ICSHP Allianz Community Housing Awards Winners 2015

Recognising and promoting quality in housing delivery, management and services to tenants and communities.

Irish Council for Social Housing Allianz
INTRODUCTION

The ICSH Community Housing Awards 2015 sponsored by Allianz Insurance, were announced at the ICSH biennial Social Housing Conference dinner in the Tullamore Court Hotel, Tullamore in September 2015. To commemorate the Awards, the ICSH have produced a keepsake of the winning projects.

The 2015 competition marked the 7th biennial awards having been in existence since 2003 and as with previous years the standard of projects was exceptionally high, demonstrating the sectors commitment to deliver the highest quality housing. 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 and allowed us to showcase their projects and we commend the work of all the entries and congratulate the winners of their achievements.

SPONSORSHIP

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

JUDGING PANEL FOR THE ICSH COMMUNITY HOUSING AWARDS 2015

The ICSH would like to acknowledge and thank the contribution of judging panel who had the very difficult task of choosing the winners of the Community Housing Award from an exceptionally high standard of entries.
Housing for People with Disabilities
Clanmil Ireland & South Dublin County Council
Valhalla, Watery Lane Clondalkin, Dublin 22

This category includes accommodation for people with intellectual, physical, sensory or mental disabilities which provides them with independent living.

The winner for this category was Clanmil Ireland & South Dublin County Council for their Valhalla scheme in Watery Lane Clondalkin, Dublin 22 designed by the Architectural Services Department, South Dublin County Council. The Valhalla scheme provides for 10 apartments (8 x 1 bed apartments, 1 x 2 bed apartment, 1 x 2 bed duplex) and an office. The building is a pilot scheme under the Government’s initiative ‘towards carbon neutral’ homes and was designed following the principles of ‘Universal design’ with 4 of the ground floor units being built to include essential aides and assistive technology for people with physical disabilities. The building can cope with a broad spectrum of needs and adapts easily to possible future changes in residents requirements.

The judging panel highlighted the scheme as “an exemplar architectural, social & sustainable design for the provision of housing for people with disabilities integrated within a mixed community occupancy to effectively create a sustainable urban living model”.

L-R: James Gleeson, Allianz; Lorraine Byrne, South Dublin County Council; Sharon O’Grady, South Dublin County Council; Martina Smith, Clanmil Ireland; Cllr Eamon Dooley, Mayor of Offaly; Justin O’Brien, Irish Council for Social Housing President; David Caird, Clanmil Ireland, Elaine Fairley, Clanmil Ireland, Denise Doorly, Clanmil Ireland
HOUSING FOR OLDER PEOPLE
Leighlinbridge Housing Association
Orchard Lane, Leighlinbridge, Co. Carlow

This category called for submissions from those providing independent living for older people with on site or visiting support services. This year’s competition as with previous years attracted a large number of entries and the judging panel cited the high quality projects delivered in a number of the shortlisted projects.

The category winner was Leighlinbridge Housing Association for their Orchard Lane housing development in Leighlinbridge, Co. Carlow designed by Paul Keogh Architects. The scheme consists of 15 fully accessible 2 bedroom units with a community centre. The 15 single storey units are aligned along the existing avenue in two angled terraces, with the community building resting between the two as communal hub for the residents. The scheme sits within the context of existing parish facilities including parish centre where many services are provided for the elderly including meals on wheels, church, crèche, shops, medical centre, pharmacy, church and playing fields.

The judging panel highlighted the scheme as “an excellent sensitively designed scheme meeting the needs of older people, integrating most successfully within the context of existing parish facilities, noting the excellent voluntary board commitment and partnership working in reaching a high quality housing outcome”.
HOUSING FOR FAMILIES
The housing for the family’s category looked for submissions for accommodation for low income families. The judging considered and awarded entries under housing provision in both urban and rural areas.

URBAN AREA
Circle Housing Association & Dublin City County Council
Thornton Heights, Inchicore Dublin 8

The urban area winner was Circle Housing Association & Dublin City County Council for its Thornton Heights scheme in Inchicore Dublin 8. The scheme was designed by the City Architects Division in Dublin City Council and represents the first phase of regeneration for St Michaels Estate, located to the east of Inchicore Village, overlooking the banks of the Grand Canal. The development comprises 75 units of accommodation (10 terraced units and 65 apartments) ranging in height from 2 to 6 storeys, located around a central courtyard which provides a safe and secure environment for children living in the development. The apartments were designed with dual and triple aspect providing the majority of residential units with views over the courtyard, and outward views of the wider city.

The judging panel commended the project ‘as an excellent example of collaboration between local authority, housing association and St Michaels Regeneration Board to achieve a high quality scheme while contributing to the overall regeneration of the area. The judging panel also commended the excellent consultation process that contributed to an innovative design that addresses the usability requirements of the tenants. Furthermore the proactive scheme management approach by Circle Housing Association contributed to the success of the project and continues to do so in its ongoing management of the scheme’.
RURAL AREA
Clare County Council
Glor na Scrutha, Knockbrack lower Road Clonlara Co. Clare

The winner of the rural area housing for families category was Clare County Council for their Glor na Scrutha housing development in Knockbrack lower Road Clonlara Co Clare designed by Clare County Council Architectural Services. The schemes provides 12 houses through a mix of dwelling types reflecting not only the traditional style houses and typologies in county Clare but also reflects the range of tenancies accommodated. A fundamental to the success of the scheme is the end user with the houses designed with a strong ability for adaptability. Optimum use has been made of renewable sources of energy within the scheme with dwellings designed using air tight design with air intake management and high insulation values to optimize the use of energy.

The judging panel commended the project “for its design approach centred on the life cycle of the house, its adaptability to new tenants, changing needs of existing tenants, efficiency of technology to provide energy efficiency solutions”. The scheme was also highlighted “as a testimony to the ongoing strive by Clare County Council to improve and raise the level and quality of the housing stock in their county with such good practice delivery having the ability to be replicated in other local authority areas”.
HOMELESS PROJECT
Novas Initiatives
Brother Stephen Russel House, Mulgrave Street Limerick

This category includes emergency accommodation such as hostels and also includes long term housing for formerly homeless people.

The category winner was Novas Initiatives for their Brother Stephen Russel House in Mulgrave Street Limerick designed by Novas Architects. Brother Stephen Russel House provides for individual en-suite bedrooms set in 7 separate units with one of the units reserved for tenants with disabilities. The development provides a home for life outcome for residents with the design allowing for dignified accommodation where independent living is promoted as central to daily life.

The judging panel commended this project “as an excellent example of appropriately designed and managed accommodation to cater for the requirements of a diverse client group availing of the service. Novas Initiatives demonstrated an excellent collaborative approach to all aspects of housing provision and support to enhance and in so many cases transform the overall quality of life of tenants”.

L-R: Chris O’Connor, Novas Initiatives; Breda Garry, Novas Initiatives; James Gleeson, Allianz; Michael Flynn, Novas Initiatives; Anne Cronin, Novas Initiatives; Cllr. Eamon Dooley, Mayor of Offaly; Justin O’Brien, Irish Council for Social Housing President; Donal O’Carroll, Novas Initiatives; Aoife Boyle, Novas Initiatives
MOST CREATIVE SUPPLY RESPONSE
Respond! Housing Association
Oakley Wood, Tullow Co. Carlow

This is a new category introduced into the Awards for 2015 to reflect the current challenges within the social housing sector. The category sought projects that demonstrate most innovative supply solutions that has made a real difference to peoples’ lives by doing something over and above the standard delivery channels.

The category winner was Respond! Housing Association for their Oakley Wood, Tullow Co. Carlow housing development. Oakley Wood is a development of family accommodation which involved 55 unfinished houses, some vandalised, completed for the benefit of 53 families in need of housing in the Tullow area. The estate was the first unfinished estate controlled by the National Asset Management Agency (NAMA) to be acquired for social housing by Respond! and one of the first to be completed by Respond! using a Payment and Availability Agreement (PAA) and Capital Advance Leasing Facility (CALF) from the Department of Environment Community and Local Government with the balance of funding acquired with private finance through AIB and direct funding from Respond!’s own resources.

The judging panel commended the project “as an excellent example of utilising NAMA’s ghost estate and innovative funding mechanisms to deliver a scheme for a sustainable mixed tenure community. Oakley wood is an excellent example of Respond’s ambition to deliver not just housing, but to also develop integrated and supported communities where residents can take a leading role in the delivery of services for themselves and their neighbours”.

L-R: Denis Shanahan, Respond! Housing Association; James Gleeson, Allianz; Ned Brennan, Respond! Housing Association; Cllr Eamon Dooley, Mayor of Offaly; Justin O’Brien, Irish Council for Social Housing President
INNOVATIVE FINANCE SOLUTIONS
North & East Housing Association
McArdle Green, Moneymore, Drogheda Co.Louth

Projects in this category demonstrate innovative finance solutions with new or existing developments acquired or leased and/or using private finance in urban and rural areas.

The category winner was North & East Housing Association for their McArdle Green, Moneymore, Drogheda Co. Louth housing development designed by Finn Design Partnership. McArdle Green Consists of 25 no.2, 3 and 4 bedroom homes in a mixed tenure estate. North and East were able to progress the project due to access of private finance from Ulster Bank combined with Capital Advance Leasing Facility and Capital Assistance Scheme from the Department of the Environment Community & Local Government making McArdle Green one of the largest Build to Lease schemes outside of Dublin. The estate has mixed tenure with the provision of Incremental Purchase homes, with attention also being given to the provision of housing for special needs groups with all families’ allocated homes nominated from Louth County Council social housing waiting list and in the main all come from the local area.

The judging panel commended the project “as an excellent example of applying innovative approaches to secure funding to address housing demand, with the project financial model having the potential for replication amongst other housing associations and local authorities”.

Funding Breakdown

- Incremental Purchase Scheme: 3 Houses €420,000
- Capital Assistance Scheme: 5 Houses €700,000
- 17 Houses €2,380,000

NEHA 19.9%
Calf 30%
Ulster Bank 56%
HOUSING MANAGEMENT INITIATIVE
Clúid Housing Association
Mill Place, Pound Lane, Ennis Co.Clare

The category looked for projects demonstrating excellent customer service, allocations, repairs and maintenance, tenant satisfaction or housing Management resulting in positive outcomes for people and communities.

The category winner was Clúid Housing Association for their Mill Place, Pound Lane, Ennis Co.Clare housing development. The development consists of 22 no.1 and 2 bed apartments shared between two blocks; one historic original building and a newer building where tenants enjoy own door access off balconies. The scheme accommodates tenants with varying needs including those previously homeless or with mental health issues with the scheme design and management services enabling tenants to live independently in their own community.

The judging panel commended the project as “an excellent example of an innovative housing initiative demonstrating the success of an effective local authority housing nominations procedure in addition to other referrals to facilitate targeted housing and support provision. Clúid demonstrated the ability to work effectively with a range of stakeholders [local authority, NGOs, state agencies] to house and manage successfully a diverse range of tenants”.

L-R: James Gleeson, Allianz; John O’Sullivan, Clúid Housing Association; Cllr Eamon Dooley, Mayor of Offaly; Justin O’Brien, Irish Council for Social Housing President; James O’Halloran, Clúid Housing Association
REGENERATION CATEGORY
Waterford City & County Council
Chairman’s Arch Redevelopment, Cathedral Square, Waterford City

This category sought regeneration and/or refurbishment projects of existing housing developments and communities alone or in partnership with local authorities. The category winner was Waterford City & County Council for their Chairman’s Arch Redevelopment, Cathedral Square, Waterford City Architect led by the design team of C.J. Falconer & Associates. The redevelopment provides for 11 dwelling units and a commercial space which represents a unique Social Housing project, on a difficult city-centre site. The project both structurally rehabilitates the heart of the Viking Triangle (the historic centre of Waterford) which benefits the social and historical fabric of its environs in addition to the repopulation of a derelict area of the City.

The judging panel commended the project “as an exceptional example of Regeneration in its totality (Physical, Social & Economic) successfully rehabilitating the heart of the historic core of Waterford that benefits the social and historical fabric in addition to the repopulation of a derelict area of the City, providing much needed Social Housing through a sustainable urban living model”.

L-R: James Gleeson, Allianz; Gary Falconer, C.J. Falconer & Associates Architects; Edward Delehanty, Waterford City & County Council; Cllr Eamon Dooley, Mayor of Offaly; Justin O’Brien, Irish Council for Social Housing President
COMMUNITY INTEGRATION
Comhlacht Tithe agus Forbairt an sSulain Teo
Ionad Lae, Day Centre, Ballyvourney Macroom Co Cork

The category winner was Comhlacht Tithe agus Forbairt an sSulain Teo for their Ionad Lae, Day Centre, Ballyvourney Macroom Co Cork housing development. The project provides for 19 units of accommodation & 2 day centres one in the villages of Ballyvourney, Kilnamartyra and Coolea.

The Association has successfully met the accommodation needs of a number of parish areas and provides support, activities and community facilities to the wider community.

The judging panel commended the project as “an excellent example of how a voluntary community group can interact with all arms of the state to provide integrated response to community development” and also cited the project as “an excellent model for community development and interaction in rural Ireland in particular in terms of the sustainment of a Gaeltacht community”.

L-R: James Gleeson, Allianz; Mairéad Uí Cheallachain, Comhlacht Tithe Soisialta agus Forbairt an Tsuláin Teo; Micheál O Ceallachain, Comhlacht Tithe Soisialta agus Forbairt an Tsuláin Teo; Jeremiah Quill, Comhlacht Tithe Soisialta agus Forbairt an Tsuláin Teo; Cllr Eamon Dooley, Mayor of Offaly; Justin O’Brien, Irish Council for Social Housing President; Treasa Ní Laoire, Comhlacht Tithe Soisialta agus Forbairt an Tsuláin Teo
COLLABORATION INITIATIVES
Túath Housing
Clare Village, Clarehall, Malahide Road Dublin 17

Projects entered under collaboration initiatives illustrate collective benefits, achieving efficiencies and shared learning.

The category winner was Túath Housing for their Clare Village housing development, Clarehall, Malahide Road Dublin 17. Clare Village is a large residential apartment block of approximately 360 residential units situated on the Malahide Road. Túath manage a total of 119 apartments in the development at affordable rental levels for social housing tenants. Tuath acquired 49 units through CAS funding; 22 units through social leasing from Dublin City Council and lease a further 48 units under NARPS for homeless applicants. The project represents the first homeless initiative delivered under a NARPS lease and provides for a mix of general needs and homeless allocations. The scheme also accommodates private home owners and open market renters with the social homes both clustered and pepper potted. Túath have collaborated with Dublin City Council, NAMA, Housing Agency, Department of Environment Community Local Government, Dublin Region Homeless Executive, Focus Ireland and Peter McVerry Trust stakeholders to make this a successfully integrated sustainable housing scheme.

The Judging panel commended the project “as an excellent example of collaborative working across the public, private and voluntary sectors to address the homelessness crisis. The collaborative working engaged was key to the successful delivery of the project with the strength of the approach further demonstrated in the continued success of the schemes management. Clear lessons can be translated into future provision by both housing associations and local authorities in meeting future housing provision”.

COLLABORATION IN PRACTICE: PUBLIC, VOLUNTARY AND PRIVATE PARTNERSHIP
OVERALL WINNER
Clanmil Ireland & South Dublin County Council
Valhalla, Watery Lane Clondalkin, Dublin 22

The overall winner of the ICSH Community Housing Award 2015 was Clanmil Ireland & South Dublin County Council for their Valhalla, Watery Lane Clondalkin, Dublin 22 housing development designed by Architectural Services Department, South Dublin County Council. The project is not only an exemplar Housing for People with Disabilities project but also excels across a wide number of areas including sustainability.

As highlighted by the judging panel the project is “an exemplar architectural, social & sustainable design for the provision of housing for people with disabilities”. Clanmil Ireland was recognised for applying “an excellent innovative approach to securing funding to achieve overall design objectives, successfully collaborating with a range of stakeholders to ensure optimum outcome for tenant well-being”.

The project also demonstrates the benefits of effective housing management with Clanmil Ireland working effectively with tenants in addition to care support organisations to ensure successful living outcomes. Overall the project was viewed as “a real success from the point of view of all the stakeholders involved and a represents a good practice model that can be replicated for independent living in meeting the varying needs of people with disabilities”.

L-R: Justin O’Brien, Irish Council for Social Housing President; Elaine Fairley, Clanmil Ireland; Lorraine Byrne, South Dublin County Council; Sharon O’Grady, South Dublin County Council; Martina Smith, Clanmil Ireland; Cllr Eamon Dooley, Mayor of Offaly; David Caird, Clanmil Ireland; Denise Doorly, Clanmil Ireland; James Gleeson, Allianz
All shortlisted and winning award project videos can be viewed on the ICSH website at www.icsh.ie.