

Presentation to Housing SPC 9th Feb 2022

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Age Friendly – Housing for Older People

and the

Draft Dublin City Development Plan 2022-2028

Demographic Change | The Challenge

Ireland is Growing..

- People are living longer
- Population is increasing
- Greater demand on services

Projected Population aged 65+

In 2026.....



.....& 2046

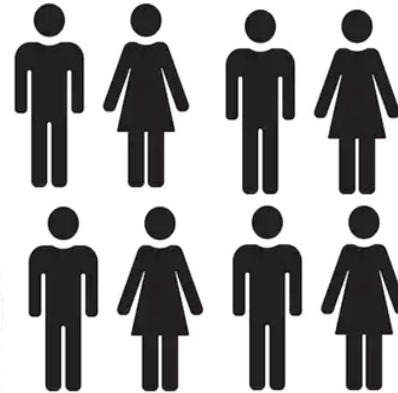
Population aged 80+ will quadruple...

2011.....



128,000

2046.....



484,000

number of 80-year-olds in 2046

Life Expectancy Increased by 30 years since 1926..



male life expectancy in 1926

male life expectancy in 2046



female life expectancy in 1926

female life expectancy in 2046

Age Friendly Ireland Shared Service | Programme Growth 2017 - 2021

- 31** Age Friendly Alliances
- 31** Age Friendly Programme Managers
- 31** Older People's Councils
- 31** Age Friendly Housing Technical Advisors

2017

Transition to
Shared Service

2018

Shared Service
3 Core Staff

2019

Shared Service
4 Core Staff

2020

Shared Service
5 Core Staff
6 Regional AF
Prog Mgrs
2 Principal Advisors
(Housing & Business)

2021

Shared Service

6 Core Staff
6 Regional AF Prog Mgrs
2 Principal Advisors
(Housing & Business)
1 Researcher
1 Health & Wellbeing Role

Healthy Age Friendly
Homes Programme

1 National Manager
9 Local Coordinators
1 Administrator



comhairle chontae na mí
meath county council

Housing Policy Updates



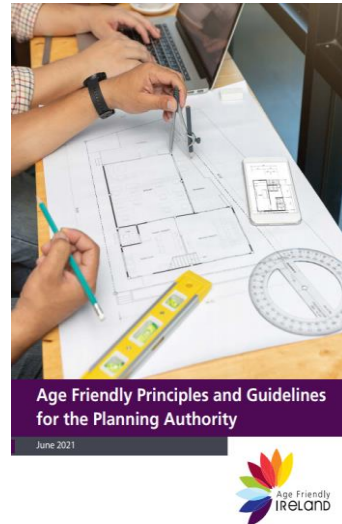
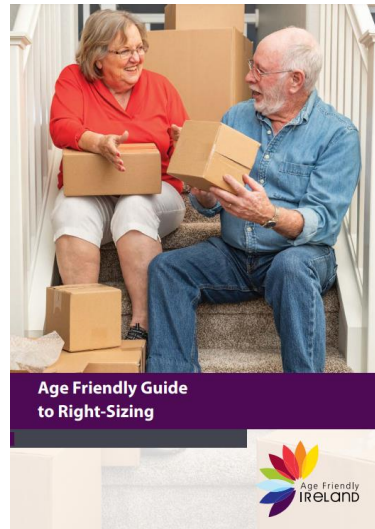
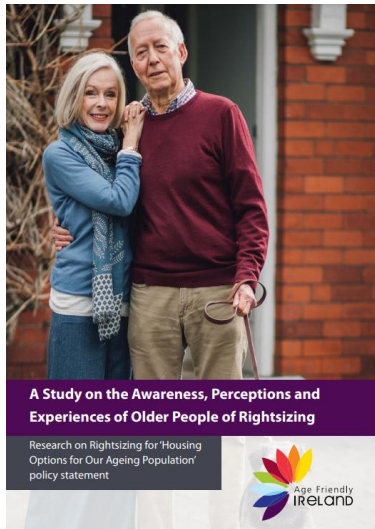
Suite of nine housing documents
launched on 22nd June with

Minister Mary Butler, Department
of Health

Minister Peter Burke, Department
of Housing, Local Govt and Planning



Suite of nine documents launched...



Suite of nine Documents launched



- Ten Universal Design Features(to include in a lifetime adaptable and Age Friendly home)
- Age Friendly Homes Rating Checklist
- Towards Age Friendly Primary Care Centres
- Pre-planning Guidance for Residential Care Homes
- Age Friendly Principles and Guidelines for the Planning Authority
- Age Friendly Guide to Rightsizing
- A Study on the Awareness, Perceptions and Experiences of Older People of Right-sizing
- A guide to Age Friendly Seating
- National Age Friendly Parking Space Guide



DCC Annual Report 2020 Grant Scheme

Housing Grant's

A total of 976 grants were paid out to a value of **€7,207,302.80** across the Housing Adaptation, Mobility Aid and Housing Aid for Older People grant schemes.



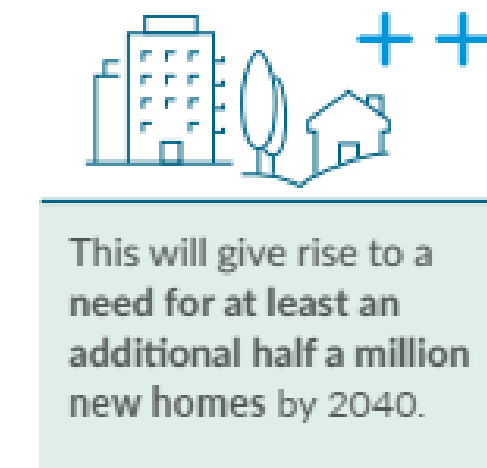
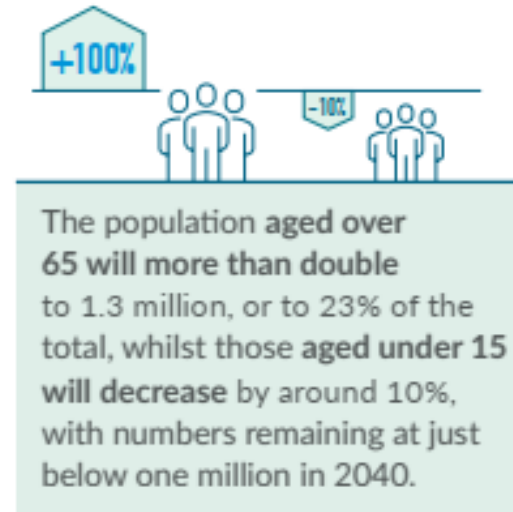
A further 575 applications were approved to an approximate value of **€4,432,726**

AGE FRIENDLY HOUSING TECHNICAL ADVISOR

There is an Age Friendly Housing Technical Advisor in every local authority.

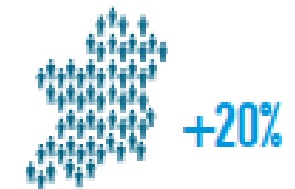
The role of the Age Friendly Housing Technical Advisor is to:

- Act as the key point of contact for matters relating to age friendly housing technical queries specifically around **designing for life and universal design principles**
- Respond to and progress referrals and queries from a range of sectors
- Refer to **models of good/best practice** in other areas and sharing technical plans and development specification
- Provide contacts in relation to universal design principles and crime prevention
- <https://agefriendlyhomes.ie/>



Project Ireland 2040

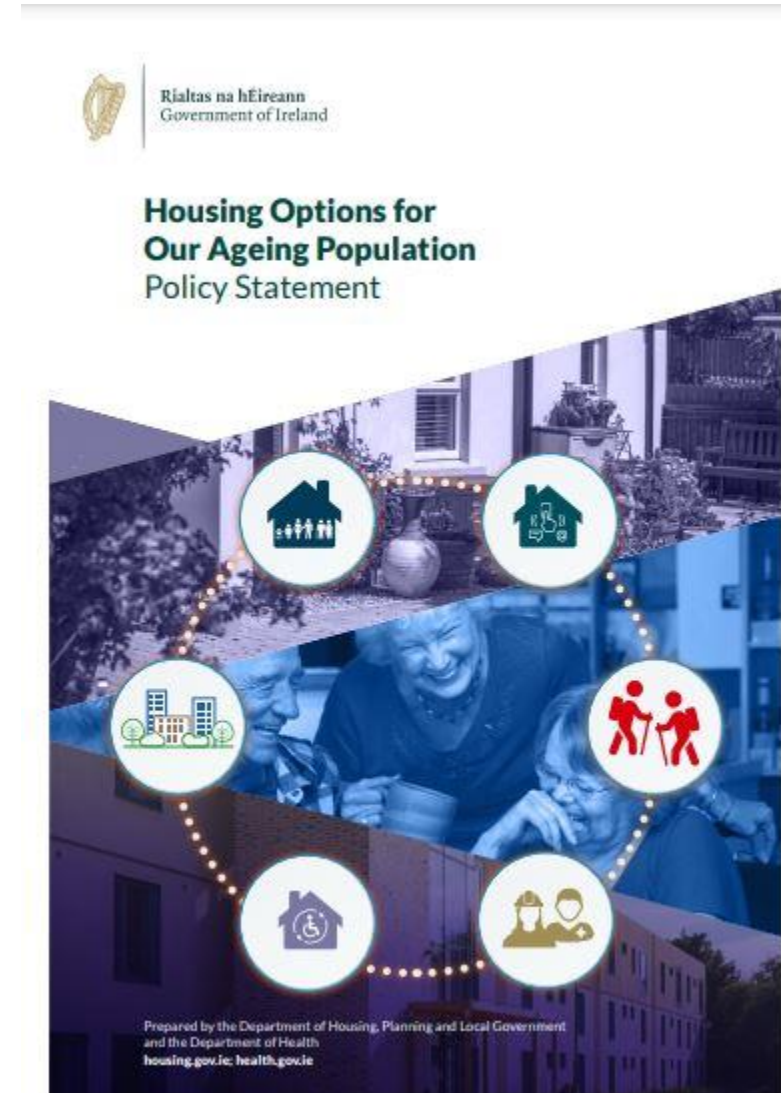
National Planning Framework



The ESRI¹¹ projects that the population of Ireland will increase by around one million people or by 20% over 2016 levels, to almost 5.7 million people by 2040.

Policy to address the housing needs of our Ageing Population

Housing Options for Our Ageing Population: Policy Statement launched in October 2020



Draft Dublin City Development Plan 2022-2028

QHSNO10 can be amended to align with Actions 4.4 and 4.6 of Housing Options for Our Ageing Population, and chapter 15 of the draft development plan. Our suggested amended wording:

50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people and people with disabilities in accordance with the standards set out in the Universal Design Guidelines for Homes in Ireland 2015

Followed by a footnote re the 50% that states: This target is in line with Housing Options for an Ageing Population Policy Statement 2021, Government of Ireland, and the Guidance in the Design Manual for Quality Housing 2022, DHLGH

It is an Objective of Dublin City Council:

QHSNO10

Universal Design

To require that a minimum of 10% of dwellings in all schemes over 100 units are designed to accommodate people with disabilities and older people in accordance with the Universal Design Guidelines for Homes in Ireland 2015.

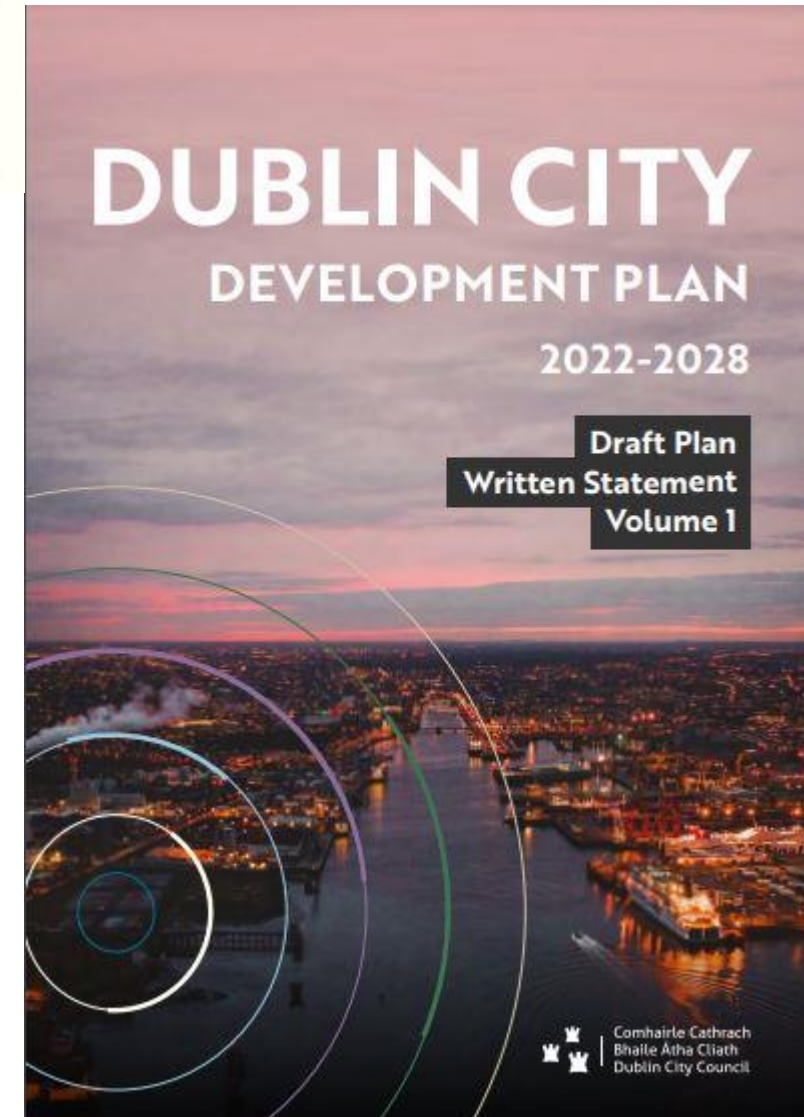
Table 15-5: Minimum Floor Area Requirements for Apartments

Unit Type	Bedspace	Floor Area Requirement (min)
Studio	1 bedspace	37 sq. m.
1 bed	2 bedspaces	45 sq. m.
2 bed	4 bedspaces	73 sq. m.
3 bed	5 bedspaces	90 sq. m.

The introduction of a 2 bedroom, 3 person unit may be considered within a scheme to satisfy specialist housing for Part V social housing requirement or to facilitate appropriate accommodation for older people and care assistance.

These units will be restricted to a maximum of 10% of the overall unit mix. The 2 bedroom, 3 person unit will only be considered as part of specialist housing provision as specified above and will not be considered as standard residential accommodation.

The majority of all apartments in any proposed scheme of 10 or more apartments (excluding Build to Rent accommodation) shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not included as units that exceed the minimum by at least 10%). The layout of the larger units of each type should be designed in accordance with the guidance set out in Universal Design Guidelines for Homes in Ireland 2015.



Housing Delivery, Dublin City and the wider context

Central Bank says rebound in construction will see 31,000 homes built in 2023
-The Irish Times, Oct 2021

Dublin City needs to provide for about **40,000** housing units between **2022 and 2028**.
- Draft Dublin City Development Plan 2022-2028

AFI are asking all Councils to commit to UD standard homes in their development plans:

Limerick: 15% of all new homes in Limerick are to be designed to UD++ standard

Wexford: 20% of all new homes in estates of 5 or more to be suitable for people with disabilities

Kilkenny: 10% of all homes in developments of 20 or more to be to UD standard



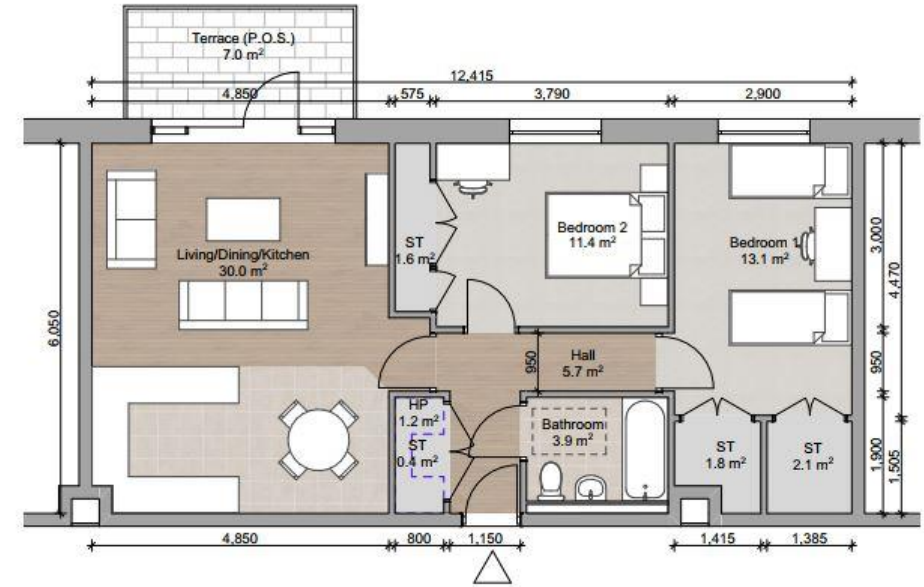
How does a minimum sized home compare to a UD home?

The DHLGH launched the **Design Manual for Quality Housing** last week, it includes typical internal layouts for minimum sized and UD standard homes. The numerous layouts demonstrate how UD homes can be designed at 10-16% larger than minimum size.

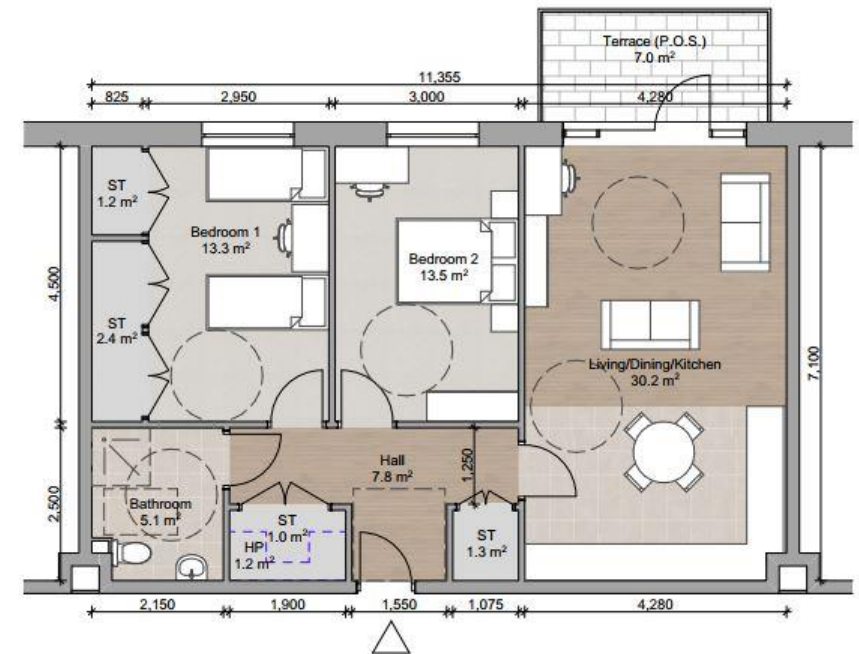
<https://www.gov.ie/en/publication/b3e02-design-manual-for-quality-housing/>

There are examples of 2bed 4person homes, and 1bed 2person homes meeting UD standards with only 10% extra floor area above minimum sizes. This demonstrates that a requirement of a minimum of **25% of dwellings** in all schemes over 10 units be designed to accommodate people with disabilities and older people in accordance with the **Universal Design** Guidelines for Homes in Ireland 2015 is **reasonable and achievable**.

2 Bed 4 Person minimum standard apartment, 74.6sqm (min size is 73sqm)



2 Bed 4 Person UD apt, 80.3sqm (10% larger than minimum size)



A submission can be made to the Draft Development Plan to support this amendment up to 4.30pm on the 14th of February 2022.

Link for online submissions:

<https://consult.dublincity.ie/en/consultation/draft-dublin-city-development-plan-2022-2028>

Proposed amended **Objective QHSNO10**

50% of apartments in any development that are required to be in **excess of minimum sizes** should be designed to be suitable for older people/mobility impaired people and people with disabilities in accordance with the standards set out in the **Universal Design Guidelines for Homes in Ireland 2015**

The above has the potential to deliver thousands of UD homes in Dublin over the next six years, addressing the needs of our ageing population, and the needs of people with disabilities.

