recognise that this requires a whole of government approach and the importance of working in partnership with key stakeholders to ensure that we provide a collaborative response to our current ageing population and future generations. We are committed to ensuring we provide a sustainable Ireland where we can all live, work and age in our own homes and communities.

#### **Damien English, T.D.**

Minister with special responsibility for Housing and Urban Development at the Department of Housing, Planning and Local Government



## Foreword

We are living longer now than ever before. Yet instead of celebrating this, there is talk of a demographic time bomb. As a nation we have become very successful at adding years to life, the challenge now is to add life to those years. We can all agree our ageing population poses significant challenges that need to be recognised and addressed across a wide range of areas. However, just as there are challenges there are also opportunities.

We all want to live full and meaningful lives on our own terms. We know that many factors have a bearing on the quality of life we experience. Many, if not most, originate at local level, where we live. The needs, rights and expectations of our older citizens are different today than they were in the past, and I have no doubt will continue to change. I believe, therefore, it is important that the ways in which we care for our older citizens should evolve. I want to see all stakeholders, ranging from Government Departments to older people themselves coming together in partnership to build a more sophisticated response to the requirements of an ageing population. We must endeavour to develop our communities and the supports provided therein to ensure that we all, especially our older citizens, have more options to facilitate living longer in those communities.

There is a compelling case for examining the potential of new housing models, including those with associated care and support models which fall between home care and full-time nursing home care. The objective is to ensure older people stay socially connected within their community and to provide essential care and supports where needed, while preserving and protecting independence, functionality, and social connectedness for as long as possible, in a way that is as affordable as possible for older people themselves and sustainable for the State.

Effective support, at both individual and community level, is a constant that we seek in a rapidly changing society. In the health sector we are looking at a significant shift in our model of care to one that is focussed on prevention and early intervention and which will provide the majority of care in the community. It is crucial that the appropriate supports are in place to match each person's needs at whatever point they find themselves in their interaction with the healthcare system. This is the vision of Sláintecare and this is what we must all endeavour to achieve.

It is important that people are supported and encouraged to live independently, in a supportive environment for as long as possible, and to plan for this. This is something the Government is deeply committed to. The Department of Health and the Department of Housing, Planning & Local Government have adopted a collaborative, cross-sectoral approach that recognises the need to address the critical issue of creating housing choices for our older people, one that requires the various elements - housing, health and social care supports - to be brought together and developed under a single policy framework. This policy statement is an important step in that process and showcases the importance of joined up, cross government work and action. We have set out an ambitious programme of work to support this objective, which will contribute to the delivery of the vision of Sláintecare.



**Jim Daly, T.D.**

Minister with special responsibility for Mental Health and Older People at the Department of Health

## Acknowledgements

Both Departments would like to acknowledge the support of key stakeholders across a range of sectors who contributed to the collation of this Policy Statement. Stakeholder engagement is critical to the successful delivery of the vision and objectives of this policy statement and in achieving demonstrable outcomes that will impact positively on us all as we age in Ireland.

- ▼ Steering Committee
- ▼ Cross Department Officials
- ▼ HSE
- ▼ City & County Managers Association | Age Friendly Ireland
- ▼ Irish Council for Social Housing
- ▼ CEUD
- ▼ Housing Agency
- ▼ And all those who participated in the joint housing conference including
  - ▲ Members of Older Peoples Councils, NGO Sector, the Private Sector, Academia, An Garda Síochána and all those who contributed to the consultation.



## Introduction & Policy Objectives

Ireland's population is living longer than ever before and our older population is consistently growing in size. As the numbers of older people in our society increases, more of us can expect to see and enjoy our older years. It is a clear testament to the social and economic progress we have made as a State over the past few decades. This is something that as a nation we can celebrate and be justifiably proud of. However, we also need to be aware of the challenges it will bring us over the coming years in almost every aspect of public policy. Housing and health care will be no exceptions. We need to plan ahead to meet the accommodation needs of an ageing Ireland. This policy statement is an important step in that process.

The changing demographics and the implications for future health care costs underpin the importance of developing a wider choice of appropriate housing options for older people suited to their needs. The aim of this policy statement is to encourage and facilitate timely planning by older people, and to rebalance the care model away from inappropriate residential and/or acute care, to supporting older people to remain living independently in their own homes and communities for longer, as opposed to fast tracking into long term stay or acute settings. Much of the current research reflects<sup>1</sup> the preferences of older people themselves and their advocates, that is to continue to live as independently as possible in their own community.

As people age, their housing needs are likely to change. A key principle underpinning Government housing policy is to support older people to live in their own home with dignity and independence for as long as possible. The aim is to ensure that older people will have greater choice by developing a range of housing options that are suited to their needs, so they can plan ahead and, insofar as possible, choose the right home for them. Varying levels of support will be needed to enable older people to continue living in their own homes and communities, including meeting health & social care needs where appropriate. Older people are not a homogenous group and this policy statement recognises the diversity and uniqueness

of individuals. This policy statement takes account of the views expressed by older people which are in turn reflected in the broadly-based, expert membership of the Steering Group who have contributed to this policy document, as set out below.

Two key actions outlined in Rebuilding Ireland are being progressed together to help achieve the objective of developing a range of housing options for older people:

- ▼ *2.18: Department of Housing, Planning and Local Government (DHPLG), in conjunction with Department of Health (DoH), is developing policy options for supported housing/housing with care so that older people have a wider range of residential care choices available to them.*
- ▼ *5.8: We will explore ways to promote the availability of stepdown, specialist housing, for older people and incentivise down-sizing, where appropriate.*

The policy statement provides a framework by which the Government can facilitate and promote a variety of housing options, including housing with care/supported housing, for older people. While a number of different models of housing for older people have emerged at local level, there is a need for a more strategic and collaborative approach to ensure the best possible outcomes for all. It is also important to recognise that housing with supports is a vital element of facilitating older people to

<sup>1</sup> See Research Findings

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remain in their communities. Accordingly, this statement has been developed jointly by the Department of Housing, Planning and Local Government (DHPLG) and the Department of Health (DoH), with support from a Steering Group, comprising of DHPLG, DoH, the Health Service Executive (HSE), the City & County Managers Association (CCMA) / Age Friendly Ireland (AFI), the Housing Agency, the Centre for Excellence in Universal Design (CEUD), and key stakeholders, who provided expertise and guidance. At policy level it is a first step

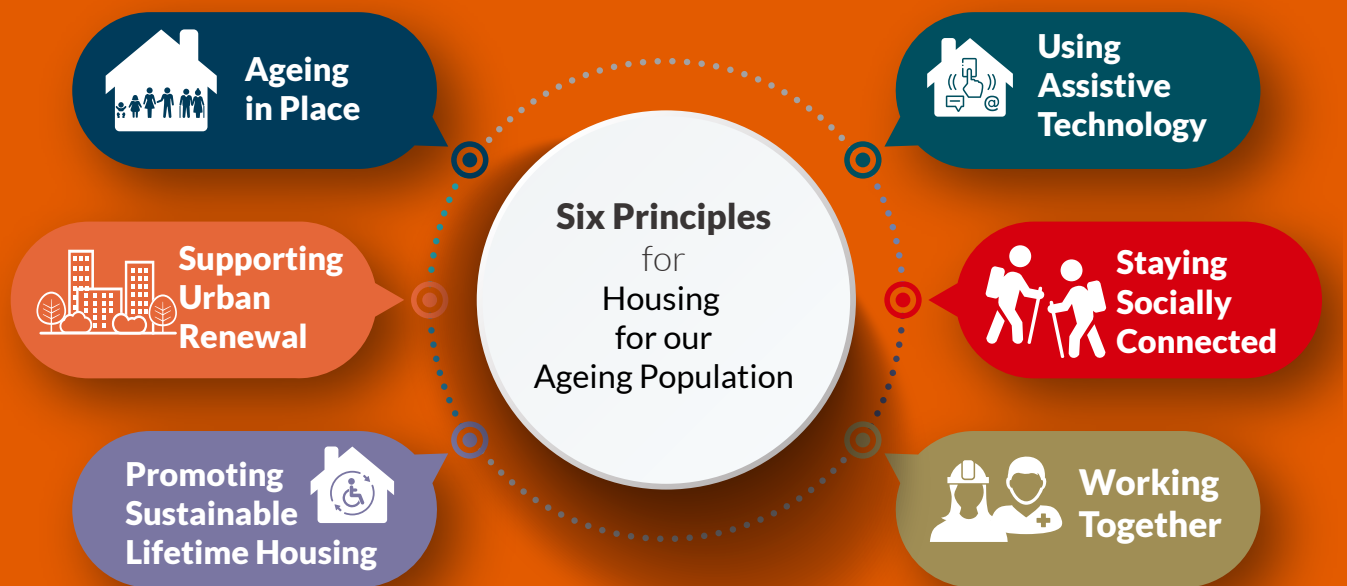
in supporting older people to start thinking about, and planning for, their housing needs as they age and to future proofing Ireland so that we have a sustainable range of housing options to meet the needs of the rising ageing population in Ireland. The statement sets out the general guiding principles that will underpin the development of housing options for older people. It also identifies a programme of actions required to further progress and evolve data gathering, research, policy options, services and departmental and agency collaboration.





## Six Principles | Housing for an Ageing Population

The following principles have been derived primarily from, and are reinforced by, the various research findings outlined in this document and learnings and experience to date from the case studies appended. The principles are intended to inform strategic thinking and practical planning in developing housing options and supports for older people. This is not an exhaustive list and will be built upon to develop new thinking and innovative solutions.





## 1: Ageing in Place

Where you live impacts on how you live, therefore choosing the right location is critical. It is about focusing on supporting our existing and new communities in a sustainable manner by securing high quality design elements that provide greater quality of life for all. To best facilitate social interaction and to provide appropriate support for our older people, housing should be located close to amenities and services to enhance their general independence. Developments and neighbourhoods should incorporate a mix of dwelling type, size and tenure to support sound social and environmental policy objectives. These factors contribute to an improved quality of life and are therefore more successful in terms of residents' satisfaction and long tenure.<sup>2</sup>

Each case study in Appendix A highlights the importance of location when choosing appropriate housing. The range of schemes demonstrates, in different ways, how a suitable location can help older people to age in place whether in an urban/suburban town or a rural village setting.

## 2: Supporting Urban Renewal

Actively supporting the renewal and regeneration of our towns, villages and urban centres is a key Government priority as articulated in *Project Ireland 2040*, the Programme for a Partnership Government and Rebuilding Ireland. A key element of urban renewal is not just supporting high quality development but also a focus on the quality of place making<sup>3</sup>. To achieve this the quality and design of housing is crucial as demonstrated by the Healthy and Positive Ageing Initiative (HaPAI)<sup>4</sup> which found that poor design and quality of housing can reduce quality of life as people age and may actively prevent ageing in place.

Quality of placemaking is not limited to buildings but about making our streets and urban spaces attractive, accessible and safe. It is also about supporting the development of housing and services on centrally located sites within the urban area. The development of good quality, well connected, urban centres with a range and choice of housing tenures and types actively supports ageing in place. It allows older people to choose housing that is appropriate to their needs, which will help them to enjoy more active, healthy and socially connected lives and



to age confidently and comfortably within their community. This will help people to choose the most suitable home to meet their needs and enable them to 'rightsize' as they move through different stages of their lives. A further key finding of the HaPAI Survey shows that housing that is suited to people's needs as they age can help compensate for any reduction in functional capacity arising from their physical, mental, social and medical needs.

Many of the case studies highlight how urban renewal and public realm works to meet diverse needs and can actively support and enhance housing options for older people.

2 Age Friendly Ireland (2015) *Housing for Older People: Future Perspectives (Executive Summary)*

3 Place making can be defined as a multi-faceted approach to the planning, design and management of public spaces. Place making capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

4 Healthy and Positive Ageing Initiative – Housing and Health Ageing Report (2017)



### 3: Promoting Sustainable Lifetime Housing

Lifetime communities are key to achieving sustainable environments across the life course. The ambition will be guided by Universal Design principles in so far as practicable, whilst maintaining the domestic scale. This means that the design and composition of an environment is developed in a way that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. The concept of sustainable lifetime housing is supported and clearly defined in the Government's 2007 *Quality Housing for Sustainable Communities* policy. This document sets out that 'successful design of a good quality sustainable housing project depends on the balance struck between a range of factors' and that planning and design should allow for flexibility as the needs of the occupant change. All new housing should be reasonably accessible for older people and, in so far as possible, the design should provide for flexibility in use, accessibility and adaptability. The aim is to ensure that dwellings can meet both the immediate and changing needs of



the occupant over the course of their lifetime including needs associated with moderate mobility difficulties and the normal frailty associated with the ageing process. This will enable older people, who wish to remain independent in their own home, to do so without the need for costly and disruptive remodelling of the dwelling.

The majority of case studies, particularly 2, 7, 8, and 9, demonstrate how sustainable lifetime housing principles can be incorporated into housing for older people.

### 4: Using Assistive Technology



Technologies, and in particular assistive technologies, are a critical intervention in allowing people to remain at home. The use of assistive technology solutions can improve the quality of life of older people immensely, and oftentimes, with a relatively low installation cost. A simple technological adaptation to

the home can prevent or delay deterioration in health and wellbeing, thereby decreasing the need for a higher level of support. When used appropriately assistive technology has the potential to support older people to age with dignity and independence and allow them to continue being active members of their community. Assistive technologies such as TeleCare, TeleHealth, Home Automation (domotics), Remote Monitoring, and Smart Technologies supported by effective broadband play a vital role in enabling older people to manage activities of daily living and are a key component of the supports needed to enable people to remain living in their own homes independently

Case studies 7 and 8 in appendix B are projects where assistive technology forms an integral part of the design.

## 5: Staying Socially Connected

Social isolation can be associated with a higher mortality rate amongst older people. The importance of social interventions and interaction is vital in ensuring that the ageing population is adequately cared for and supported. Social interventions are centred around a person centric model of care where tailored care and support services meet the needs of the individual. Social supports can substantially increase a person's quality of life. A person centric approach is essential to ensure a good standard of living for older people and this should be a key consideration in choosing a home that will best meet the person's needs. Furthermore, the importance of a sense of community should not be underestimated. Research suggests that older people wish to remain in place, however for many people this desire is based on a link and connection to the community rather than the actual physical dwelling.<sup>5</sup>



The importance of social connectedness is illustrated in all case studies, and is particularly well demonstrated in 2, 5, 6, 8 and 12.

## 6: Working Together



A collaborative and integrated approach is critical in ensuring the best possible outcomes for older people when developing housing options that are appropriate to their needs. The provision of suitable housing is only one element in supporting older people to live at home and in the community for as long as possible. It is essential that all stakeholders work together in a spirit of common purpose.

Collaborative, cross-sectoral and multi-agency projects that recognise the need for a joined-up approach are a crucial element in creating appropriate housing options and choice to support people as they age. This will require an integrated approach and greater collaboration between all relevant housing and health and social care agencies. This policy statement recognises that there is excellent practice and structures already in existence that support the ethos of a partnership approach to service delivery at both local and national level. We wish to harness those existing structures and collaborative opportunities to support the implementation of this policy statement.

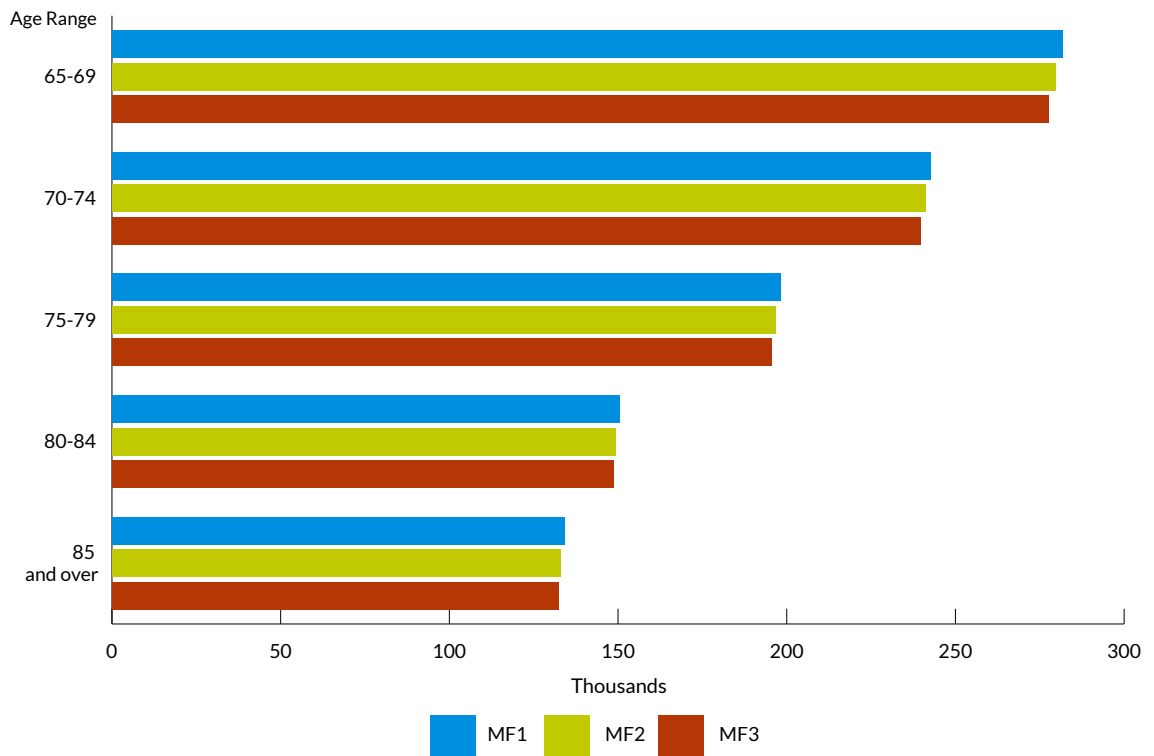
The Dublin City Age Friendly Housing project (case study 8) is an exemplar of a collaborative cross sectoral project.

<sup>5</sup> Age Friendly Ireland (2015) *Housing for Older People: Future Perspectives (Executive Summary)*



## Our projected need for older person housing

Projected Population by Age range 2031



The overall population in Ireland has been on a largely upward trajectory since the early 1960s. In 1961 the population stood at 2.8m people but by 2016 this had increased to 4.74m, an almost 60% rise (CSO). In its Population and Labour Force Projections 2017 – 2051<sup>6</sup> the CSO sets out various projection scenarios for the Irish population out to 2051. These projections indicate that by 2051 the population may grow from between 17.7%<sup>7</sup> to 41.2%<sup>8</sup> when compared to 2016. This would mean that the population in 2051 could be between 5.578m and 6.7m people. Irrespective of the projection scenario considered, Ireland’s population is expected to continue to grow in the decades in the ahead.

Birth rates, while largely stable at the moment, have fallen considerably in recent decades, while death rates have also decreased. Life expectancy has increased considerably and people are now living longer. This means that the structure of

the population has changed and is likely to change further in the future, with a greater proportion of the population falling into the older (65 years +) cohort. The Department of Health’s Capacity Review<sup>9</sup> outlines that, on the basis of the CSO’s moderate population projection scenario (M2F2), the 65-74 age cohort will increase by 42.9%, the 75-84 age cohort will see an increase of 75.9% and the 85+ cohort will see an increase of 95.5% by 2031 over 2016 figures. Conversely the three youngest age cohorts all see negative change in the same period. This will mean that the 65+ age cohort could be 1.0m by 2031 (18.8% of the population) compared to 1.39m in 2016 (13% of the population). The youngest cohort of the population structure (0-15 years) could change from 1.066m in 2016 (22% of population) to 0.925m in 2031 (17.44% of the population). The middle cohort of the population could change from 3.04m in 2016 (64% of the population) to 3.376m in 2031 (63% of the population).

6 <https://www.cso.ie/en/releasesandpublications/ep/p-plfp/populationandlabourforceprojections2017-2051/populationprojectionsresults/>

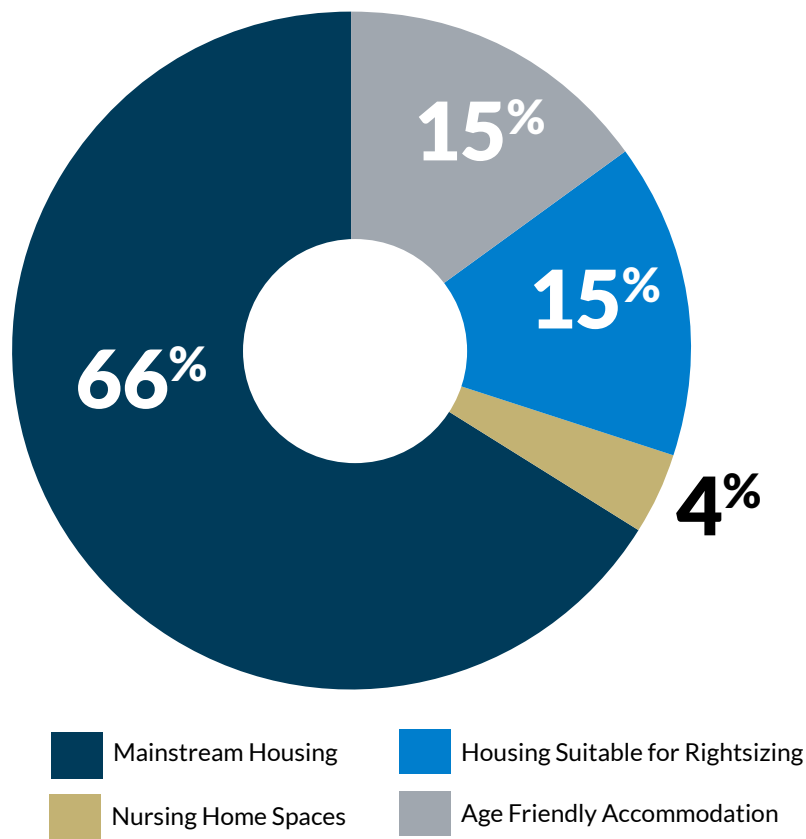
7 M3F2 Projection Variant

8 M1F1 Projection Variant

9 Department of Health. (2018). *Health Service Capacity Review 2018 Executive Report* Dublin: DOH.”

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The report, *Housing for Older People – Thinking Ahead*<sup>10</sup> estimates that 15% of those 65+ would be willing to move to a different home in their community and that a further 15% would choose to move to age-friendly accommodation, if it were available. A further 4% of older people may live in nursing homes.<sup>11</sup> It is estimated that 66% of those over 65 would prefer to stay in mainstream housing.



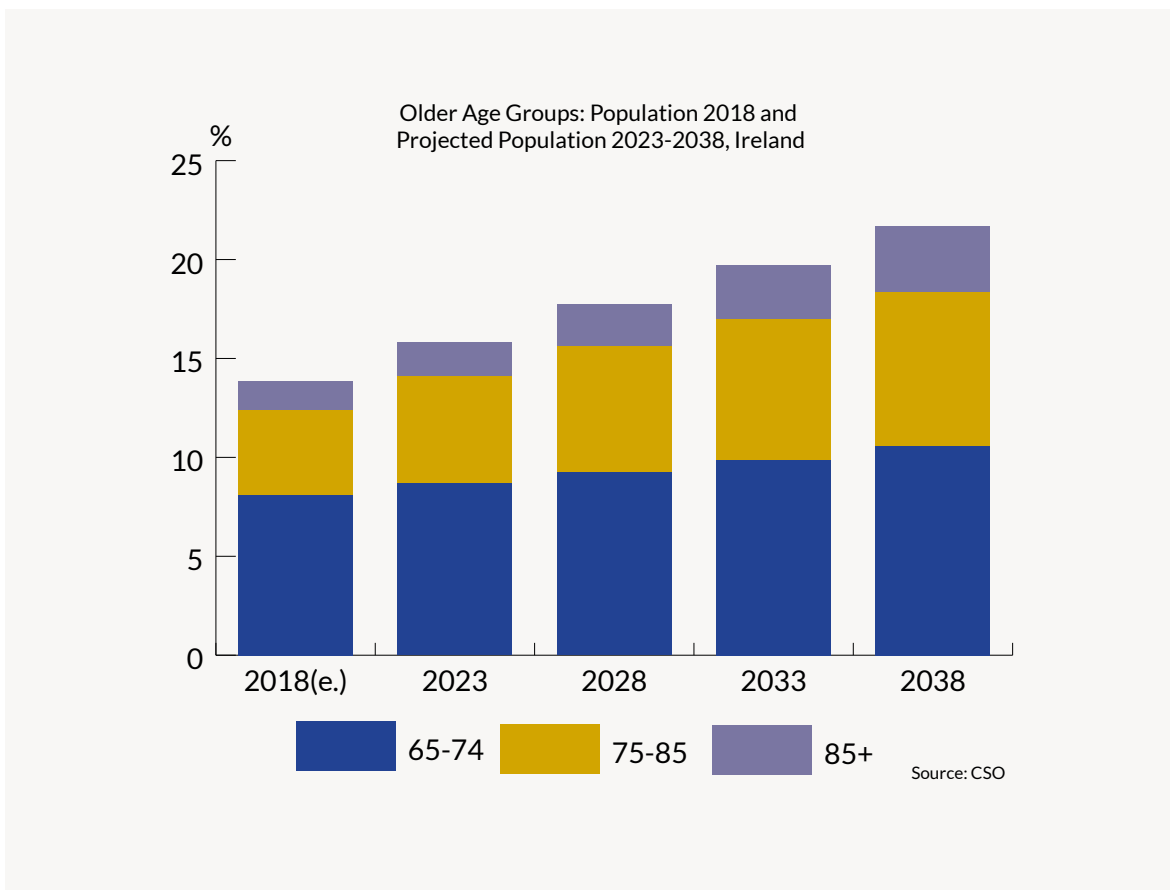
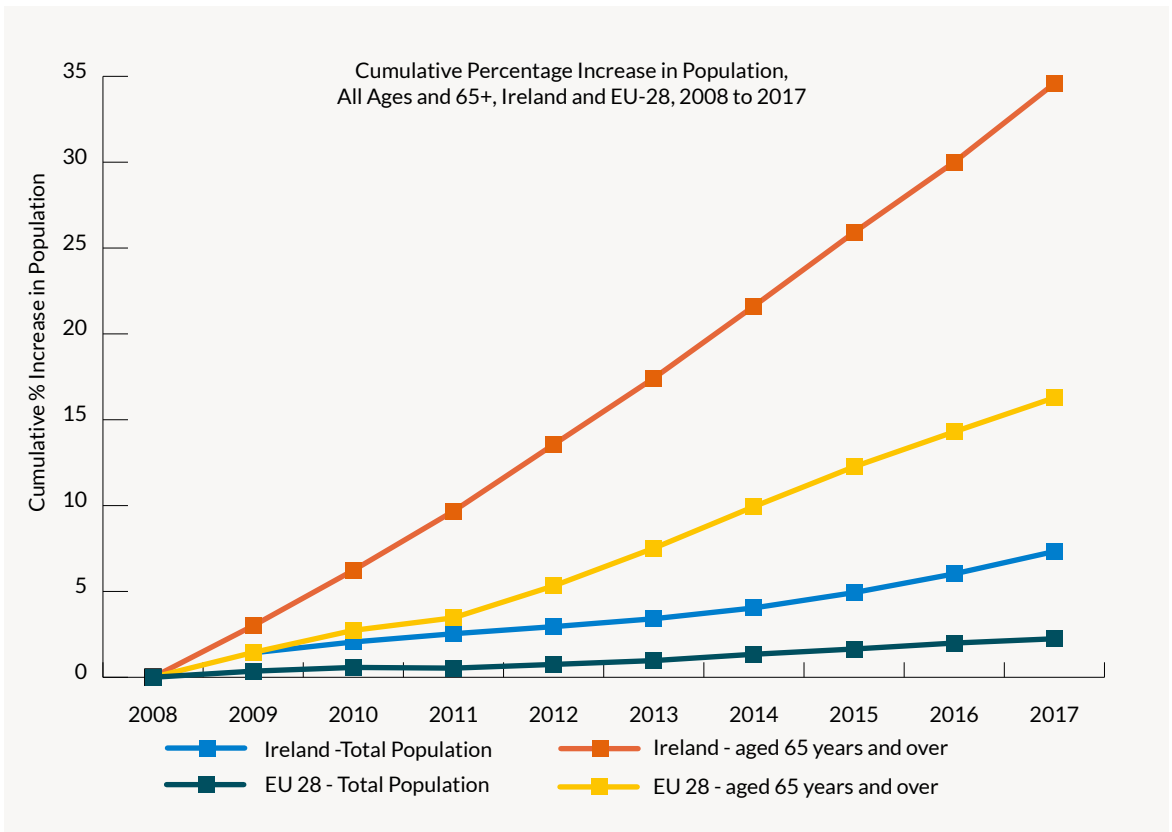
Based on these estimates the requirement for housing suitable for older people by 2031 is as follows:

- ▼ Rightsizing housing, within existing communities (i.e. smaller dwellings designed to meet the needs of older people) – 150,000
- ▼ Age friendly accommodation – 150,000
- ▼ Nursing home spaces – approximately 36,000<sup>12</sup>

<sup>10</sup> ISAX, Housing Agency, Amárach Research, *Housing for Older People – Thinking Ahead*, October 2016

<sup>11</sup> This figure is based on current demand, though an increased supply of age friendly accommodation might result in a reduction in the demand for nursing home accommodation. Conversely the demand could increase as the very old population increases.

<sup>12</sup> Department of Health. (2018). *Health Service Capacity Review 2018 Executive Report* Dublin: DOH. p.125



## Our Adult Population – Key Health Findings

One of the core objectives of this policy statement is to articulate and set out an approach to the development of a greater suite of options for housing for older people. Equally recognised is that housing for our ageing population is not about bricks and mortar alone. Embedded in the principles underlining this policy statement and a driving factor in the collaborative approach adopted by both Departments is the need for joined up thinking, planning and delivery of both housing and health and social care services, to support our older population to live longer, and to live longer independently in their communities.

To achieve this, we must understand our adult population, particularly older adults, in terms of their needs, health profiles, the type and range of services used, how those services are used, and the behaviours that impact on health and wellbeing, along with the interventions that may support longer and more independent living. The older population (65+) are more intensive users of health and social care services.<sup>13</sup> In 2016 even though they represented only 13% of the population, 39% of people who had a day case procedure were over the age of 65.

The Healthy Ireland Survey<sup>14</sup> is an annual interviewer-administered face-to-face survey commissioned by the Department of Health. It is part of the Healthy Ireland Framework to improve the health and wellbeing of people living in Ireland.

The fourth wave of the survey, conducted between September 2017 and June 2018, was published in 2018. In relation to older adults, the survey found that:

- Older people are more likely to report having at least one of 25 specific health conditions (75 and older: 82%, 15 to 24: 20%) The conditions most commonly reported are high blood pressure (12%), arthritis (10%), high cholesterol (9%), asthma (8%) and depression/anxiety (6%)
- Older age groups are more likely to have visited a GP than those who are younger (94% of those aged 75 and older; 64%

of those aged 15 to 24). Those who are older also visit the GP more frequently than those who are younger. Those aged 75 and older have on average 6.4 visits per year, compared with an average of 2.5 visits for those aged 15 to 24

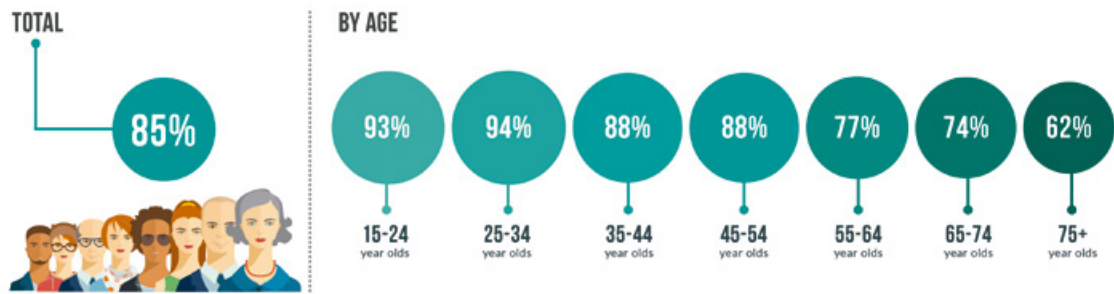
- 26% of those aged 75 and older have been admitted to hospital as an in-patient during the past 12 months. 7% of those aged 15 to 24 have been admitted during this time
- Usage of Emergency Departments in public hospitals is highest among those aged 15 to 24 and 75 and older (14% and 13% respectively)
- Those aged 75 years and older are more likely (38%) than those aged under 25 (32%) to consume at least one type of unhealthy food daily
- Consumption of fruit and vegetables is lower among those aged 75 and older (25%) and those aged between 15 and 24 (27%)
- Older drinkers are more likely to drink more frequently. 59% of those aged 65 and older who drink do so at least once a week, and 38% do so on multiple days each week. This compares to 47% and 21% respectively among those aged under 35

13 Department of Health. (2018). *Health Service Capacity Review 2018 Executive Report* Dublin: DOH. p.35

14 *Healthy Ireland Survey 2018*



## PROPORTION RATING HEALTH AS GOOD/VERY GOOD



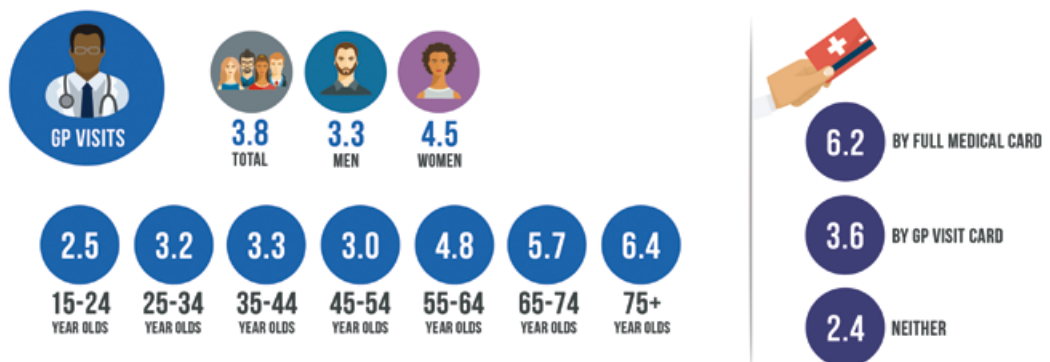
► The proportion describing their oral health as good or very good declines with age. 89% of those aged 15 to 24 describe their oral health as good or very good, declining to 65% of those aged 75 or older.

These findings reinforce the general expectation and experience that our older population have a greater reliance on and utilisation of health and social care services. The Oireachtas Committee on the Future of Healthcare Sláintecare Report (May 2017) concluded that there is a need to shift from hospital-centric models of care to a system that places greater emphasis on care in the community. The Sláintecare Implementation Strategy (Department of Health, 2018) sets out the strategic vision and framework for the implementation of the reform required to deliver the type of health and social care system that Ireland needs. Strategic action 4 commits to and provides the high-level framework to expand community-based care to bring care closer to home. This recognises

that a range of illnesses and care needs can be managed in the community with a focus on prevention, self-management, and proactive and coordinated care. In recognising, for example, the key finding in the 2018 Healthy Ireland Survey that a high percentage of over 75s report having at least one of 25 specified health conditions, it is clear that better and increased management of illnesses in the community may significantly impact, positively, on the lives of our older population.

Enhanced, better structured and integrated community supports are part of the larger health and social care reform programme that is underway in the context of Sláintecare. This policy statement recognises the important role of community supports in facilitating people to live in the community for as long as possible. It is also recognised that the integration of such supports with existing and new housing choices is key to ageing well in the community.

## PROPORTION WITH AT LEAST ONE VISIT/ADMISSION IN LAST 12 MONTHS



## Background and Context

The National Planning Framework (NPF) *Ireland 2040 | Our Plan*, will, among others, plan for the future development and sustainability of our cities, towns and rural areas. It will address issues such as providing a better quality of life for people and communities, the provision of homes to meet future needs and the coordination of place making with our neighbours. The NPF draws on key demographics in devising national planning policy for the years ahead and provides a broader policy context and long term vision in addressing the needs of older people.

The changing demographics in Ireland, including projected population growth and the expected substantial increase in our older population have been discussed in the previous section “Our projected need for older person housing”. The implications of this for public policy areas as diverse as housing, health, urban and rural planning, transport, policing, the workplace and the business environment are considerable.<sup>15</sup>

The impact of the growth in the number of older people will be seen primarily in relation to pension provision and in health and social care provision. Demand for health and social care is set to increase dramatically as a result.<sup>16</sup> The Department of Health’s Health Service Capacity Review, published in 2018, outlines projections of demand and capacity requirements for a range of health services to 2031.

The key findings of the report indicate:

- ▼ The current system is operating at or above capacity across most services, and demand will grow significantly over the period to 2031.
- ▼ If key reforms and productivity measures are implemented, the following additional capacity will be required by 2031:
  - ▲ nearly 2,600 extra acute hospital beds
  - ▲ 48% increase in Primary Care workforce
  - ▲ 13,000 extra residential care beds (older persons services); and
  - ▲ 120% increase in homecare services.

Long-term residential care is often the most appropriate care option where an older person’s needs are complex. In Ireland the care model, however, for the older population is disproportionately geared towards residential care as opposed to supporting older people to remain living independently at home for longer (the HaPAI Survey<sup>17</sup> found that 78% of older people would like to stay in their current home, with adaptations being carried out to customise their homes and make it appropriate for their needs. This issue is now being addressed through various measures such as the development of a new statutory scheme and system of regulation for homecare, details of which are outlined in ‘Developments to Date’ section below. Clearly there is an urgent need to plan ahead and to acknowledge that there are both challenges and opportunities. Living at home extends beyond accommodation and care supports. It is about creating an external built environment or public realm that will be more comfortable for people as they age, where they can readily access everyday services and be socially connected as envisaged in Goal 3 of the National Positive Ageing Strategy Department of Health, (2013).

The design and maintenance of a community’s housing continuum and built environment can indeed make the difference between a healthy and active lifestyle, or one characterised by limited mobility and high levels of social isolation. In providing a more seamless and appropriate continuum of housing choices with appropriate supports for older people and a built environment that is attractive, accessible and safe such

15 Rebuilding Ireland, p54

16 Projections of Demand for Healthcare in Ireland 2015-2030 (2017): ESRI Dublin

17 Healthy and Positive Ageing Initiative. A profile of attitudes towards future housing options among community-dwelling adults aged 55+ in Ireland. Dublin: Department of Health; 2017.

older people will be supported and indeed motivated to enjoy more active, healthy and connected lives and to age comfortably in the community they belong to.

When the risk factors (both environmental and behavioural) for chronic diseases and cognitive impairment are kept low, while the protective factors are kept high, people will enjoy more years and better quality of life; they will remain healthy and be better able to live independently and manage their own health as they grow older. Fewer older people will need costly medical treatment and care services.<sup>18</sup>

For many, living in adapted or specialist housing may reduce reliance on health and social care services and can result in measurably improved health status, lower rates of hospital admissions while also contributing to a greater sense of wellbeing.

There is, therefore, a requirement for a more seamless and appropriate continuum of housing choices and options for older people. Such a continuum would provide for an appropriate blend of good age friendly design, easy access to public and other essential services and tailored, flexible supports which would suit a range of needs and enable older people to stay independent for as long as possible.

A further important issue for future planning for housing, in the context of the rising population of older people, is that the increase in the ageing demographic is not seen uniformly throughout the country. Fingal and Kildare continue to have the youngest population and are areas of rapid growth while Kerry and Mayo, followed by Leitrim have the oldest population. The economic cost of providing services to an ageing population will drive the need to provide suitable housing in existing communities.



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18 HSE. (2015) *Healthy Ireland in the Health Services National Implementation Plan 2015 - 2017*. Dublin. Page 16

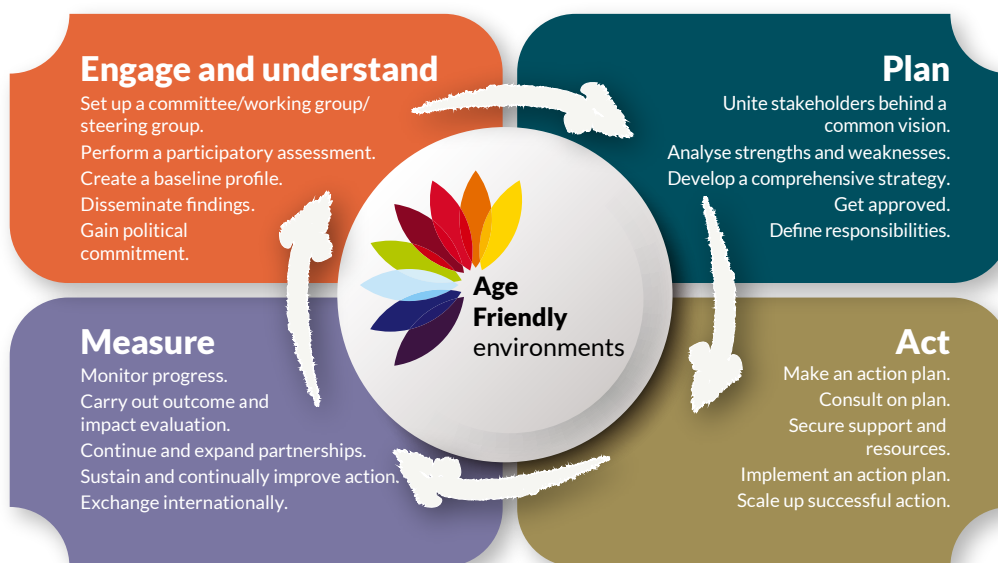
## Developments to Date

In 2007 the World Health Organisation (WHO) produced a Global Age Friendly Framework of Age Friendly Cities & Communities to enable leaders, policy makers, practitioners and citizens across the world to prepare and plan for the massive shift in demographics.<sup>19</sup> The WHO Global Network consists of more than 500 cities and communities in 37 countries, working to improve their physical and social environments to become better places in which to grow old. In May 2016, the World Health Assembly adopted a Global strategy and Action Plan (GSAP) to be implemented across the 15-year period of the SDGs. The vision of the Global Strategy is a world in which everybody can live long and healthy lives. Goals over the next five years include filling the evidence gaps and establishing partnerships to ensure a Decade of Action on Healthy Ageing from 2021 to 2030. In 2018 the World Health Organisation (WHO) produced the latest available data for 36

health-related Sustainable Development Goal (SDG) indicators. It also links to the three SDG-aligned strategic priorities of the WHO's 13th General Programme of Work, 2019 - 2023: achieving universal health coverage, addressing health emergencies and promoting healthier populations.

The Global Strategy outlines a framework for action by Member States, the WHO Secretariat and international and national partners across five strategic objectives:

1. Commit to action.
2. Develop age-friendly environments, including through developing age-friendly cities and communities.
3. Align health systems to the needs of older populations.
4. Strengthen long-term care options
5. Improve measurement, monitoring and research.



In April 2013, in line with a commitment in the Programme for Government, the Department of Health published the National Positive Ageing Strategy. The Strategy outlines Ireland's vision for ageing and older people and promotes older people's health and wellbeing so that they can continue to contribute to social, economic, cultural and family life in their own communities. It is an over-arching

cross-departmental policy that provides a blueprint for age related policy and service delivery across Government and society in the years ahead. The Strategy sets out a vision for an age-friendly society through the achievement of four national goals, one of which is to ensure that people can 'age with confidence, security and dignity in their own home for as long as possible'.

<sup>19</sup> [<https://www.who.int/ageing/age-friendly-environments/en/>] [Accessed 23/01/2019]



The review of the Nursing Homes Support Scheme (2015), considered a number of alternative initiatives that could assist in re-orientating residential services towards the community and recommended “Exploring the potential of a collaborative approach across the Departments of Health, Environment, Community and Local Government to provide appropriately supported sheltered housing.” In relation to supported housing and sheltered housing, the review report said that such schemes, linked to appropriate community health and social care services, can offer an alternative option to support older people and should be considered in the context of future service planning as an integral component of long-term care. The report notes that sheltered housing, which is under-developed in Ireland, may offer significant benefits in the longer term and emphasises the importance of ensuring that health sector funds remain effectively focused on healthcare requirements. The Department of Health is also currently engaged in the development of a new statutory scheme and system of regulation for home care. The new scheme will introduce clear rules in relation to the services for which individuals are eligible. It will be an important step in ensuring that the system operates in a consistent and fair manner as well as helping to improve access to home care services in an affordable and sustainable way. The development of a new home care scheme is a complex undertaking and a significant amount of preparatory work remains to be undertaken before final decisions are taken on the form of a home care scheme and the regulation of these services.

The Department of Housing, Planning and Local Government supports the ongoing provision of housing for older people through various schemes under its housing capital programme, including the Capital Assistance Scheme (CAS) which provides funding of up to 100% to Approved Housing Bodies (AHBs) for the provision of sheltered housing accommodation to meet the needs of people requiring specific categories of housing, such as older people and people with a disability. Adaptation works are central to facilitating older people to continue to live at home.

The Department provides funding through the Housing Adaptation Grants for Older People and People with a Disability towards the cost of necessary works to the private houses of older people to allow them to continue to live independently in their own homes and the Programme for Government committed to support further increases in funding. Funding is also provided to local authorities for adaptations and extensions to the existing social housing stock to meet the needs of local authority tenants. A pilot arrangement has also started between the local authorities and the city hospitals to expedite applications for those whose discharge from hospital is dependent on the adaptation of their homes. This example of joined up thinking presents an integrated approach to helping the person get home quicker and at the same time enabling the release of hospital beds on a more timely basis. A new initiative was also introduced under Rebuilding Ireland, which saw a design challenge entitled ‘Homes for Smart Ageing Universal Design Challenge’ undertaken by the Department in 2017 in support of smart ageing solutions that will improve the quality of life of older persons in Ireland. Over 60 high-quality entries were received highlighting the potential to create homes suitable for lifetime living and to create economic and social benefits for the community. The ideas were spread broadly across three distinct areas; smart technologies in housing for older people, adaptation of existing homes to meet the needs of older people and life-time Ava Housing, supports homeowners to reconfigure their two-storey house and future-proofing the garden level.<sup>20</sup>

The Department of Rural and Community Development (DRCD) is responsible for the Senior Alerts Scheme which enables older persons (65 years +) of limited means to continue to live securely in their homes with confidence, independence and peace of mind by providing them with a free personal monitored alarm. A review of the scheme was undertaken in 2016 and on foot of the report published in 2017 a new version of the Seniors Alert Scheme was launched

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<sup>20</sup> Information on Ava Housing can be found at <http://abhaileproject.ie/>

in October 2017. Under the new scheme those eligible to apply no longer have to be living alone. The scheme also includes new features such as the introduction of self-declaration of limited means, free monitoring of the alarm service for the first year and an increase in the administrative payment to Community Groups involved in rolling out the scheme. The DRCD also has other schemes in place to support older people in the community. Core funding is provided through the Department's "Scheme for supporting National Organisations" to a range of national nongovernmental organisations dedicated to supporting older people to help them achieve their goals.

### Sláintecare

Under the Programme for a Partnership Government, an All-Party Oireachtas Committee on the Future of Healthcare was established in June 2016 to create a cross-party vision for the future of our health and social care services. The Committee sat for almost a year, engaging with stakeholders across the system and published the Sláintecare Report in May 2017.

Sláintecare represents cross-party political consensus on the future of our health and social care services that is unique in the history of the State. The Sláintecare Report advocates for a healthcare system where the majority of services are delivered in the community, where care is safe, timely, and accessible, and access is based on need not ability to pay.

Sláintecare is the cross governmental policy framework for a ten-year system-wide reform programme to transform Ireland's health and social care services. In 2018 the Department of Health published its Sláintecare Implementation Strategy which sets out the actions to be taken in the first three years of the Sláintecare implementation process.

Over the next ten years, Sláintecare will:

- ▶ Promote the health of our population to prevent illness
- ▶ Provide the majority of care at or closer to home
- ▶ Create a system where care is provided on the basis of need not ability to pay
- ▶ Move our system from long waiting times to a timely service – especially for those who need it most
- ▶ Create an integrated system of care, with healthcare professionals working closely together Sláintecare will provide an unprecedented opportunity for the realisation of real and sustained improvement in the provision of healthcare to all citizens.

### Age Friendly Ireland

Ireland is a member of the WHO Global Age Friendly Network via its leading internationally recognised Age Friendly Ireland programme. Over the last ten years, significant progress has been made across Ireland in adopting the global World Health Organisations Age Friendly Framework. To date 31 City & County local authority led age friendly programmes are fully operational and are committed to embedding age friendliness through sustainable built environments, lifetime housing, appropriate health services, accessible transport and continuous economic development. Internationally Ireland is considered as a front-runner country in terms of the achievements it has made. The National Age Friendly Ireland Programme is a shared service function of local government sector and provides a national centralised service to support the ongoing development, implementation and sustaining of the programmes national strategy. The national Age Friendly Ireland Office is hosted by Meath County Council on behalf of the local government sector.

To date each of the multi stakeholder Age Friendly Alliances, supported by senior level executives, have implemented real change in imaginative and cost-effective ways. Local Age Friendly programmes are making commitments to shared action plans spanning built environment, housing and health services, transport, and employment. Enhanced quality of life and health and wellbeing is fundamental to the vision set out. The National Age Friendly Ireland Programme provides a robust framework and infrastructure to pioneer and drive innovation. One of the key achievements of the programme is that it has provided a mechanism for direct citizen engagement by the creation of a local Older Peoples Council at local level. Older Peoples Councils are made up of a diverse range of older people ensuring that the process of engagement reflects the varying issues and solutions required to address the needs of an ageing population. To date the Age Friendly Ireland programme has consulted with over 20,000 older people across Ireland and invited them to co design and propose solutions that respond to the challenges and opportunities. As a key collaborator this national programme and structure will support the vision and implementation of this Policy Statement.

2011 marked the signing of the International Dublin Declaration on Age Friendly Cities & Communities by all 31 Irish local authorities, demonstrating the local government's commitment to our Cities and Counties developing themselves as places where older people can live full, active and healthy lives. Age Friendly Ireland provides the links between the National Positive Ageing Strategy and the WHO Global Age-friendly Cities Guide. The Age Friendly Cities and Counties Programme represents the formal localisation, in Ireland, of this defined global programme. ([www.agefriendlyireland.ie](http://www.agefriendlyireland.ie)). Providing technical guidance and support to each of the local Age Friendly Programmes is a strategic objective of the national programme. Translating implementation into meaningful outcomes for Ireland's ageing population has been a role of Age Friendly Ireland. To date a huge volume of initiatives

have been delivered particularly in the context of housing and health that have led to better outcomes for older people. The learnings from best practice and informed guidelines in housing and the public realm, for example, have been delivered through workshops to over 1000 practitioners in key roles across Ireland.

### The National Smart Ageing Housing Programme

The National Smart Ageing Housing Programme (June 2018 – May 2020) aims to optimise the independence, participation and well-being of older adults and meet their strongly held desire to stay living in their own communities. The intention is to address the diverse needs of older adults whilst at the same time delivering other socially important benefits – regenerating communities and releasing larger family homes onto the market. It involves a unique collaboration between Local Authorities, the Housing Agency, financial institutions, care agencies and others.

The programme will involve at least six demonstrator clustered developments of housing units, showing a range of different types of housing developments, from zero to low, medium and high levels of care and own home adaptation programmes. The housing projects will be measurable and the investment of experience and best practice will underpin the objectives in the National Planning Framework 2017 and in the Housing Programme set out under Rebuilding Ireland.

The Programme is informed by the findings from the 2016 research report "Housing for Older People – Thinking Ahead"<sup>21</sup> funded by the Department of Housing.

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21 [https://www.housingagency.ie/Housing/media/Media/About%20Us/Report-Housing-for-Older-People-Thinking-Ahead-\(2016\).pdf](https://www.housingagency.ie/Housing/media/Media/About%20Us/Report-Housing-for-Older-People-Thinking-Ahead-(2016).pdf)

### CEUD

The Centre for Excellence in Universal Design (**CEUD**) was established by the National Disability Authority (**NDA**) in January 2007 under the Disability Act 2005. The Centre for Excellence in Universal Design is dedicated to enabling the design of environments that can be accessed, understood and used regardless of age, size and ability. The Centre is dedicated to the principle of universal access, enabling people in Ireland to participate in a society that takes account of human difference and to interact with their environment to the best of their ability.

### County Development Plans

Local authorities are required to make a development plan every six years. The development plan sets the agenda for the development of the local authority's area over its six year lifespan. Development, whether it be residential, industrial, commercial or amenity, must generally take place in accordance with the development plan. The plan is therefore a blueprint for the economic and social development of the city, town or county for which it has been made. Critical to this is the provision of sustainable housing to meet the needs of all citizens.



## Research findings

The ESRI published a report on 26 October 2017 providing annual projections of demand for public and private health and social care services in Ireland for the years 2015–2030. These are based on new ESRI projections for population growth, the first projections to be published based on the 2016 Census. According to the report, titled *Projections of Demand for Healthcare in Ireland, 2015-2030*, Ireland's population is set to increase by between 640,000 and 1.1 million people in the next decade-and-a-half. Those aged 65 and over will number one in six of the population by 2030 while the number of people aged over 85 will double. Demand for health and social care will jump across the board as a result. The report contains the most comprehensive mapping of public and private activity in the Irish healthcare system to have been published.

The population of people aged 65 and over is expected to increase by a third over the next 8 years, and to double over the next 25 years. Thus the demand for ageing in place services and the demand for appropriate housing, including housing with support, for older people can be expected to increase correspondingly. This was also acknowledged by the Joint Committee on Housing, Planning and Local Government in their report of July 2018 on Housing Options for Older People.<sup>22</sup>

Among the findings of this report is that by 2030:

- ▼ Demand for long-term and intermediate care places in nursing homes and other settings are projected to increase by between 40 to 54 per cent from 29,000 in 2015.
- ▼ Demand for home help hours is projected to increase by between 38 to 54 per cent by 2030 from 14.3 million in 2015.

The report states “The additional demand projected in this report for the years to

2030 will give rise to demand for additional expenditure, capital investment and expanded staffing and will have major implications for capacity planning, workforce planning and training. Additional investment will be required in most forms of care to meet the needs of a rapidly growing and ageing population.”

### Housing for Older People - Future Perspectives

The Report on *Housing for Older People: Future Perspectives*, published by Age Friendly Ireland in April 2016, presents the research and findings of the Sustainable Living Integrating Older People with Technological Advancements in Regeneration Limerick (SLIOTAR) project. The study aims to provide insight and guidance to planners and designers in creating more liveable, sustainable and resource effective housing options for older people. The research for this project focused on identifying good practice nationally and internationally with an in-depth review of the Great Northern Haven development in Dundalk.

The report notes that there is a limited number of housing options for older people which can sometimes result in a person unnecessarily entering a long-term care setting, with its associated costs and potential reduction in quality of life. Based on research findings that older people want to stay in their own homes or communities for as long as possible, the report shows that many older people can live satisfactorily in their own home. As the diagram<sup>23</sup> on the next page shows, there is a continuum of needs in the type and levels of support that may be needed and some may need to adopt a form of ‘supportive housing’. The report demonstrates that specific housing designed for older people and their support needs, allows older people improved choice as to how and where they will age. The findings from this study supports the argument that by developing housing that meets the needs

22 [https://data.oireachtas.ie/ie/oireachtas/committee/dail/32/joint\\_committee\\_on\\_housing\\_planning\\_and\\_local\\_government/reports/2018/2018-07-10\\_housing-options-for-older-people\\_en.pdf](https://data.oireachtas.ie/ie/oireachtas/committee/dail/32/joint_committee_on_housing_planning_and_local_government/reports/2018/2018-07-10_housing-options-for-older-people_en.pdf)

23 Housing for Older People: Future Perspectives (Figure 7 Housing with care continuum. Cullen et. al. (2007)



## Housing Options for Our Ageing Population - Policy Statement

of older people in the future, significant improvements can be gained by both the older person in terms of quality of life, and also by the State in terms of potential financial economies.

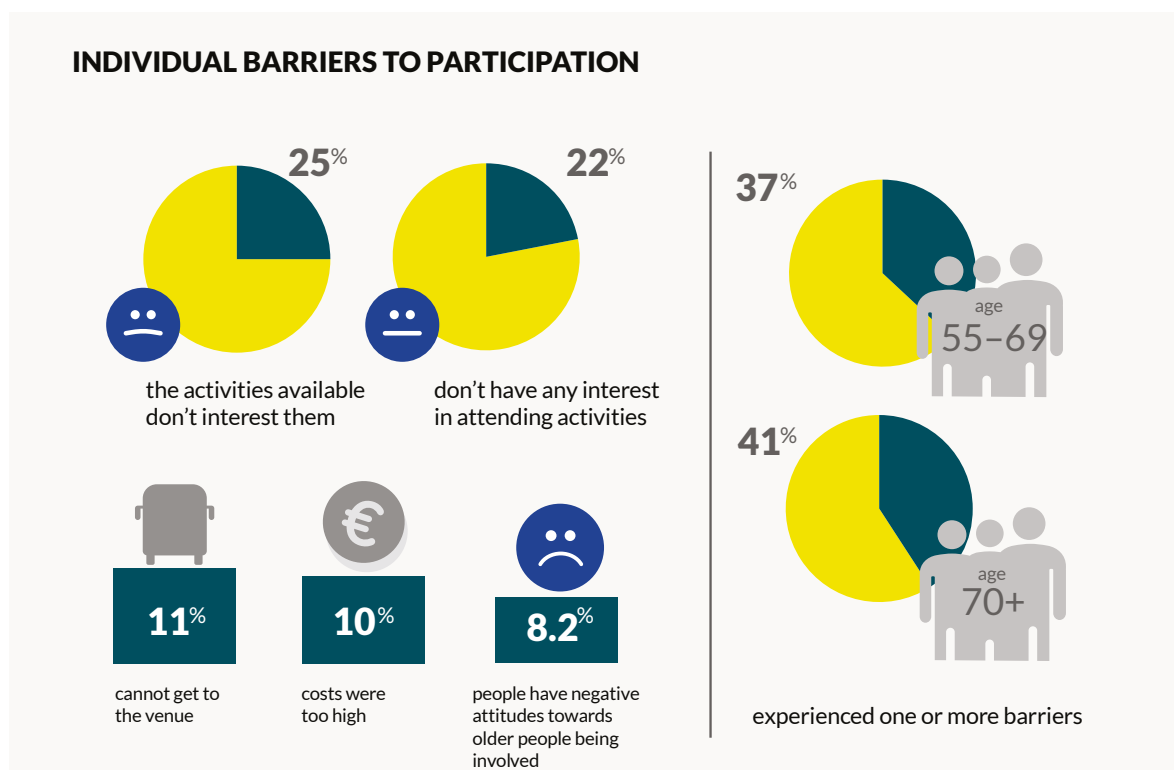
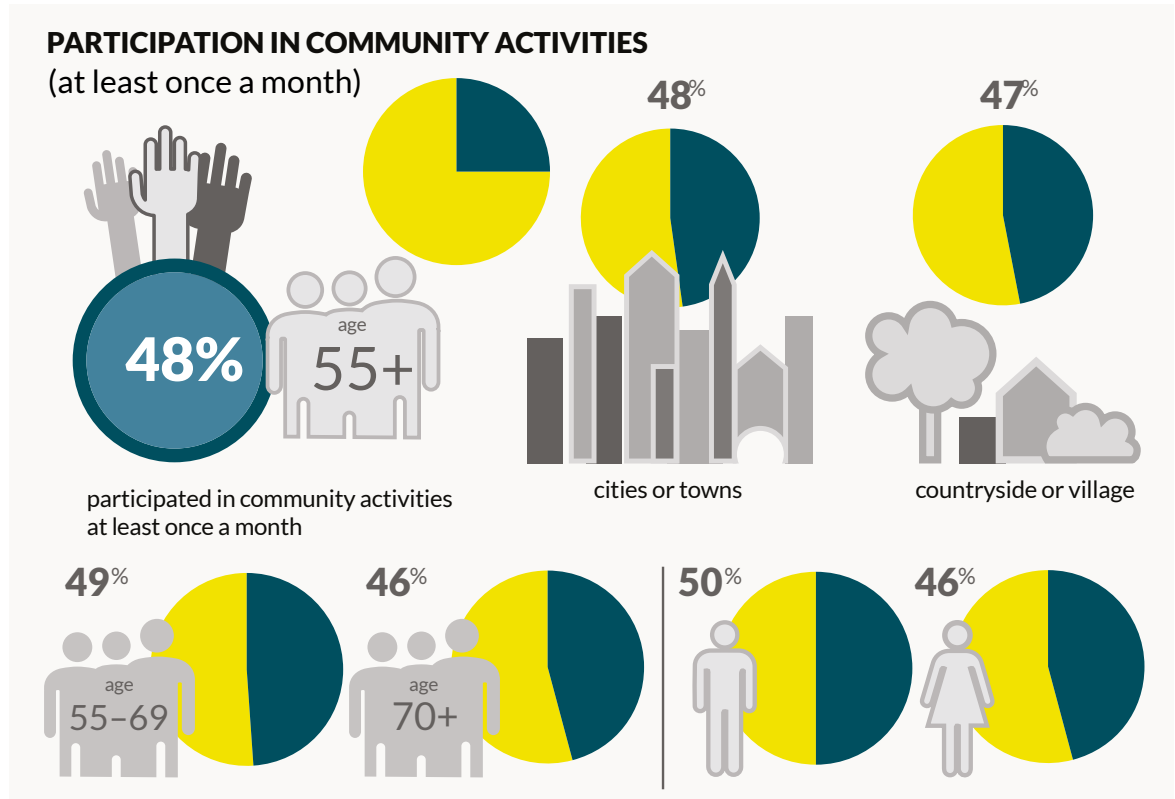
Additionally, the National Age Friendly Ireland Programme has consulted with over 20,000 older people across Ireland

and conducted intensive research particularly in the context of housing. The findings from this research inform many of the recommendations put forward in the SLIOTAR project particularly around providing more suitable housing options to allow people remain living independently, with or without supports, as opposed to in residential care.



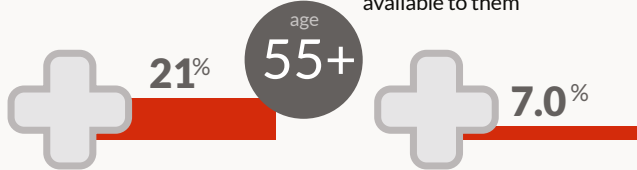
## The Healthy and Positive Ageing Initiative (HaPAI)

A joint initiative between the Department of Health, the HSE, Age Friendly Ireland and Atlantic Philanthropies was established to monitor changes in older people's health and wellbeing, linked to the Goals and Objectives of the National Positive Ageing Strategy (NPAS). The Initiative is intended to provide evidence of the factors contributing to healthy ageing, both nationally and at local level, and will help inform policy responses to population ageing in Ireland. The first National Positive Ageing Indicators report was launched in June 2018 and highlights many of the positive and negative aspects of growing old in Ireland.

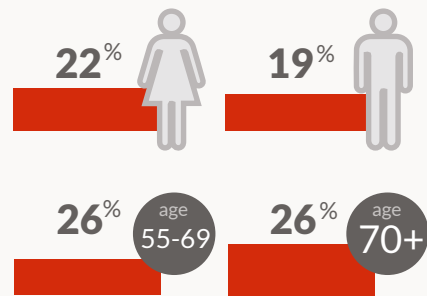


### ACCESS TO LOCAL HEALTH SERVICES

had difficulty accessing local health services <sup>1</sup>

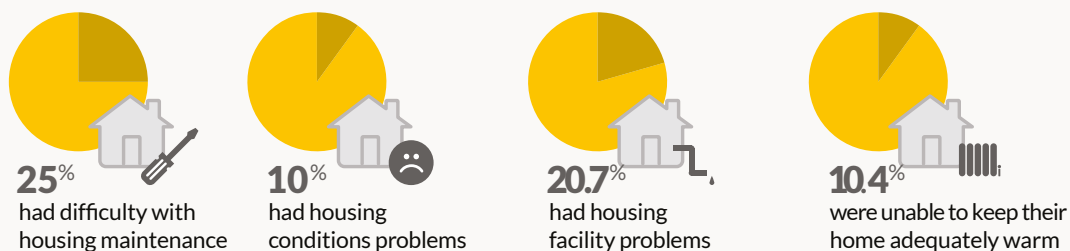


reported that there were no local health services available to them

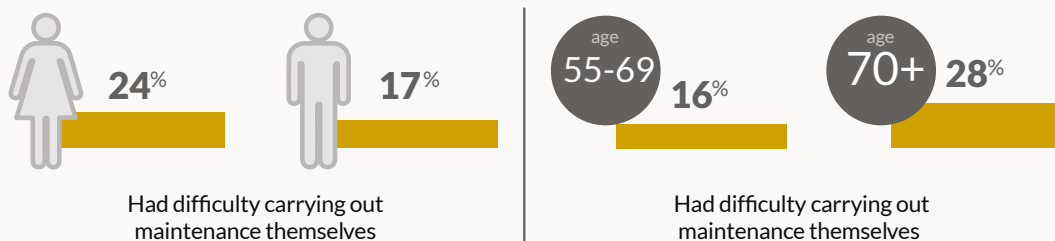


<sup>1</sup> this percentage includes respondents who reported that there were no local health services available to them and those who reported that they have great/some difficulty accessing local health services

### Home Maintenance and upkeep



We did not observe significant differences between men and women, or between different age groups, for conditions, facilities, or heating problems.



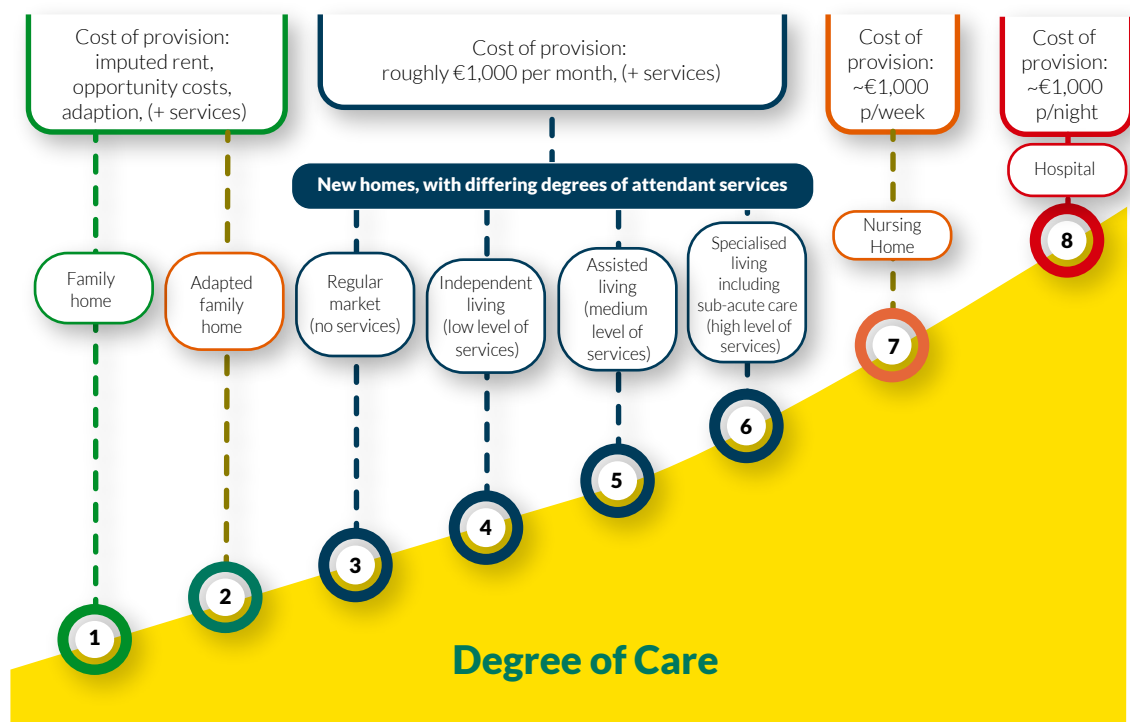
In 2015, the Initiative collaborated with the Age Ireland programme to carry out research aimed at developing evidence to support the implementation of the NPAS at local level. The Initiative carried out a random sample survey in 20 local authority areas, interviewing more than 10,500 people aged 55 and over. The survey covered a wide range of areas including housing related issues. It asked people about their preferences for the future, in the event that their own homes became unsuitable for them or their spouse/partner. The survey found that:

- The first preference **for the majority** of older people is to adapt their own home (78%)
- Almost one-in-three (30%) older adults feel positive about moving to an adapted type of house
- 21% were positive about moving into supported housing (living together with a few older people)
- One-in-ten (11%) older adults feel positive about moving to a nursing home.

## Housing for Older People - Thinking Ahead

In order to review the housing needs of our ageing population, the Housing Agency commissioned a report entitled *Housing for Older People: Thinking Ahead*. This research was commissioned to identify the important issues associated with housing for older people such as the current and future requirements of our older population and the models of housing/housing with care to best suit these needs. The research also considered potential obstacles to achieving these goals as well as the broader impact a supported housing initiative may have. Perhaps the most important concept emphasised within the report is the preference of the people concerned to ‘age in place’ and that if more ‘age appropriate’ housing was available within the persons existing community they may be more inclined to rightsize or could avoid unnecessarily moving to residential care. The report identified a potential market for up to 100,000 purpose-designed homes in Ireland and representing €25 Billion worth of unmet need.

It also highlights a number of the key issues and also crucially identifies the gaps with regards to housing options for older people, which can be seen in the figure below. It does this by using the spectrum of care which is a useful way of matching the housing needs of older people with what is available, actually and potentially.<sup>24</sup> The diagram below taken from the report sets out the eight stages of the housing and care needs of Ireland’s older people and it concludes that, in the context of an ageing population, the Irish housing and healthcare systems seem mainly to cater for the first two and last two: staying at home, with or without adaptation and at the other end, nursing home or hospital. It identifies that options need to be considered for the alternatives in between (stages 3-6 in the diagram), to allow people in these categories to continue to live in their own homes and communities and prevent an unnecessary transition to a care facility.



In addition, in 2018, the Housing Agency published a report ‘Thinking Ahead: Independent and Supported Housing Models for an Ageing Population’ which outlined a range of case studies of independent and supported living models

in Ireland. These case studies document best practice currently in existence and identify the key elements that contribute to the success of housing for an ageing population.

24 Housing for Older People: Thinking Ahead (p14/15)

## Actions to Deliver

The methodology for preparation of this statement was informed by the key objectives underpinning it as expressed in the Programme for a **Partnership Government** (PPG), **Pillar 2 of Rebuilding Ireland Action Plan for Housing and Homelessness** (RI) and Review of the Nursing Homes Support Scheme, A Fair Deal (2015). These are to support older people to live in their own homes with dignity and independence for as long as possible and, in so doing, to examine the potential of targeted schemes to meet differing housing needs.

The **National Planning Framework (NPF) Project Ireland 2040** is the overarching policy and planning framework for the social, economic and cultural development of Ireland. The Framework is grounded on key demographic data to inform the broader policy context and long-term vision in addressing the needs of the population, including older people. Objective 30 of the Framework provides that local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population, along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.

Planning policy requires under section 94 of the Planning and Development Act 2000 that planning authorities must include a housing strategy in their development plans. This strategy must include provisions to ensure that any developments being provided during the lifetime of the development plan must have a mix of housing types and sizes to reasonably match the requirements of different kinds of household, including the special requirements of older people and people with disabilities.

**Sláintecare** and the **Sláintecare Implementation Strategy** set out a vision and key actions to comprehensively reform the way in which health and social care services are designed and delivered in Ireland. At the core of this vision is a

significant shift of the delivery of care from an acute centric system to greater care in the community and care delivered in a more integrated way. To deliver on this vision, new and revised policies and projects will be designed including those aimed at supporting people to live independently in their own communities for longer. This policy statement fully aligns with Sláintecare and will be a component that supports the implementation of redesigned policies and services as envisaged in the Sláintecare Implementation Strategy and action plans.

In pursuit of these objectives the **Departments of Housing, Planning and Local Government and Health** have been working together to develop policy options for supported housing/housing with care so that older people will have options to choose accommodation that is suited to their needs. A cross Department/Agency Steering Group was convened comprising the Department of Health, the Health Service Executive, the Department of Housing, Planning and Local Government, the Housing Agency and other key stakeholders to consider the issues and provide guidance on drafting a joint policy statement.

In November 2018 an expert conference was held in Farmleigh House hosted jointly by Ministers, Damien English and Jim Daly. This was a consultative forum for all stakeholders and interested parties to identify and discuss the range of issues of concern and to participate in a discussion on how the future of housing provision for older people should look. The participants, and other interested parties who were not there on the day, were invited to make written submissions on the issues by Mid-December 2018.

The work between the Departments, the assistance and support of the Steering Group and the input of experts and stakeholders at the Conference on Housing for Older People have informed the development of this policy statement. Through this process we have identified a number of challenges and opportunities by hearing directly from older



people and key stakeholders. The challenges and opportunities include:

- ▼ a rapid ageing population across Ireland
- ▼ a large number of people aged 55+ on the social housing list interested in moving to more age appropriate accommodation
- ▼ a large number of under occupied dwellings indicating older people who are living in homes that are too big for their current needs would like options to right size but that there is a lack of appropriate housing stock
- ▼ many older people are living with a disability which impacts on their quality of life in their home
- ▼ there are a number of brownfield sites across Ireland in both urban and rural areas suitable for housing developments for older people
- ▼ there is a lack of alternative housing options available to people in their own communities
- ▼ while there is a wide range of services, social opportunities and existing facilities in place many people still feel socially isolated, have difficulty accessing information and may not have access to transport

The purpose of this policy statement is to provide a policy framework, underpinned by and aligned with the six principles developed, to support our ageing population in a way that will increase the accommodation options available to them and give them meaningful choice in how and where they choose to live.

This process has also led to the development of a suite of actions required to further inform and develop policy in this area. These actions, set out below, require significant inter-departmental and agency working and collaboration.

In order to deliver these actions, an Inter-departmental/agency Implementation Group will be established, including membership from the two Departments, the HSE, Local Authorities and relevant stake-holders. This group will have responsibility for progressing the actions set out in this statement with a view to contributing towards the objective of supporting older people to live in their own homes and communities with dignity and independence for as long as possible and, in so doing, to progress the development of various housing options and improving the integration of services and inter-agency collaboration. The Implementation Group will be chaired by an independent Chairperson who will report to the Ministers on progress and issues arising.

Through this policy statement, we will identify a number of strategic actions aligned to the six principles that will provide solutions to the concerns raised that will be delivered by a range of stakeholders.



# ACTIONS



**Consistent  
Data**



**Supports**



**Collaboration**



**Housing Options  
for our  
Ageing Population**



**Comfort &  
Security**

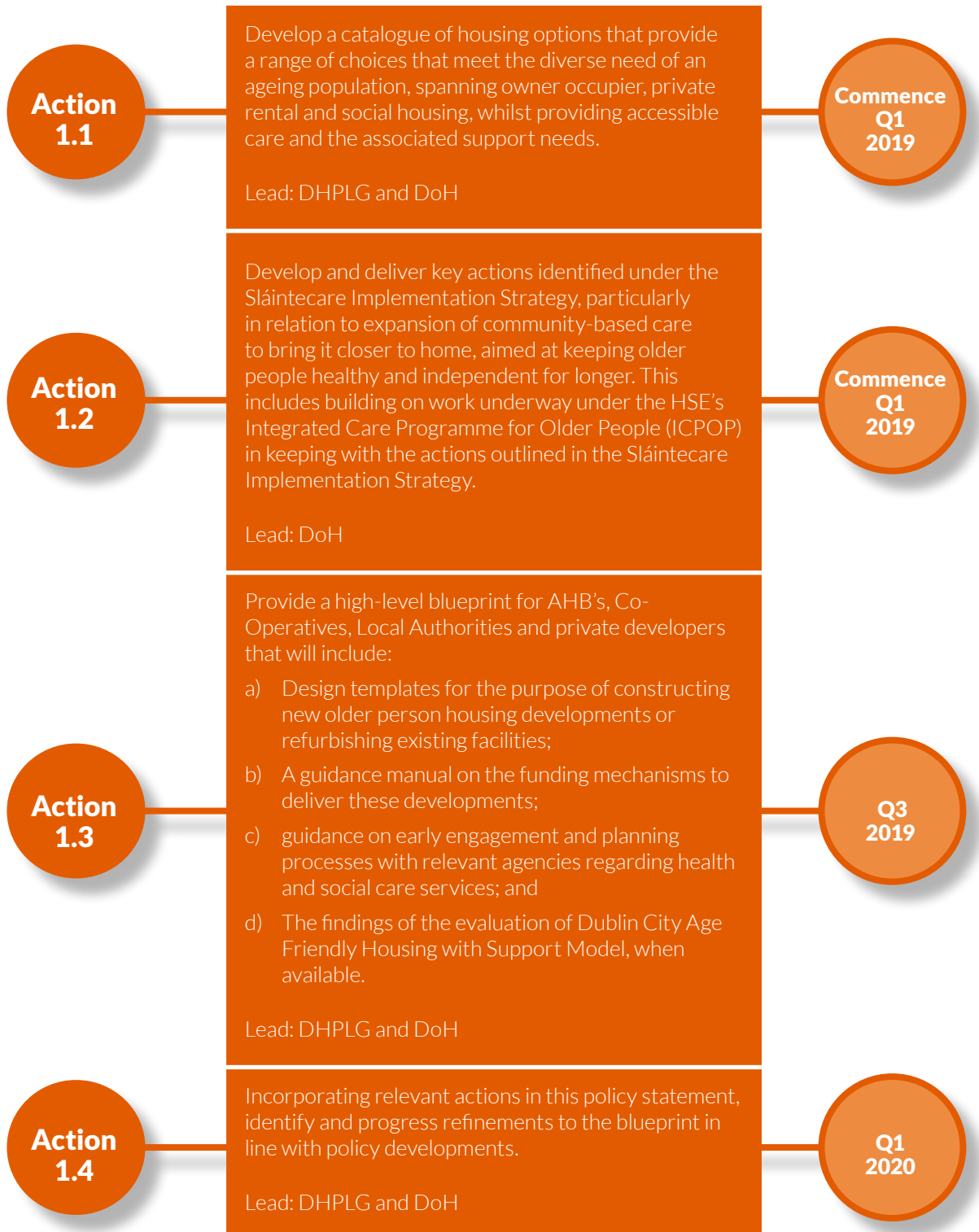


**Choice**



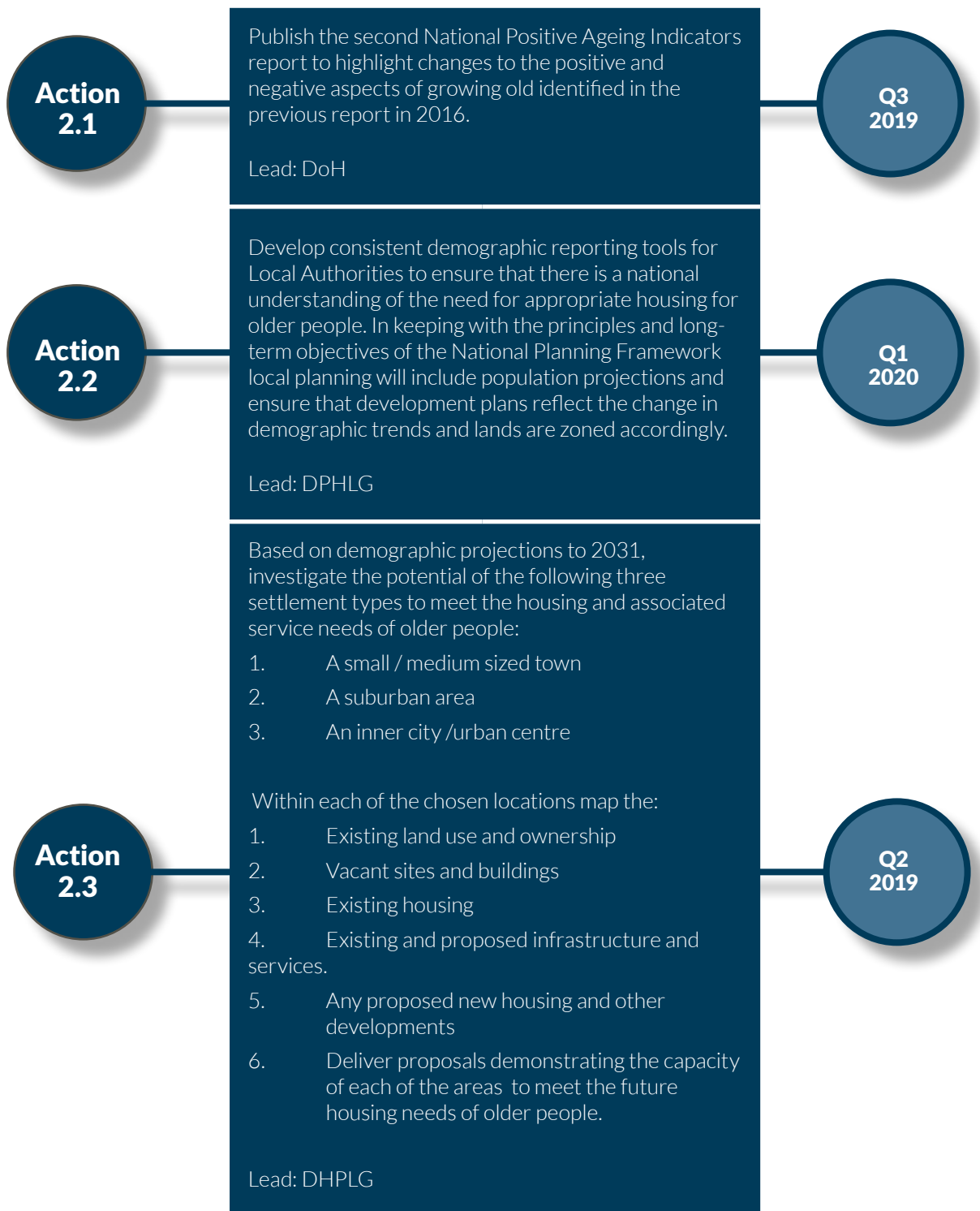
**Maintaining  
Momentum**

# 1 Housing Options for our Ageing Population





## 2 Consistent Data





### 3 Collaboration







## 4 Delivering Choice

<p><b>Action 4.1</b></p>	<p>Increase the funding of the Housing Adaptation Grant Scheme, review the guidelines of the scheme, and streamline the application process and management of the scheme across all Local Authorities.</p> <p>Lead: DHPLG</p>	<p><b>Q4 2019</b></p>
<p><b>Action 4.2</b></p>	<p>Work closely with local authorities to review the Housing Adaptation Grant Scheme and the waiting lists in place for adaptations and publish this data on a yearly basis. This will identify any barriers and gaps at local and national level and help to streamline the process to ensure timely intervention.</p> <p>Lead: DHPLG</p>	<p><b>Q4 2019</b></p>
<p><b>Action 4.3</b></p>	<p>Review guidance in the area of development contribution exemptions. The aim is to incentivise particular forms of development in high-density urban areas.</p> <p>Lead: DHPLG</p>	<p><b>Q1 2020</b></p>
<p><b>Action 4.4</b></p>	<p>Ensure that 50% of apartments in any development that are required to be in excess of minimum sizes are suitable for older people/mobility impaired people and develop a template layout guide for same.</p> <p>Lead: DHPLG</p>	<p><b>Q2 2020</b></p>
<p><b>Action 4.5</b></p>	<p>Introduce financial services and develop the provision of financial incentives to support older persons in both public and private housing to rightsize to more energy efficient and appropriate housing units.</p> <p>Lead: DHPLG</p>	<p><b>Q3 2020</b></p>
<p><b>Action 4.6</b></p>	<p>In partnership with industry, introduce measures to ensure that over a five year period delivery is increased to ensure that 30% of all new dwellings are built to incorporate universal design principles to accommodate our ageing population.</p> <p>Lead: DHPLG</p>	<p><b>Commence Q3 2019</b></p>



## 4 Delivering Choice (contd)

<p><b>Action 4.7</b></p>	<p>Establish methods to incentivise older people in public and private housing to rightsize to appropriately sized units, if they choose to do so. This process will begin with the establishment of a formal scheme in social housing in 2019.</p> <p>Lead: DHPLG</p>	<p><b>Commence Q2 2019</b></p>
<p><b>Action 4.8</b></p>	<p>Launch a new scheme, on a phased basis, with support staff to address the housing issues for older people and the housing needs of others. This scheme will match those older people with under occupancy that wish to share their home with persons who require housing in exchanges for providing practical support. This scheme will also support older people to address any housing and tenancy issues they have and ensure that their homes are fit for purpose and a safe place to live.</p> <p>Lead: DHPLG</p>	<p><b>Q2 2019</b></p>
<p><b>Action 4.9</b></p>	<p>Undertake a research project which will examine the housing circumstances and attitudes of households composed of homeowners aged 55+. A particular focus will be the factors which might inhibit or encourage such households to seek properties better suited to their circumstances, typically, right-sizing.</p> <p>Undertake a series of systematic evidence reviews to assist policy development in relation to housing for healthy ageing. Commission an examination of governance approaches, implementation barriers and enablers and critical success factors in national and international housing support models.</p> <p>Lead: DHPLG and DoH</p>	<p><b>Commence Q2 2019</b></p>
<p><b>Action 4.10</b></p>	<p>Conduct a scoping exercise outlining the potential for a new Capital Assistance Scheme. This scheme will take forward the commitment to better recognise the position of older people and to ensure coherence and integration in the planning and implementation of the programmes for older people in both public and private housing, including the housing programme.</p> <p>Lead: DHPLG</p>	<p><b>Q4 2019</b></p>
<p><b>Action 4.11</b></p>	<p>Develop and roll out an awareness campaign on the benefits of incorporating principles of Universal Design in partnership with Fingal County Council and the national Age Friendly Ireland Programme.</p> <p>Lead: DHPLG</p>	<p><b>Q1 2019</b></p>
<p><b>Action 4.12</b></p>	<p>Issue Planning guidelines for the development of residential care homes and primary care centres to ensure that they are appropriately designed and located in areas with access to transport and amenities.</p> <p>Lead: DHPLG</p>	<p><b>Q4 2019</b></p>
<p><b>Action 4.13</b></p>	<p>Local Authorities will identify and assign an individual on their housing teams to work with older people in terms of sourcing appropriate accommodation.</p> <p>Lead: DHPLG</p>	<p><b>Q3 2019</b></p>



## 5 Support

<b>Action 5.1</b>	<p>Develop a statutory scheme and system of regulation for Home Support services, with clear rules in relation to services for which people are eligible and how decisions are made in allocating services This will improve access to the HSS that people need. Consider how home supports in supported housing models could be incorporated into the Scheme.</p> <p>Lead: DoH</p>	<b>Commence 2021</b>
<b>Action 5.2</b>	<p>In line with Sláintecare explore the structure of community based social care supports and consider the role, model and expansion of services such as day care and ancillary services including meals-on-wheels aimed at keeping older people in their communities.</p> <p>Lead: DoH</p>	<b>Commence Q3 2019</b>
<b>Action 5.3</b>	<p>Introduce (on a pilot basis) a community grant scheme for older people services for community and voluntary groups to provide small one-off grant funding to improve or expand existing community-based services for older people or to provide seed funding for new initiatives.</p> <p>Lead: DoH</p>	<b>Q3 2019</b>
<b>Action 5.4</b>	<p>Utilise the expanded Community Intervention Team and Outpatient Parenteral Antimicrobial Therapy (OPAT) services to prevent unnecessary hospital admission, promote hospital avoidance, and facilitate early discharge of patients to their home with the appropriate range of supports.</p> <p>Lead: DoH</p>	<b>Ongoing</b>
<b>Action 5.5</b>	<p>Under Sláintecare, progress a Programme on Workforce Planning, including the assessment of workforce required to deliver new models of care in the community to meet population growth and demand for community based care services.</p> <p>Lead: DoH</p>	<b>Commence 2020</b>
<b>Action 5.6</b>	<p>Develop the role of Advanced Nurse Practitioner services in older persons care, and in chronic disease management and unscheduled care, both services cater for a high proportion of older people.</p> <p>Lead: DoH</p>	<b>Ongoing</b>

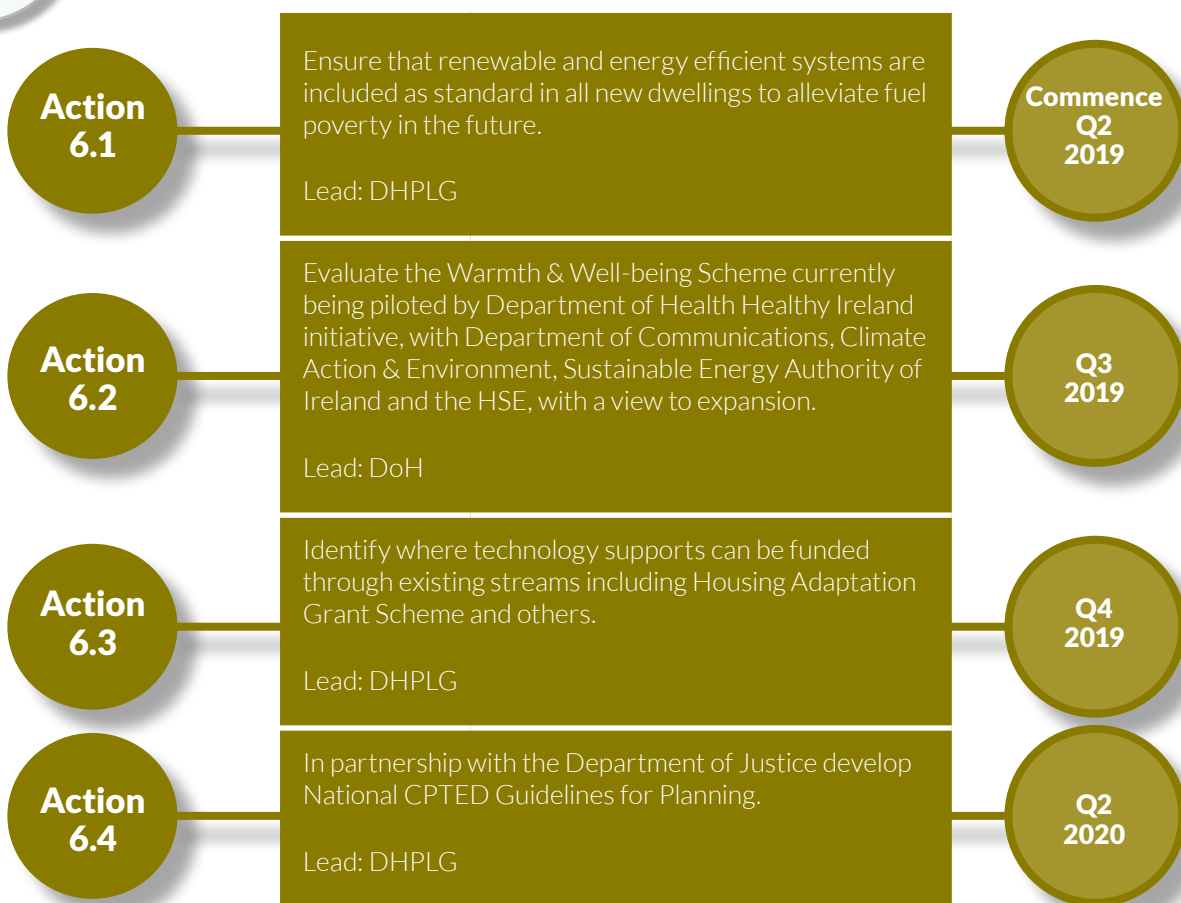


## 5 Support (contd)

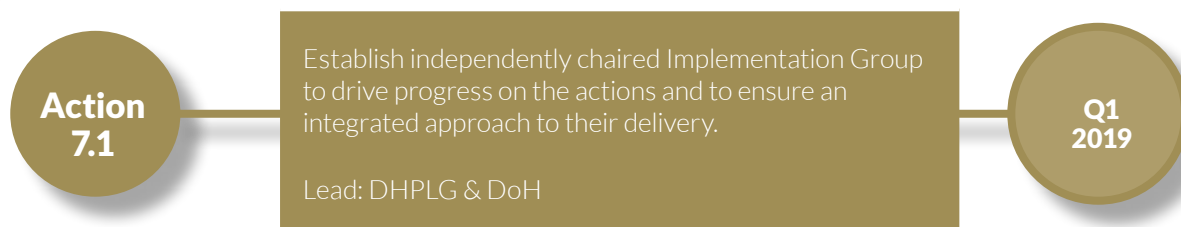
<p><b>Action 5.7</b></p>	<p>Promote the use of Support Co-Ordination Services to ensure that a collective approach to the provision of services is delivered at local level. This will include mapping and signposting of all local services such as home supports, befriending, meals on wheels, transport services, activities, services, health and wellbeing programmes, specific services, training &amp; education and technology supports</p> <p>Lead: DoH</p>	<p>Ongoing</p>
<p><b>Action 5.8</b></p>	<p>Continue to invest in primary care facilities across the country to help ensure appropriate provision of, and access to, services in the community. By enhancing and expanding capacity in the primary care sector, we will be able to provide high quality, safe, accessible and sustainable care at the local level and allow people to be cared for in their own homes and communities for as long as possible. Investment in primary care facilities across the country will ensure the appropriate provision of, and access to, services in the community.</p> <p>Lead: DoH</p>	<p>Ongoing</p>
<p><b>Action 5.9</b></p>	<p>Ensure that developments (and specifically those for older people) are constructed in areas that are close to essential services, promoting the use of brownfield sites and explore the optimum locations that would lend themselves to becoming “age friendly neighbourhoods”.</p> <p>Lead: DHPLG</p>	<p>Q1 2020</p>
<p><b>Action 5.10</b></p>	<p>Continue to promote social engagement opportunities to ensure that all older people have access to the wide range of existing services in place within communities such as libraries, amenities, shops and social services.</p> <p>Lead: DHPLG</p>	<p>Ongoing</p>
<p><b>Action 5.11</b></p>	<p>Agree, procure and commence implementation of a single assessment tool to ensure standardised assessment of need of older people to inform care planning, service design and service planning.</p> <p>Lead: DoH</p>	<p>Commence Q2 2019</p>



## 6 Comfort and Security



## 7 Maintain Momentum



# Timeline

## 2018

Steering Committee meetings

Interdepartmental Policy Statement Development

Review of existing policy/  
Research

Input from stakeholders  
/ steering committee

Expert Conference on  
Housing for Older People  
in Farmleigh

Request for Submissions

Feedback from two  
Housing & Public Realm  
Workshops

Evaluation

Draft Policy

Stakeholder Engagement

## 2019

**14 Feb 2019**

Stakeholder briefing  
on draft policy

**Feb 2019**

Launch

**March 2019**

Establishment of  
Implementation Group

**March 2019 - onwards**

Implementation & Review



## References

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- Healthy and Positive Ageing Initiative. *A profile of attitudes towards future housing options among community-dwelling adults aged 55+ in Ireland.*
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- Housing for Older People: Future Perspectives* (Figure 7 Housing with care continuum. Cullen et. al. (2007)
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- Housing for Older People - Thinking Ahead.* The Housing Agency
- Housing for Older People – Thinking Ahead*, October 2016
- Projections of Demand for Healthcare in Ireland 2015-2030 (2017):* ESRI Dublin
- Rebuilding Ireland*
- World Health Organization, *Age Friendly Environments*

## Appendices

### Group Members

Name	Organisation
Derek Rafferty (Chair)	Department of Housing, Planning and Local Government
Patricia Curran	Department of Housing, Planning and Local Government
Niall Redmond	Department of Health
Patricia Lee	Department of Health
Joan MacMahon	Department of Housing, Planning and Local Government
Belinda Treacy	Department of Housing, Planning and Local Government
Colin Ryan	Department of Housing, Planning and Local Government
Colm Downey	Department of Housing, Planning and Local Government
Jason Kearney	Department of Rural and Community Development
Deirdre Kearney	Department of Rural and Community Development
Samantha Rayner	Health Service Executive
Roslyn Molloy	Housing Agency
Catherine McGuigan	Chief Officer, Age Friendly Ireland Shared Service, Meath County Council
Ger Craddock	Centre for Excellence in Universal Design, NDA
Karen Murphy	Irish Council for Social Housing
Ashley Tonge (Secretary)	Department of Housing, Planning and Local Government

Case Studies

		AGEING IN PLACE	URBAN RENEWAL	SUSTAINABLE, LIFETIME COMMUNITIES	UNIVERSAL DESIGN	ASSISTIVE TECHNOLOGY	PARTNERING
<b>1</b>	<b>Colivet Court, Southill, Limerick</b>						
<b>2</b>	<b>Leighlinbridge Housing, Co.Carlow</b>						
<b>3</b>	<b>Father Lemass Court, Ballyfermot, Dublin 10</b>						
<b>4</b>	<b>SVP Malahide, Co. Dublin.</b>						
<b>5</b>	<b>Rochestown House, Co. Dublin.</b>						
<b>6</b>	<b>McAuley Place, Naas.</b>						
<b>7</b>	<b>Great Northern Haven, Dundalk, Co. Louth</b>						
<b>8</b>	<b>St. Michael's Housing with Supports, Dublin 8</b>						
<b>9</b>	<b>Glór Na Srútha, Clonlara, Co. Clare</b>						
<b>10</b>	<b>Cuan an Chláir, Ennis, Co. Clare</b>						
<b>11</b>	<b>Ballygall, Dublin 11</b>						
<b>12</b>	<b>Annamore Court, Ballyfermot, Dublin 10</b>						

1 Colivet Court, Southill, Limerick		Regeneration
<b>No. Units</b>	35 one bed units + communal facility, caretaker's apartment and guest room.	This regeneration project in Limerick, combines active street frontages with a secure, central landscaped courtyard.  This arrangement fosters interaction with the residents, their immediate neighbours and the wider community
<b>AHB / LA</b>	Limerick City & County Council / Clúid	
<b>Architects</b>	ABK	
<b>Description</b>	<p>Underpinning the brief was the principle that the design should be a catalyst in both the social and physical regeneration of the area, generating a sense of pride, empowerment, ownership and mutual respect – all of which are typically lacking in areas of disadvantage and social exclusion.</p> <p>The project responds to the need of an aging generation to interact with the broader community of Southill while feeling safe, secure and protected. The project is designed to provide animated and active street frontages to the outer face of the perimeter, while also creating similarly active internal elevations to the inner garden. Buildings surrounding the garden court have been designed to provide life and communal activity to this most important space while not detracting from the activity on the streets. Access to apartments is therefore appropriately varied to achieve this goal</p>	
<b>Funding Model</b>	DHPLG Capital Assistance Scheme	
<b>Budget</b>	€5.25M	
<b>Design team details</b>	<p><b>Client:</b> Office of Regeneration, Limerick County Council</p> <p><b>Architect:</b> ABK Architects</p> <p><b>Structural and Civil Engineer:</b> Punch Consulting Engineers</p> <p><b>M&amp;E Engineer:</b> Homan O' Brien Consulting Engineers</p> <p><b>Quantity Surveyor:</b> Aecom</p>	
<b>Photo Credits</b>	Paul Tierney	



2 Leighlinbridge Housing, Co.Carlow		Rural Village Housing
<b>No. Units</b>	15 two bed units + Communal Facility	
<b>AHB / LA</b>	Leighlinbridge Housing Association / Carlow County Council	
<b>Architects</b>	Paul Keogh Architects	
<b>Description</b>	<p>The site is located in the centre of Leighlinbridge village, beside the parish church and community centre and in the grounds of the old presbytery building, a protected structure.</p> <p>Creating a street, overlooked by the residential units, provides for security and passive-surveillance, with landscaping and seating areas provided to generate a sense of community among the residents. Each unit is a two-bedroom apartment suitable for both single or double occupancy. An additional bedroom can be used as a guest bedroom, study or for a live-in nurse or carer.</p>	
<b>Funding Model</b>	DHPLG Capital Assistance Scheme	
<b>Budget</b>	€2.1M	
<b>Design team details</b>	<p><b>Client:</b> Leighlinbridge Housing Association</p> <p><b>Architect:</b> Paul Keogh Architects</p> <p><b>Engineer:</b> Roughnan &amp; O'Donovan Consulting Engineers</p> <p><b>Quantity Surveyor:</b> Kerrigan Sheanon Newman</p>	
<b>Photo Credits</b>	Peter Cook	

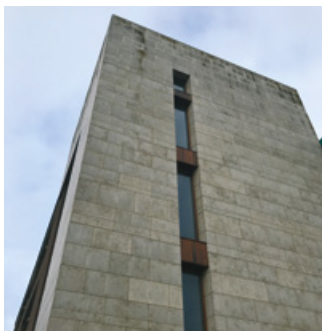


AGEING  
IN PLACE

SUSTAINABLE  
COMMUNITIES

UNIVERSAL  
DESIGN

<b>3</b>		<b>Father Lemass Court, Ballyfermot, Dublin 10</b>	<b>High Density Urban Infill</b>
<b>No. Units</b>	32 one bed units, and communal facility.		<p>This development achieves a high density of 32 units on a very constrained site of 0.13 Ha, replacing a former curate's residence.</p> <p>The development is located at close proximity to all facilities, and public transport and its strong building form creates a bookend to the main street.</p>
<b>AHB / LA</b>	Dublin City Council		
<b>Architects</b>	DCC City Architects / Coady Architects		
<b>Description</b>	<p>This project was the development of the former curate's residence site on Ballyfermot Road to provide housing for older persons. The site location at the junction of Ballyfermot Road, the spacious Kylemore Road roundabout and the adjacent existing church provided the opportunity to consider a higher building in this location and densify the site, and the resultant scheme at four storeys provides an entry point to Ballyfermot Road. The density of the development is 110 units per acre or 272 units per hectare.</p> <p>The object of the development was to create a community. This has been achieved by the provision of a small central courtyard with an adjoining community room and a communal roof garden at third floor level, which is sheltered and faces south. Deck access is provided to the apartments, which in turn provide passive supervision and social contact for the residents.</p>		
<b>Funding Model</b>	DHPLG - Social Housing Capital Investment Programme		
<b>Budget</b>	€5.5M		
<b>Design team details</b>	<p><b>Architect:</b> Dublin City Council City Architects / Coady Architects</p> <p><b>Structural Engineer:</b> Carl Bro Ltd.</p> <p><b>Services Engineer:</b> Delap &amp; Waller</p> <p><b>Quantity Surveyor:</b> Dublin City Council QS Division</p>		
<b>Photo Credits</b>	DHPLG		





4 Malahide, Co. Dublin		Suburban Housing
<b>No. Units</b>	37 two bed units (31 one bed and 6 two bed units)+ Communal Facility	This suburban infill project groups individual units around a central landscaped courtyard.  This arrangement fosters interaction with the residents and their immediate neighbours.  A second phase of development is currently under construction
<b>AHB / LA</b>	Society of St. Vincent de Paul / Fingal County Council	
<b>Architects</b>	Paul Keogh Architects	
<b>Description</b>	The design consists of two ranges of housing along opposing sides of the site, making an enclosed garden the focus of the scheme provides a secure ambience for the elderly residents.  All living rooms face into this open space, maximising passive surveillance and generating an environment of communal engagement among residents.	
<b>Funding Model</b>	DHPLG Capital Assistance Scheme	
<b>Budget</b>	€6.1M	
<b>Design team details</b>	<b>Client:</b> Society of Saint Vincent de Paul <b>Architect:</b> Paul Keogh Architects <b>Engineer:</b> Horgan Lynch Consulting Engineers <b>Quantity Surveyor:</b> Kerrigan Sheanon Newman	
<b>Photo Credits</b>	Peter Cook, Ros Kavanagh, Paul Keogh Architects	



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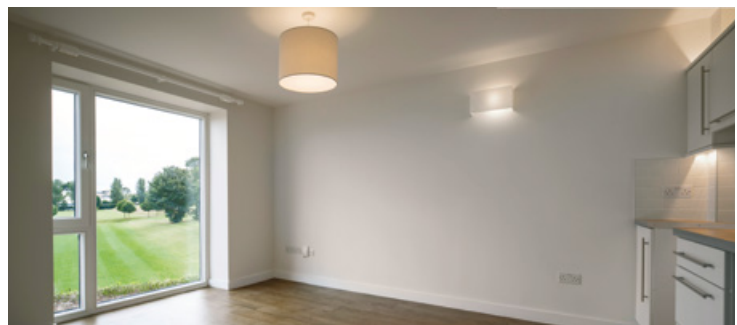
SUSTAINABLE  
COMMUNITIES

UNIVERSAL  
DESIGN

<b>5</b>		<b>Rochestown House, Co. Dublin.</b>	<b>Refurb &amp; Energy Retrofit</b>
<b>No. Units</b>	34 one bed units and communal facilities.		<p>This project involves the refurbishment and energy retrofit of a 1970s social housing scheme. The existing scheme included 34 bedsit units, which were amalgamated to create larger units to meet current standards. An additional floor was added to the existing block, and a lift was added, to improve accessibility.</p> <p>In parallel, the building underwent a full energy retrofit, and benefits from higher insulation and energy saving measures.</p>
<b>AHB / LA</b>	Dun Laoghaire Rathdown County Council		
<b>Architects</b>	Dun Laoghaire Rathdown County Council Architects Department		
<b>Description</b>	<p>Situated in the former walled gardens of Somerton House, this first phase of refurbishment, extension and deep energy retrofit project of a 1970s scheme comprises 34 one bedroom dwellings, with communal facilities.</p> <p>The intention of the scheme is to maximise the number of units on this well located site, close to existing services and public transport, and the release of underused existing larger council owned houses for reletting as family homes. The buildings have been renovated to a low-energy standard, which will alleviate fuel poverty for its older residents.</p>		
<b>Funding Model</b>	DHPLG Capital Assistance Scheme		
<b>Budget</b>	€3.5 million		
<b>Design team details</b>	<p><b>Client:</b> Dún Laoghaire Rathdown County Council</p> <p><b>Architect:</b> Dún Laoghaire Rathdown Architects Dept</p> <p><b>Energy Advisors:</b> Mosart</p> <p><b>Structural Engineer:</b> Hanley Pepper</p> <p><b>M&amp;E Engineers:</b> Ramsay Cox &amp; Associates</p> <p><b>Quantity Surveyor:</b> Walsh Associates</p> <p><b>PSDP:</b> Scott &amp; MacNeill</p>		
<b>Photo Credits</b>	Donal Murphy		



before renovation



6		McAuley Place, Naas.	Town Centre Renewal
<b>No. Units</b>	53 one bed units		<p>The redevelopment of this Protected Structure in the centre of Naas and conversion into self contained apartments has regenerated a previously underused site in the town centre, which is now a shared facility with the wider community.</p> <p>The re-use of the existing building has required some compromise in the layout of the apartments, which is compensated by the central location and connection to the community through its café and communal spaces.</p>
<b>AHB / LA</b>	Nás na Ríogh Housing Association / Kildare County Council		
<b>Architects</b>	Tom Cowper / Campbell Conroy Hickey		
<b>Description</b>	<p>The development consists of 53 self-contained apartments in the centre of Naas town, on the grounds of the former Convent of Mercy. It is a managed service providing centrally located housing for older people who are capable of independent living.</p> <p>The location offers easy access to shops, restaurants, the church, the post office and other services. Each apartment comprises one bedroom with a fully equipped kitchen/sitting room and a bathroom with level-access shower. Wireless Internet is available in all units.</p>		
<b>Funding Model</b>	DHPLG Capital Assistance Scheme - 95% of the construction costs + AHB funding		
<b>Budget</b>	€7.4M		
<b>Design team details</b>	<p><b>Client:</b> Nás na Ríogh Housing Association Ltd</p> <p><b>Architect:</b> Tom Cowper / Campbell Conroy Hickey</p> <p><b>Structural Engineer:</b> Gerry Gallagher</p> <p><b>Quantity Surveyor:</b> Martin O'Neill</p>		
<b>Photo Credits</b>	Nás na Ríogh Housing Association Ltd		



AGEING IN PLACE
URBAN RENEWAL
SUSTAINABLE COMMUNITIES

PARTNERING



7 Great Northern Haven, Dundalk, Co. Louth		Assistive Technology
<b>No. Units</b>	316 No. 2 bed units	<p>This pilot project was developed in conjunction with the Dundalk Institute of Technology, and included extensive wiring for technology to assist independent living which could easily be adjusted to each resident's changing needs as they age.</p> <p>Developments in wireless assistive technology since the completion of the project now allow a base system to be adjusted wirelessly to meet specific user requirements.</p>
<b>AHB / LA</b>	Clúid Great Northern Haven, Barrack St., Dundalk, Co. Louth	
<b>Architects</b>	MCO Projects	
<b>Description</b>	<p>This scheme consists of 16 self-contained apartments and was constructed with the concept of life-time adaptability at its core. All apartments are designed to be fully accessible, and include a 2nd bedroom to accommodate a carer or overnight guest. All residents have their own front door access, controlled via electronic fob and an intercom system that allows each resident to view who is waiting at the door. Each unit has a semi-internal porch, which can be used as storage space for an electric wheelchair or safe area to drop deliveries. The scheme also includes a communal facility which is open to the wider community, to promote social interaction.</p> <p>While designing 'life-time adaptable homes' aims to make the physical features as flexible as possible (spacious apartments, barrier free movement), technological features are also incorporated so that new telehealth or monitoring equipment can be added almost anywhere in the home to adapt to the changing needs of the person.</p>	
<b>Funding Model</b>	DHPLG Capital Assistance Scheme	
<b>Budget</b>	€5.1M	
<b>Design team details</b>	<p><b>Client:</b> Dundalk Town Council – Louth County Council.</p> <p><b>Architects:</b> MCO Architecture / PRP Architects</p> <p><b>Project Management:</b> MCO Projects</p> <p><b>Structural Engineer:</b> O'Connor Sutton Cronin</p> <p><b>M&amp;E Engineer:</b> Arup Consulting Engineers</p> <p><b>Quantity Surveyor:</b> Kerrigan Sheanan Newman</p>	
<b>Photo Credits</b>	Great Northern Haven	



8 St. Michael's Housing with Supports, Dublin 8		Housing With Supports
<b>No. Units</b>	52 (36 x 1.5 bedroom units @ 63m <sup>2</sup> 16 x 2 bedroom units (30%) @ 80m <sup>2</sup> )	<p>The basis of the "Housing with Supports" concept</p> <ol style="list-style-type: none"> <li><b>Lifetime adaptable housing</b>, which is based on universal design principles to require the minimum of later adaptation, and easily adaptable to meet changing needs.</li> <li><b>Ageing in place</b>, which underpins contemporary thinking on ageing, enabling people to stay in their own homes and communities.</li> <li><b>Autonomy of housing and supports</b>, older people who move into the 'Housing with Support' project will be given a Tenancy Agreement and will have ultimate autonomy of what supports are provided to them.</li> <li><b>Appropriate housing design</b> backed by assistive technologies when and as required.</li> <li><b>Suitable location</b>, building units in realistic places for sustainable living with full mobility access in both the scheme and its local environs. A key component of the demonstrator project is integration into the local community of Inchicore and a resource for residents (especially OP in the vicinity of the scheme) to be part of the life of the scheme</li> <li><b>Availability of supports</b>, which is recognised to be the key determinant of quality of life for older people.</li> </ol>
<b>AHB / LA</b>	Circle VHA/Alone	
<b>Architects</b>	OBFA Architects	
<b>Description</b>	<p>Inchicore 'Housing with Supports' project is a demonstrator project introducing the concept of 'Housing with Supports' for OP into Ireland. Based in Inchicore, Dublin 8 on the old St Michaels Estate, the project has been jointly commissioned by DCC and the HSE, and is one of the 5 demonstrator projects under 'Rebuilding Ireland Action Plan for Housing and Homelessness'.</p> <p>The overall aim of the project is to develop a new model of housing for OP where the key components are; physical environment, appropriate care and supports provided on site, integrated within the local community. The accommodation and communal facilities will be built in line with Age friendly and Universal design principles.</p> <p>A steering group has been established, with an independent chair, comprising of membership from the DHPLG, DoH, DCC, HSE and the ICSH and the Dublin Age Friendly Programme. The project was awarded to an innovative partnership between Circle VHA and ALONE who are currently progressing the development of the scheme from concept to operation. The project is being externally evaluated through the Housing Agency, with the aim to review the project through the various phases of development into operation and recommend learnings for future projects.</p> <p>Circle VHA and ALONE have been tasked with designing, building and operating this unique new model to Ireland, which will set a new standard for the future of housing provision for older people, acting as a model that can be replicated, transferred and scalable around the country in urban and rural settings, large and small.</p>	
<b>Funding Model</b>	DHPLG Capital Assistance Scheme	
<b>Budget</b>	€15M	
<b>Design team details</b>	<p><b>Client:</b> Dublin City Council / Alone / Circle</p> <p><b>Architects:</b> OBFA Architects</p> <p><b>Civil &amp; Structural Engineer:</b> Fearon O'Neill Rooney</p> <p><b>Quantity Surveyor:</b> Scollard Doyle</p> <p><b>Building Services Engineers:</b> Delap &amp; Waller</p>	



St. Michael's Housing Project - Circle VHA/Alone



9 Glór Na Srútha, Clonlara, Co. Clare		Lifetime Adaptable
<b>No. Units</b>	12 (mixed between two and three bedroom)	<p>The scheme was designed with a view to helping people to stay in their homes longer. Lifetime adaptability, efficiency of technology, sustainability, accessibility, and adaptability to address changing life circumstances were all key components in the scheme design and consideration.</p> <p>A mix of dwelling types reflects the range of tenancies and cultures within the community which includes single person occupancy, older persons and family units.</p>
<b>AHB / LA</b>	Clare County Council	
<b>Architects</b>	Clare County Council	
<b>Description</b>	<p>Clonlara housing development, located in a rural village setting, incorporates Age Friendly Design guidelines and universal design principles. The scheme comprises of twelve A rated single and two storey houses consisting of 3 bed and 2 bed homes. Lifetime adaptability, efficiency of technology, and integration with the existing community were all key components in the scheme design and consideration.</p> <p>The design responded to site contours and poor ground conditions, and the traditional styles of clustered communities in the locality. The overall design creates a sense of community enclosure through the slow curve of the design whilst retaining its connectivity with adjoining housing scheme through a pedestrian link. The single storey dwellings book end the scheme and passive surveillance is encouraged through the feature corner windows. The mix of dwelling types reflects the range of tenancies and cultures within the grouping which includes single occupancy older persons and family units.</p>	
<b>Funding Model</b>	DHPLG - Social Housing Capital Investment Programme	
<b>Budget</b>	€1.9M	
<b>Design team details</b>	<p><b>Architect:</b> Architectural Services, Clare County Council</p> <p><b>Structural Engineer:</b> Hassett Leyden &amp; Associates</p> <p><b>M&amp;E Engineer:</b> Moloney Fox Consulting</p> <p><b>Quantity Surveyor:</b> Tom McNamara &amp; Ptnrs</p>	
<b>Photo Credits</b>	Clare County Council	



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DESIGN

10		Cuan an Chláir, Ennis, Co. Clare	Combined Funding
<b>No. Units</b>	12 units + communal facility.		This project combines active street frontages with a central landscaped open space.  Funding for the project was from a number of sources, including the DHPLG, Private donations, JP McManus, and the Diocesan Trust.
<b>AHB / LA</b>	Clare County Council		
<b>Architects</b>	Hassett Leyden & Associates		
<b>Description</b>	<p>This development of 12 single storey houses and communal facilities is located within walking distance of the town centre.</p> <p>Funding was received from a mix of government (€2 million) and private sources - donations (€200,000 from JP McManus) and fund raising of €1million collected locally to fund the building of the housing and home care centre, the land was donated by Bishop Willie Walsh and the Diocesan Trust. Further funding of €1.8 million has been received to build phase 2 of 11 more units.</p>		
<b>Funding Model</b>	DHPLG - Social Housing Capital Investment Programme		
<b>Budget</b>	€2M		
<b>Design team details</b>	<b>Architect:</b> <b>Structural Engineer:</b> <b>M&amp;E Engineer:</b> <b>Quantity Surveyor:</b>	Architectural Services, Clare County Council Hassett Leyden & Associates Moloney Fox Consulting Tom McNamara & Ptnrs	
<b>Photo Credits</b>	Cuan an Chláir		



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<b>11 Ballygall, Dublin 11</b>		<b>Refurb &amp; Energy Retrofit</b>
<b>No. Units</b>	50 (46 No. 1 bed , 4 No. 2 bed units) + communal facility.	<p>This project involves the refurbishment and energy retrofit of a 1970s social housing scheme. The existing scheme comprised small bedsit units, which were amalgamated to create larger units to meet current standards and lifts were added, to improve accessibility. Additional units were added to enclose and address the existing shared open spaces.</p> <p>In parallel, the building underwent a full energy retrofit, and benefits from higher insulation and energy saving measures.</p>
<b>AHB / LA</b>	Fold Ireland / Dublin City Council	
<b>Architects</b>	ASI Architects Ltd	
<b>Description</b>	<p>This project involves the refurbishment and energy retrofit of a 1970s social housing scheme. The existing scheme comprised of 78 No. substandard bedsit units, which were amalgamated to create 39 larger units to meet current standards, and communal facility.</p> <p>The existing units were Remodeled and fully refurbished to be fully accessible, with level access to all units, and lift access to the upper floors. Accessible bathrooms were installed in all units. In parallel, the building underwent a full energy retrofit, and benefits from higher insulation and energy saving measures. New blocks were constructed to address and enclose the existing areas of open space.</p>	
<b>Funding Model</b>	CALF & Private finance. Regeneration with Dublin City Council.	
<b>Budget</b>	€2.7M	
<b>Design team details</b>	<p><b>Architect:</b> ASI Architects</p> <p><b>Structural Engineer:</b> Albert Fry Associates</p> <p><b>M&amp;E Engineer:</b> Integrated Services Design Ltd</p> <p><b>Health &amp; Safety Consultants:</b> Durnien.com CS Limited</p>	
<b>Photo Credits</b>	ASI Architects	





12		Annamore Court, Ballyfermot, Dublin 10	Regeneration
No. Units	70 No. 1 beds + communal facility		<p>This project involves the replacement of a run down 1960s 2 storey social housing scheme with a higher density development, which has almost doubled the number of homes over that previously provided on this site.</p> <p>The provision of larger unit sizes in the new development has incentivised a substantial number of the new tenants at Annamore Court to 'rightsize', relocating from existing larger local authority properties, freeing up those older under-occupied houses for families on the housing waiting list.</p>
AHB / LA	Iveagh Trust / Dublin City Council		
Architects	Edward Brady & Associates		
Description	<p>This project involves the replacement of 38 units in an existing derelict 1960s two storey social housing scheme with a higher density development of 70 units within a well established local community. One of the real positives of this scheme is that a substantial number of the new tenants at Annamore are downsizing from 3 and 4 bed houses, unlocking capacity in existing stock by freeing up these larger homes for families on the housing waiting list. The AHB will provide a range of additional supports and services on site with the aim of supporting independent living in the community for as long as possible; including a visiting nursing service, a resident caretaker, tenant liaison officers, a community room, guest room and laundry.</p> <p>The project was the first social housing new-build to benefit from funding provided by the Housing Finance Agency and the European Investment Bank, leveraged against 30% CALF finance.</p>		
Funding Model	CALF & Private finance.		
Budget	€10M		
Design team details	<p><b>Client:</b></p> <p><b>Architect:</b></p> <p><b>Structural Engineer:</b></p> <p><b>M&amp;E Engineer:</b></p> <p><b>Quantity Surveyor:</b></p> <p><b>Fire Safety Consultant:</b></p> <p><b>Health &amp; Safety Consultant:</b></p>	<p>The Iveagh Trust / Dublin City Council</p> <p>Edward Brady &amp; Associates</p> <p>Lohan &amp; Donnelly</p> <p>JWHA Consulting Engineers</p> <p>Austin Reddy &amp; Company</p> <p>Andrew O'Rourke &amp; Associates</p> <p>JWHA Consulting Engineers</p>	
Photo Credits	The Iveagh Trust		



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Department of Housing, Planning and Local  
Government  
Department of Health



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