



## THE POTENTIAL

### Recent ESRI Report

#### "Housing & Ireland's Older People" found that:\*

- **875,632 households** in Ireland with primary occupants aged 50+
- **64%** living alone or as a couple
- The **60-69 age group** account for **262,273 households**
- **70.6%** living alone or as a couple
- On average:
  - **33%** of those living alone in houses with **6 rooms or more**
  - **55%** of couples living alone in houses with **6 rooms or more**
  - **16%** of over 50's living alone were renting / **4.7%** of couples

## THE OPPORTUNITY

### Providing older Local Authority tenants with an opportunity to transfer from existing under-occupied houses to new-build apartments

- Freeing up houses for families on local authority waiting list / maximising use of existing local authority stock.
- Housing older people in attractive sheltered schemes with additional services to support independent living in the community for as long as possible.





## THE SHELTERED MODEL

- **Mount Anthony - 145 apartments in a sheltered scheme for Seniors, extended & revamped in 2011 utilising the Payment & Availability Agreement.**
- The Trust's Model: Estate Managers & Caretakers working and living on site since the 1890s – comprehensive estate management, maintenance & repairs.
- Additional supports including: Visiting Nursing Service, Tenant Liaison Officers, Recreational facilities: Community Room, Boules Court, Computer Room, Weekly Social Gatherings, Tenant Committees, Laundry facilities.
- Helping tenants to live in the community for as long as possible.



## BENEFITS FOR TENANTS

- **Many benefits for Local Authority tenants opting to down-size and move to sheltered schemes:**
- Swapping older property often requiring major upgrade/retrofit works for new "A" rated apartment in state of the art scheme.
- Large dual aspect apartments, wheelchair accessible.
- Reduced cost of living, utility bills etc.
- Enhanced security.
- Social Integration / Vibrant Community.
- On-site Estate Management.
- On-site visiting nursing service.
- Tenant Liaison Officers to assist.



## BALLYFERMOT CASE STUDY

- **Annamore Court is a scheme of 70 one bed apartments for Seniors Citizens in Ballyfermot - modeled on the Iveagh Trust's successful scheme at Mount Anthony.**
- A €10m development to regenerate a derelict site of 38 bedsit apartments, funded using a mix of development finance from the HFA, EIB and CALF.
- Achieving an all-in cost per unit of €142,000.
- Facilities will include a Nurses Station, Estate Managers Office, Community Room, 2 fully adapted apartments for people with disabilities.
- Due for completion in March 2017, Annamore is well located in a long established local authority area.
- It is envisaged that some tenants living in larger properties in the area will move to Annamore freeing up those properties for families on the housing list.



## BALLYFERMOT CASE STUDY

- **Annamore Court:**  
**Likely housing potential: 120 adults**  
(based on 50% single occupancy, 50% couples)
- **Securing transfers from 20 existing tenants to return 20 houses to the local authority would:**
  - **Potentially house a further 80 individuals**  
(based on families of 4).
- **Increasing impact of Annamore scheme & numbers housed from 120 to 170: +42%**
- 120 (original capacity) – 30 (re-housed) + 80 (additional) = 170 individuals housed: + 42%.





## CHALLENGES

- Crucial that new schemes are located within established communities to achieve required level of “buy-in” from existing local authority tenants.
- Local Authorities have a part to play in making key sites available within or adjacent to established local authority areas.
- Effective & sustained communication / information campaigns required to encourage trade-down from houses to apartments within sheltered schemes.
- Support required to assist with moving and guide through process, significant support required for some.
- Window of opportunity greatest with younger cohort aged between 50-59 & 60-69.



## BENEFITS FOR LOCAL AUTHORITIES

**Offering sitting tenants attractive transfer opportunities and unlocking capacity of existing LA houses:**

- Greatly reduced cost to turn around existing, vacated local authority house vs cost to design, build and deliver new units for families
- Maximising potential of existing sites & properties in established communities, breathing new life into those communities
- Time to turn around vacated larger properties for families on waiting list measured in months against several years to deliver new-build
- ESRI study looked at national, predominantly private housing stock, concluded that there is potential to optimise capacity of existing national stock by incentivising trade-downs.
- Likely that the real potential lies in the social housing sector by offering sitting tenants tangible trade-down alternatives in attractive, high quality, well managed schemes.

