The Lifecycle Approach in Housing Provision and in the Creation of Sustainable Communities

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Presentation Outline

• Background
• Approach
• Life-cycle
• Response
• Reform agenda
• Role of the Voluntary and Co-operative Sector
Background

• Unprecedented demand for housing – growing and diverse population, strong economic growth

• Remarkable response
  - 93,000 homes built in 2006;
  - More than 100,000 needs met since 1997;
  - Continuing improvements and focus on all aspects of quality in housing
  - Highly dynamic situation
Developing approach (policy)

- NESC – 2004
- Housing Policy Framework (December 2005)
- National Development Plan (2007)
- Sustainable Communities Agenda
Key Policy Objectives

• Build sustainable communities where people like to live and work.
• Meet the diverse needs of individuals.
• Target supports at the particular needs of people at different phases of their life.
• Paths to home ownership.
• Promote access to affordable housing.
Housing and the Community

- Good Quality Housing Fundamental to
  - Personal development and achievement.
  - Good communities and quality lifestyles
  - Stable and caring society.
  - Economic performance and prosperity.
Hallmarks of approach

- Housing contribution to national social and economic development
- Emphasis on sustainability
- Vision built on quality service to the individual based on the life cycle approach
- Reform and development agenda.
Life-cycle Approach

• What is it?
  • A framework to address key social challenges.
  • Addresses risks and hazards facing individual persons.
  • Makes supports available at each stage in the persons life – cycle.
Life-cycle Approach

Children

Access to world-class health, personal social services and suitable accommodation

People of Working Age

Access to health and social care, affordable accommodation appropriate to their needs and a well functioning public transport system.

People with Disabilities

Access to health and social care, affordable accommodation appropriate to their needs and a well functioning public transport system.

Older People

Adequate support to enable them to remain living independently in their own homes for as long as possible. Access to good quality services in the community, including: health, education, transport, housing and security.
Reform agenda – key drivers

- Sustainable communities
- Support for Individual needs
  - Life cycle approach - New assessment of need
  - Fairness and equity
  - Personal autonomy and choice
  - Reducing cycles of dependency and disadvantage
- Quality in delivery and in management
- Inter-agency working
Sustainable Communities

- Places where people want to live and work, now and in the future.
- They meet the diverse needs of existing and future residents.
- They are sensitive to their environment, and contribute to a high quality of life.
- They are safe and inclusive, well built and run.
- They offer equality of opportunity and good services for all.
Sustainable Community Proofing

- Part of initial project appraisal
- Does project respond to identified need?
- Project suitability/context
  - location, site, tenure mix
  - how community will develop over coming years
  - connections to other services
Housing Support - Reform agenda

- Sustainable Communities
- Support for Individual needs
  - Life cycle approach
  - Fairness and equity
  - Personal autonomy and choice
- New means of assessing need, allocation policies, rent policies
- Sustainable Community Proofing
Housing Support - Reform agenda

- Inter-agency working
- Quality in delivery and in management

- Role of Community Development Boards, HSE
- Quality Housing for Sustainable Communities
SUPPLY

Shared Ownership
1999 Scheme
Part V
AHI

Affordable homes
Incremental purchase

DEMAND/NEED

Social housing

New Build
Part V
Voluntary & Co-op
RAS
Spectrum of housing support

- Housing Advice
- Pathways to Home Ownership
- Social Housing Options
- Special Housing Supports
Investment in Housing Support

- 140,000 households to be assisted to 2013.
  - 60,000 new social homes.
  - 40,000 affordable.
  - 40,000 through other measures including Voluntary & Co-operative Sector.
- €2 billion in regeneration and housing renewal.
- Sustainable Communities Fund - €8m in 2007.
Pathways to Home Ownership

- Simpler approach through revision of schemes

Range of Delivery Mechanisms → Affordable Homes for sale → Eligible Purchasers

- €4 billion investment under National Development Plan.
- Some 40,000 households will benefit under the period of the Plan.
Pathways to Home Ownership

Paths from social housing to home ownership

• Tenant Purchase
• New incremental purchase – intention to initiate a pilot in 2007 in the voluntary & co-operative housing sector
Special Housing Needs

- Integrated Service Delivery
  - Homeless
  - Travellers
  - Older people
  - People with a disability
Reform Agenda – Voluntary and Co-operative Sector.

- Rationalise approval processes
- Improved funding arrangements
- Enhanced governance
- Additional lands
Role of the Voluntary and Co-operative Sector.

- 20,000 units of accommodation provided since 1982.
- Provision of specific sheltered housing options for older people, people with a disability, homeless and other special needs under CAS.
- An estimated 7,000 units of specific accommodation provided for older people.
- A range of tenancy supports including caretaking, emergency response, hot meals etc.
Delivery

- Certainty of resources
- Need for good planning and project management
- Annual Output Statement – targets for 2007
  - 9,000 social housing starts
  - 5,000 affordable housing units delivered
  - Around 18,000 households to be assisted.
- Role of the housing action plans