ICSH ALLIANZ
COMMUNITY HOUSING
AWARD WINNERS 2017

CELEBRATING
TRAILBLAZING
EXCELLENCE
INNOVATION
AND PARTNERSHIP
ICSH ALLIANZ COMMUNITY HOUSING AWARD WINNERS 2017
INTRODUCTION

The ICSH Community Housing Awards 2017 sponsored by Allianz Insurance, were announced at the ICSH biennial Social Housing Conference dinner in the Limerick Strand Hotel in September 2017. To commemorate the exceptionally high standard and quality of the winning submissions, the ICSH have produced this commemorative winning brochure.

The Community Housing Awards, seek to encourage, showcase and reward excellence in the delivery of social housing from both Housing Associations & Local Authorities. Since its inception in 2003, the Awards have gone from strength to strength, with this year marking the 8th Biennial Awards, demonstrating the sector’s committed delivery of high quality housing. This year also marks the highest volume of entries to date, a positive and proactive response to the challenging times we face in the sector.

A number of key themes have come through with this year’s entries, reflective of the Pillars within Rebuilding Ireland. Most poignantly the large number of entries to the category of homeless projects demonstrated the head on approach both Local Authorities and Housing Associations are taking to address both the immediate short term and long-term need.

A continued growth in relationships and partnerships between stakeholders was demonstrated both in the public and private sector. This joining of expertise, services and knowledge is something the ICSH is committed to encouraging.

Also very evident is the welcome increase of new build projects. Within such new build provision, the sector more than ever, is exploring and applying more sustainably led technologies and energy efficient measures to deliver high quality, cost effective and sustainable homes.

The ICSH believe the Community Housing Awards truly highlight the ongoing achievements of the social housing sector in consistently developing high quality projects and delivering new and innovative housing initiatives. We would like to take this opportunity to thank all the Housing Associations and Local Authorities throughout the country who took part in the Awards process. The ICSH commends the work of all the entries and congratulates the winners of their achievements.

JUDGING PANEL

FOR THE ICSH COMMUNITY HOUSING AWARDS 2017

The ICSH would very much like to thank our Panel of Judges who gave so willingly of their time over a very packed 2-day period to evaluate the projects. It was at times a tough process for both the panel and those presenting to them. The diverse range of skills from the panel added to interesting debate and several tough deliberations.

Oliver O’Loughlin
Former Director of Services Limerick City & County Council

Fionnuala Rogerson
Architect & Urban Designer Fionnuala Rogerson Architects

James Gleeson
Associate Director, Commercial Underwriting, Allianz Insurance

SPONSORSHIP

The ICSH would like to thank Allianz Insurance for their ongoing support of the Community Housing Awards.
**TÚATH HOUSING ASSOCIATION**

**Thornwood, Beaumont, Dublin 8**

**THIS CATEGORY INCLUDES ACCOMMODATION FOR LOW INCOME FAMILIES**

The Housing for Families winner was Túath Housing for its Thornwood scheme in Beaumont, Dublin 8. In 2016, Túath Housing purchased the entire development of 68 homes in Thornwood to provide social housing for applicants from Dublin City Council’s waiting list. The total purchase price for the 68 units was €25.9m, funded using both state (CALF) and private (EIB/HFA) funding. Thornwood was Túath’s first EIB funded project and whilst the Association has incurred large borrowings to secure the homes, significant discount was achieved on the asking price. These new family homes are a mix of large two and three-bedroom apartments and large three and four-bedroom houses.

At the time of Thornwood’s development, Dublin City Council had in excess of 7,100 applicants on the waiting list however only 2% of the Council’s existing housing stock was in the North Central Area. The opportunity for Túath to buy the entire development with support from Dublin City Council’s support allowed them to acquire all 68 homes on a turnkey basis.

Túath continues to fulfil its remit to provide homes for families who cannot provide homes for themselves on the open market. The judging panel commended the project and were “impressed with Túath Housing’s strong partnerships with both the Housing Finance Agency and Dublin City Council. The development faced considerable public opposition when first announced. However, Túath Housing’s active community consultation and engagement, coupled with their strong Housing Management approach, has ensured success in a very well-established community.”

L-R : Jane Benzies, Túath Housing; Donal McManus, ICSH CEO; Bronagh D'Arcy, Túath Housing; Cllr Stephen Keary, Mayor of Limerick; Alison O’Gorman, Túath Housing.
THIS CATEGORY INCLUDES INDEPENDENT LIVING ACCOMMODATION FOR PEOPLE WITH INTELLECTUAL, PHYSICAL OR SENSORY DISABILITIES.

Tinteán Willow is the first group home for people with disabilities, designed and constructed to Passive House standards. The scheme incorporates excellent standards of air tightness, thermal performance of the building fabric, photovoltaic panels and an air-to-water heat pump. Other sustainable measures include the use of a mechanical ventilation heat recovery system and rainwater harvesting on site. The low primary energy requirement of Tinteán Willow provides protection to the tenants and service provider against future price increases, while addressing the need for increased heating requirements, as many residents may have an inactive or sedentary lifestyle.

The house has six special needs tenants and a house parent, fulfilled by a service level agreement between Tinteán and Delta Centre, which provides care services and transport locally. In order to cater for tenants with different types of dementia, special requirements were taken into consideration at design stage with regard to awareness and orientation, safety and security and the provision of visual and acoustic stimulation.

A good example of successful collaboration between Tinteán Housing and partners – Delta Centre, Carlow County Council, Department of Housing, Planning, Local Government, the HSE and HIQA, the judging panel highlighted the scheme as one that demonstrates a “landmark achievement by a Housing Association, delivering a top-class facility for the residents, ensuring their independence and specialised needs are met.” The judges felt that this impressive build is “matched with a genuine care, support and commitment by Tinteán Housing to the residents living there.”
ST VINCENT DE PAUL

St Michael’s Housing Scheme, Foxford, Co Mayo

St Michael’s housing project was funded by Mayo County Council under the Local Authority housing programme, delivered by Clydesdale Construction contractors and designed by John Halligan Architects. The award-winning project sits on a picturesque site and has settled well into the landscape with the use of natural slate roofing, local stone frontages and a permanent colour plaster finish with triple glazing throughout.

The scheme comprises one and two-bedroom fully accessible houses with a strong emphasis on adaptability. Internally, great care has been taken to ensure comfort and warmth, all of this achieved at very low running cost. The properties are fully wheelchair accessible with all bathrooms designed as wet rooms, in line with universal design and life cycle adaptability. Storage areas are built into the houses to compliment the open plan living, affording views in all directions. The living room has a feature stove and the main heat source is via air-to-water heat pumps, and underfloor heating with ventilation maintained through demand controlled vents.

St Michael’s Conference’s effective tenant management system assign a Conference member to each tenant, ensuring support or assistance required by each tenant is met efficiently, demonstrating the added value of the local community.

The judges felt that “St Michael’s Housing Scheme Foxford displayed not only an award winning architectural build, but had an impressive housing management method.” The judges were “especially impressed with the inclusive approach of a dedicated SVP Conference member being assigned to each resident helping to ensure a sustainable community”
Respond! purchased the derelict John’s College from the Diocese of Waterford & Lismore in 2007 and have transformed it into a landmark facility for the care of older persons and people with specific needs. With over 100 years of use as a theological college, John’s College has left an indelible architectural and civic footprint in the local community. In line with conservation requirements, many of the original features remain, including the original timber sash windows and where possible, existing doors. High quality upgrades have been made such as new insulation and high efficiency gas boilers now serving the entire building.

Designed by Respond! and completed by Mythen Construction in 2015, the new development at John’s College consists of two parts: College House, the existing college building, and College Mews, the new apartments adjacent. The project includes 57 one-bedroom apartments for independent living and a 10-bedroom group home currently being modified to cater for those with specific needs.

The Hub Café, managed by sister company Respond Support, is an important social and recreational outlet catering for residents and linking the wider Waterford community. In addition, Respond! have also incorporated a number of communal areas including a community education centre, library area, allotments and central courtyard garden.

The judging panel were overwhelmed by the “transformation at John’s College in terms of the restoration of a derelict seminary into modern, purpose-built accommodation. Respond! demonstrated an expert model for a blended community concept incorporating the care and support elements of on-site staff, the Hub Café, Activation Rooms, a Conference Room Facility and adjacent apartments.”
THIS CATEGORY SOUGHT REGENERATION AND/OR REFURBISHMENT PROJECTS OF EXISTING HOUSING DEVELOPMENTS AND COMMUNITIES EITHER ALONE OR IN PARTNERSHIP WITH LOCAL AUTHORITIES.

The Fold Regeneration project in Ballygall Road, in partnership with Dublin City Council, was one of the first projects of its kind involving a local authority stock transfer. The 50-unit development includes a community centre and sits alongside a large nursing home complex, offering supports where required and responding to the changing needs of the residents.

The original site was low-density with extensive lawns. In response, Fold formed new patios and balconies projecting into the lawn areas, with innovative ‘infill blocks’ forming a secure and modernised three-sided courtyard lawn. By retaining the existing stock of mature trees, the development settled well into the village of Glasnevin, contributing to the sense of place and offering tenants the link to local amenities.

This phased refurbishment illustrates that ageing housing stock within Dublin can be made sustainable in a manner that rejuvenates not just buildings, but whole communities. Ballygall Road East has gone from a state of ruin, to a widely sought after ‘over 55’ development, sustaining an elderly community in what has always been their home.

The judging panel felt that “Ballygall Road demonstrated a model that could be replicated in so many derelict and ageing stock to bring it up to current standards.”
The category winner was Clúid Housing for the Syrian Refugee Resettlement Project in Portlaoise. In 2014, the Office for Promotion of Migrant Integration (OPMI) approached Laois County Council to provide homes for 13 families through the Syrian Refugee Resettlement Project. Laois County Council had no vacant housing stock at the time and approached Clúid Housing to source, deliver and manage the required housing for households ranging from single to 7-person households, some with complex health needs. The units are dispersed across five different suburban estates and all being within 2.3 km of Portlaoise Town centre.

Clúid Housing worked with a number of stakeholders in order to ensure the project was a success, including Laois County Council, Department of Social Protection, An Garda Síochána, HSE, ETB (Education & Training Board), the local parish council, Treo Nua & Doras Luimní. Representatives from Clúid Housing met the Syrian families three months prior to the first relocation, in their temporary accommodation at Mosney. Once allocated, Clúid collaborated with OPMI translators to assist with items such as utility bill set up and appliance operation, ensuring families received support to enable them to adapt to their changing environment and to integrate with the local community.

Through the intercultural group in the City, Portlaoise has been selected for a “City of Sanctuary” whereby people from 43 nationalities live in the local area. One of the Clúid Syrian residents leads this group and recently led an important discussion in Dáil Éireann on the matter.

The judging panel were particularly impressed with Clúid’s Refugee programme and their “proactive engagement with many stakeholders including the Department of Social protection, local religious leaders, community representatives and of course with the tenants themselves. Staff investment in the project even reached as far as learning Arabic, showing a dedication to making the project a success.”
THIS CATEGORY INCLUDES PROJECTS ENTERED UNDER COLLABORATION INITIATIVES DEMONSTRATE COLLECTIVE BENEFITS AND THE ABILITY TO EFFECTIVELY WORK TOGETHER WITH OTHER ENTITIES

The Iveagh Trust approached Dublin City Council in February 2010 with a proposal to redevelop, expand and regenerate the Local Authority owned site into a purpose-built housing scheme, designed specifically for older people in a long-established community, with a now ageing population.

Annamore Court is the first new-build to benefit from funding from the Housing Finance Agency and the European Investment Bank, leveraged against 30% CALF finance from the Department of Housing. The 70-unit scheme is assisted by The Trust’s support model, providing a visiting nursing service, dedicated tenant liaison officers and a resident caretaker to ensure residents at Annamore live independently in their community for as long as possible. Communal facilities include a community room, nurse’s station and laundry facilities, together with outdoor spaces for gardening to encourage social interaction.

The design team have delivered an attractive development of 70 dual-aspect apartments, set out over four floors, with lift access to each apartment. All apartments are at least 55m² in size and are constructed to “A” rated energy standards. A substantial number of the new tenants at Annamore Court are downsizing from existing Local Authority properties, freeing up under-occupied houses for families on the housing waiting list. Supported housing schemes offer multiple benefits to both the tenant and the local authority, particularly where these developments can be located within established local authority areas.

The judges felt “the exceptional element in this development was that through partnership with Dublin City Council, The Iveagh Trust was able to rehouse 16 households through the Financial contribution scheme and local authority transfers. This unlocked much needed family housing, while accommodating older people in a more suitable alternative who could remain in their neighbourhood.”
Known locally as ‘The Simon’, 35-36 Sean McDermott Street has provided accommodation and support to people who are experiencing homelessness since 1983. When the service could no longer provide for the changing needs of the service and its residents, the process of redesign and rejuvenation began. Dublin Simon’s 13 medium-support independent living units are housed in a protected structure dating from 1800.

Sean MacDermott Street supported accommodation, provides medium support to single men, women and couples who have experienced homelessness, often with enduring and complex support needs in areas such as mental and physical health and addiction. The building is staffed seven days a week by an experienced team with programmes delivered on health and well-being, training and education, advocacy and equality rights, family support and budgeting.

The goal of the project is for individuals to enhance their life skills, realise their full potential and move on to fully independent accommodation in the community. Should the needs of residents change in the interim, the team works to refer the resident to more appropriate accommodation.

The judging panel felt “Dublin Simon were able to offer an exceptional upgrade to a well-established existing facility. Residents were clearly flourishing with the staff supports on-site with two residents having become successful artists and beating a history of addiction”
Approximately 10 years since the Sisters of Charity donated the land to Focus Ireland for development of social housing, Greenmount Close now stands on a well-known entry route to the city. Post economic crash, limited funding for housing put the project on hold for some years and it wasn’t until funding from the Housing Finance Agency became available that the project was kickstarted again. 28 homes for families and individuals who have been homeless, or at risk of homelessness, have been built on a greenfield site close to Dublin city centre. Without the support of Dublin City Council, Our Lady’s Hospice and the local community, Focus Ireland could not have turned this generous gift into much needed new homes that will change the lives of the families and individuals living there.

The site is central to all amenities with schools, shopping and transport links nearby. The site is centrally located just south of the Grand Canal, which frames the historic heart of Dublin city.

The judges felt that “Focus Ireland displayed patience and perseverance with Greenmount Close, resulting in a superb long-term housing option to many on the waiting list.”
L-R : Donal McManus, ICSH CEO; Joe Sullivan, Waterford City & County Council; Cllr Stephen Keary, Mayor of Limerick.

**MOST CREATIVE SUPPLY RESPONSE**

**WATERFORD CITY & COUNTY COUNCIL**

Ormonde Square, Dungarvan, Co. Waterford

**THIS CATEGORY SOUGHT PROJECTS DEMONSTRATING AN INNOVATIVE SUPPLY SOLUTION, OVER-AND-ABOVE THE STANDARD DELIVERY CHANNELS, WHILE MAKING A REAL DIFFERENCE TO PEOPLES’ LIVES.**

The 960-seat single screen Cinema, known locally as “The Ormonde” closed in 2005 and presented an architectural challenge. The Art Deco facade was classified as a listed structure whilst the remaining cinema was to be demolished. Although it was not possible to preserve the original structure, the design team took the innovative approach to include all of the Art Deco features in the new front elevation, replicating the old facade.

All 15 units meet with current building regulations with a strong emphasis on usability, maximising energy efficiency with the inclusion of air-to-water heat pumps, under floor heating and high levels of insulation.

The importance of retaining the appearance of the old cinema building cannot be overstated as it formed an integral part of the local streetscape. The principles of good practice in urban design and, in particular the need to respect existing heritage, scale character and residential amenity contributes to the regeneration of rundown and derelict sites.

The judges were “highly impressed with Waterford City and County Council and their ambitious art deco style build in a busy town centre. The regeneration of a derelict cinema site has revitalised a central site in a busy market town, offering a range of housing and, working in partnership with a local housing association, accommodating tenants with a physical disability.”
SPECIAL RECOGNITION FOR WORK BY A VOLUNTEER GROUP

ST VINCENT DE PAUL

St Bernadette’s Conference Voluntary Housing Group
Upperchurch, Thurles, Co, Tipperary

THIS CATEGORY IS IN RECOGNITION OF AN OUTSTANDING CONTRIBUTION BY A VOLUNTEER GROUP.

The community of Upperchurch/Drombane identified barriers to community integration and targeted obstacles that they felt prevented local people from being full members of their communities. Members of the local SVP Conference felt there was a great need for a housing project, and with Capital Assistance Scheme funding, were able to deliver much needed housing units for local older people. The SVP Conference worked in partnership with the Local Development Council, forming a Housing Committee with a total of 16 members. The first houses were delivered in May 1996.

Community Integration is achieved in the villages of both Upperchurch and Drombane by creating an environment that facilitates individual tenant wellbeing. St Bernadette’s Voluntary Housing Group are committed to not merely meeting the accommodation needs of older people, but also addressing their needs for further learning and social inclusion, while involving the wider community.

Without any paid staff, several large projects have flourished within this village, successfully encouraging people to move back to a once waning rural community with a bleak future. The housing in this entry does not stand alone but stands beside the many successful funding projects that have been delivered: a crèche with over 100 children enrolled, a climbing wall and community centre, social and community events and an annual walking tour. The judges felt that “this scheme serves as an important rural regeneration model for so many rural communities across Ireland.”
The overall winner of the ICSH Community Housing Award 2017 is Fold Ireland for their Ballygall Road Housing Development. This year was the most impressive to date in terms of both the number and quality of entries from both Housing Association and Local Authorities. However, the Judges were particularly impressed with Fold, Ballygall Road. This exceptional housing scheme provides top class housing for elderly residents and excels in criteria found in many of the categories within the ICSH Community Housing Awards.

Entered under The Regeneration Category, the development demonstrates that ageing housing stock can be transformed to rejuvenate not just bricks and mortar, but also the residents and indeed the wider community. This phased refurbishment involved the residents at every step, offering detailed consultation in the refurbishment process and has excelled in creating a successful housing solution.

As highlighted by the judging panel the project is “an innovation in architectural approach, contributing visually and socially to enhance the local area for residents and locals”. Fold Ireland was also recognised for their wrap-around supports allowing their older residents to continue their independence for as long as possible. Overall, the project was seen as highly successful “representing a good practice model that could be replicated for much of the ageing stock that is vacant or in need of upgrade”.

OVERALL WINNER

FOLD IRELAND

Ballygall Road East, Glasnevin, Dublin 11

L-R : Donal McManus, ICSH CEO; Cllr Stephen Keary, Mayor of Limerick; Tina Donaghy, Fold; Peter Ayton, Fold; Justin O’Brien, ICSH President.
All shortlisted and winning award project videos can be viewed on the ICSH website www.icsh.ie