ALL-IRELAND SUMMIT

respond

building homes,
improving lives

Welcome to the All-Ireland Summit 2024

Justin Cartwright, national director for Northern Ireland, CIH

Sponsors welcome to the All-Ireland Summit 2024

Niamh Randall, director of strategy and public affairs, Respond

ALL-IRELAND SUMMIT

Headline sponsor: respond

building homes, improving lives

Ministerial address with Minister Fleur Anderson, parliamentary under secretary of state for Northern Ireland

Minister Fleur Anderson, parliamentary under secretary of state for Northern Ireland

Gavin Smart, chief executive, Chartered Institute of Housing

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building homes, improving lives

High Level Findings

Housing must be treated as a **National Priority** to support social cohesion, underpinning economic development.

Housing Policy must be consistent and drive certainty**.**

- **Eliminating** the accumulated **Housing Deficit** through emergency exceptional measures.

- **Increasing social and cost rental housing to 20%** of our national housing stock, whilst ensuring an appropriate tenure mix.

- **Using State** financing of housing to invest in building and to adopt a **revolving funding model**.
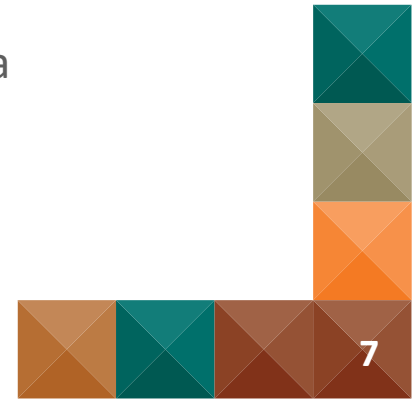
Background

The Housing Commission was established under the Programme for Government to examine and report on issues such as:

Housing tenure, standards, sustainability, and quality-of-life issues in the provision of housing under its terms of reference

- Comprising 12 members, 14 people served in total

- Commenced in January 2022, completed in April 2024.

- Publications: www.gov.ie/housingcommission
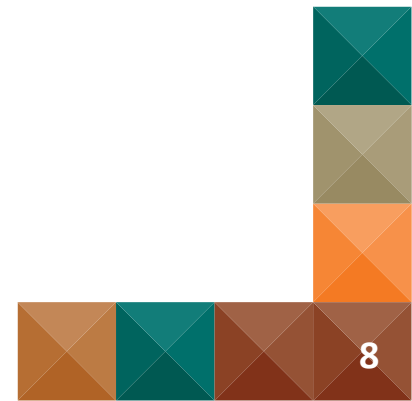
Organisational Structure of The Housing Commission (cont.)
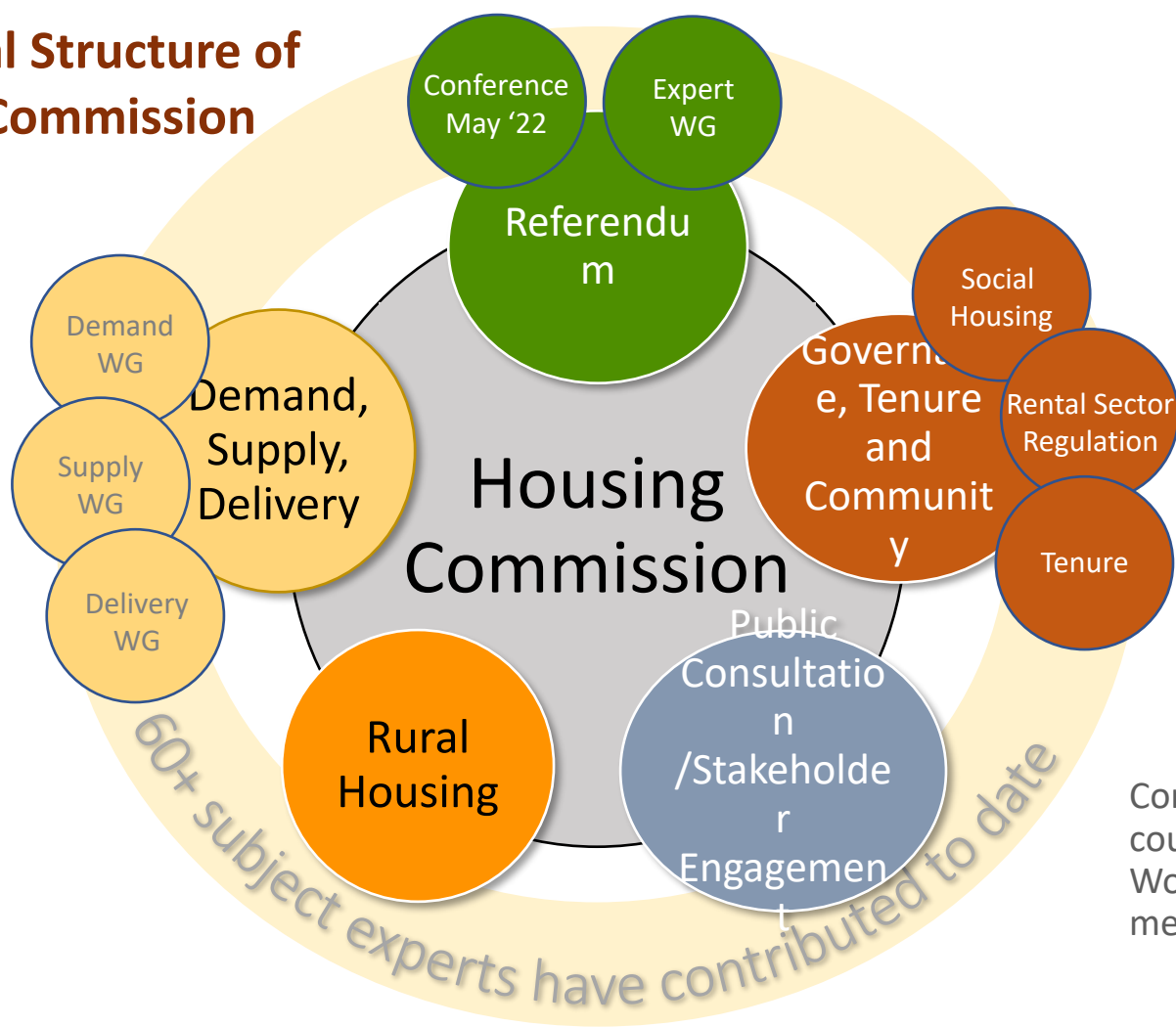
Sub-committee expertise organised as Work Groups

Commission Members could attend any Working Group meeting

60+ subject experts have contributed to date

Housing Commission

Referendum
- Conference May '22
- Expert WG

Demand, Supply, Delivery
- Demand WG
- Supply WG
- Delivery WG

Governance, Tenure and Community
- Social Housing
- Rental Sector Regulation
- Tenure

Rural Housing

Public Consultation /Stakeholder Engagement

An Coimisiún Tithíochta
The Housing Commission

Main Report of
The Housing Commission

- The Report and Appendices were Published on 22 May 2024

- The Report provides an Executive Overview along with 11 sections covering the terms of reference

- 83 recommendations with over 350 actions are set out

- Appendices

An Coimisiún Tithíochta
The Housing Commission

Report of
The Housing Commission

Appendices to Report of
The Housing Commission

Contents of Main Report

An Coimisiún Tithíochta
The Housing Commission

Report of
The Housing Commission

Prepared by The Housing Commission   gov.ie

Appendices to Report of
The Housing Commission

Prepared by The Housing Commission   gov.ie

Executive Overview – Commission's Report

An Coimisiún Tithíochta
The Housing Commission

Understand and Enable it

Finance it

Build it

Oversee and Implement it
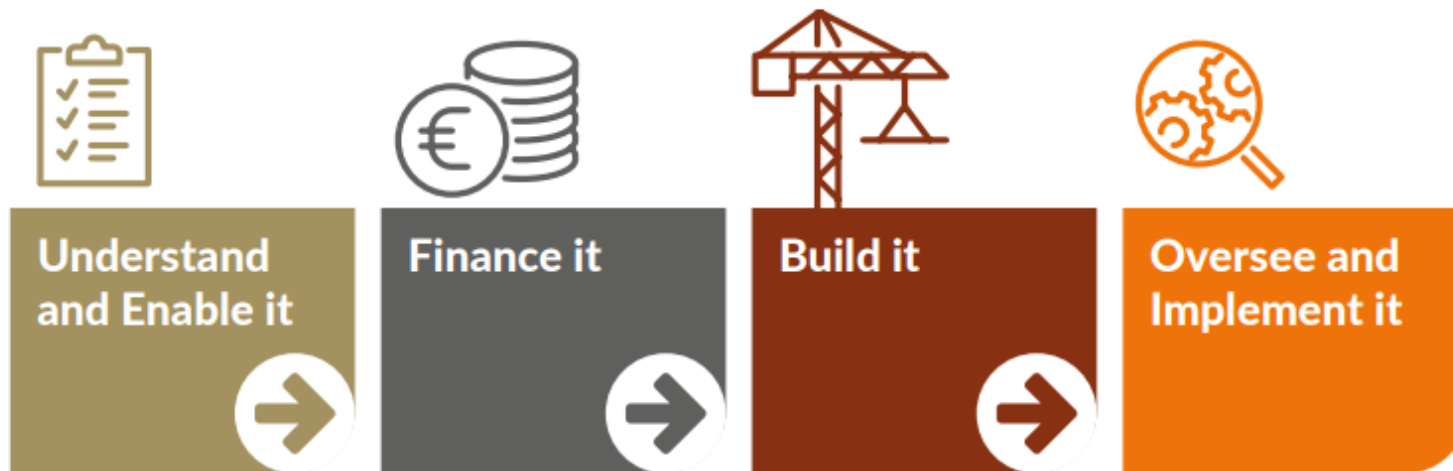
Executive Overview (cont.)

Understand and Enable it → **Finance it** → **Build it** → **Oversee and Implement it**
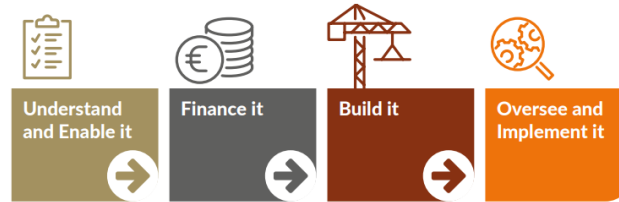
Understand and Enable it:

We need to embrace a different risk and decision-making environment across the administrative system. The legacy of the current system of control and risk aversion has resulted in decades of undersupply and must be replaced by a strong focus on outcomes.

It is critical to ensure timely, integrated delivery of infrastructure as the basic foundations for housing and a fit-for-purpose, time-sensitive planning system that recognises changing realities. Realities go beyond housing output alone. For example, the continuing water supply threat from 80% reliance on one source for supply (the Liffey) in the eastern region without additional and alternative water supply being progressed with urgency. Absolute urgency must be given to delivering the Water Supply Project for the Eastern and Midlands Region.

Finance it:

To deliver the required level of housing, funding in the order of €16 to €20 billion per annum is required. While the need for stable public financing will remain, a diversity of funding from private sources is also needed and appropriate mechanisms for this must be put in place.

There must also be increased public investment in social and cost-rental housing. Where the State makes this investment, the housing should remain for use as social or cost-rental housing for its lifetime. In principle, any loans or advancements would be returned to the State on a revolving fund basis.

Build it:

After a decade of pent-up demand caused by chronic undersupply, a step-change in building output is essential to address the housing deficit and to meet ongoing requirements. This can only be addressed through emergency action. In this context, the State needs to work in collaboration with the private sector to scale up housing output.

There should be a targeted increase in the proportion of social and cost-rental housing to 20% of the national stock. This is necessary to address the dearth of such housing. Nothing less is needed. This, in turn, will contribute to the stabilisation of the rental market.
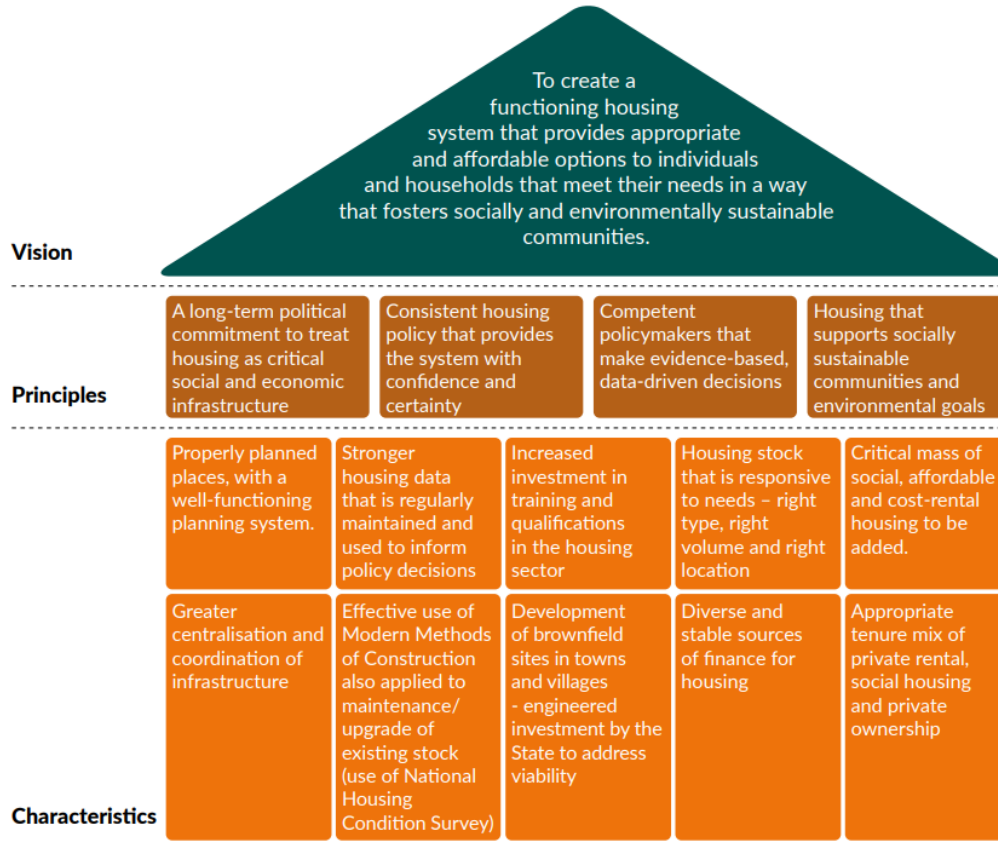
Housing of all types and tenures will only be put on a firm foundation with the stabilisation provided by redressing the undersupply of social, affordable, and cost-rental housing.

Oversee and implement it:

A Housing Delivery Oversight Executive must be established in statute as a focused entity with overall power to address functional failures and implement reforms. The Commission believes that this is essential to address the systemic reset required.

This body would be legislatively empowered to remove obstacles to housing delivery and would drive coordination across legislation, regulation, and administrative practices.

Vision, Principles and Characteristics of a well-functioning housing system

Vision

To create a functioning housing system that provides appropriate and affordable options to individuals and households that meet their needs in a way that fosters socially and environmentally sustainable communities.

Principles

A long-term political commitment to treat housing as critical social and economic infrastructure	Consistent housing policy that provides the system with confidence and certainty	Competent policymakers that make evidence-based, data-driven decisions	Housing that supports socially sustainable communities and environmental goals

Characteristics

Properly planned places, with a well-functioning planning system.	Stronger housing data that is regularly maintained and used to inform policy decisions	Increased investment in training and qualifications in the housing sector	Housing stock that is responsive to needs – right type, right volume and right location	Critical mass of social, affordable and cost-rental housing to be added.
Greater centralisation and coordination of infrastructure	Effective use of Modern Methods of Construction also applied to maintenance/ upgrade of existing stock (use of National Housing Condition Survey)	Development of brownfield sites in towns and villages - engineered investment by the State to address viability	Diverse and stable sources of finance for housing	Appropriate tenure mix of private rental, social housing and private ownership

Certain Findings of Report

a) **Address Ireland's housing deficit** through emergency action.

b) **Increase social and cost rental housing to 20%** of our national housing stock, whilst ensuring an appropriate tenure mix.

c) **Use State financing** of housing by investing in building and adopting a **revolving funding model**.

Report of The Housing Commission

Prepared by The Housing Commission

gov.ie

Certain Findings of Report (cont.)

d) **Local authorities and Approved Housing Bodies** play a crucial role in delivering social, affordable and cost rental homes at scale. Measures are required to increase the capacity of these sectors.

e) As the housing deficit is dealt with, the **Housing Assistance Payment (HAP)** should be reset, reverting it to a short- to medium-term support measure.

f) The regulation of **market rents** needs to be reformed. A fair and equitable system of **reference rents** should be considered.

g) Measures to assist access to **home ownership for first-time buyers** should be simplified and take account of income distribution, affordability, supply dynamics and regional differences.

Report of The Housing Commission

Certain Findings of Report (cont.)

h) A time limited **Housing Delivery Oversight Executive** should be established and mandated through legislation to oversee the delivery of housing and associated infrastructure to remove unnecessary delays to delivery.

i) Serviced lands are key to delivering housing, particularly in our urban areas. **Critical enabling infrastructure**, including water, wastewater and electricity, need additional focus, and be delivered in advance of housing.

j) Measures must be taken to **increase capacity of the homebuilding sector** to deliver housing at a sufficient scale.

k) Increased commitment is needed to **developing our rural communities** and strengthening the design of towns and villages to make them attractive places to live.

Report of
The Housing Commission

Prepared by The Housing Commission

1

Investment and Revolving Funds

a) The state should aim to retain ownership / equity in housing and land.

b) An investment approach should be used where possible to fund social and cost-rental housing delivery.

c) Create Centralised Revolving funds for CALF, Equity Loans etc. as is the case with CREL. (Possibly managed by HFA).

Actions:

- Establish, through legislation, a revolving fund capitalised by central exchequer funding. This could part-fund government loans for social housing provision, refurbishment and upgrading......The use of this fund must be appropriately regulated and restricted to social and cost-rental housing provision, refurbishment and upgrading. This could be managed by the Housing Finance Agency.

- Establish a central revolving fund to manage capital derived from repayment of all equity loans. In time, this fund can become self-sustaining and be used to provide additional equity loans in future.
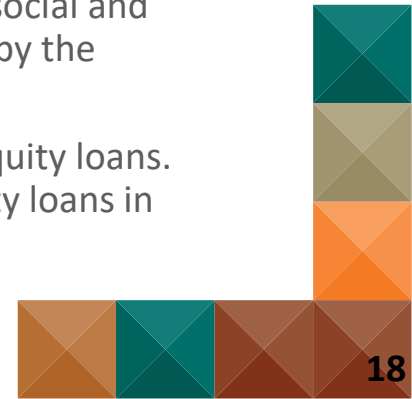
Addressing Ireland's housing deficit over a decade

Report and Proposed Wording for an Amendment to the Constitution
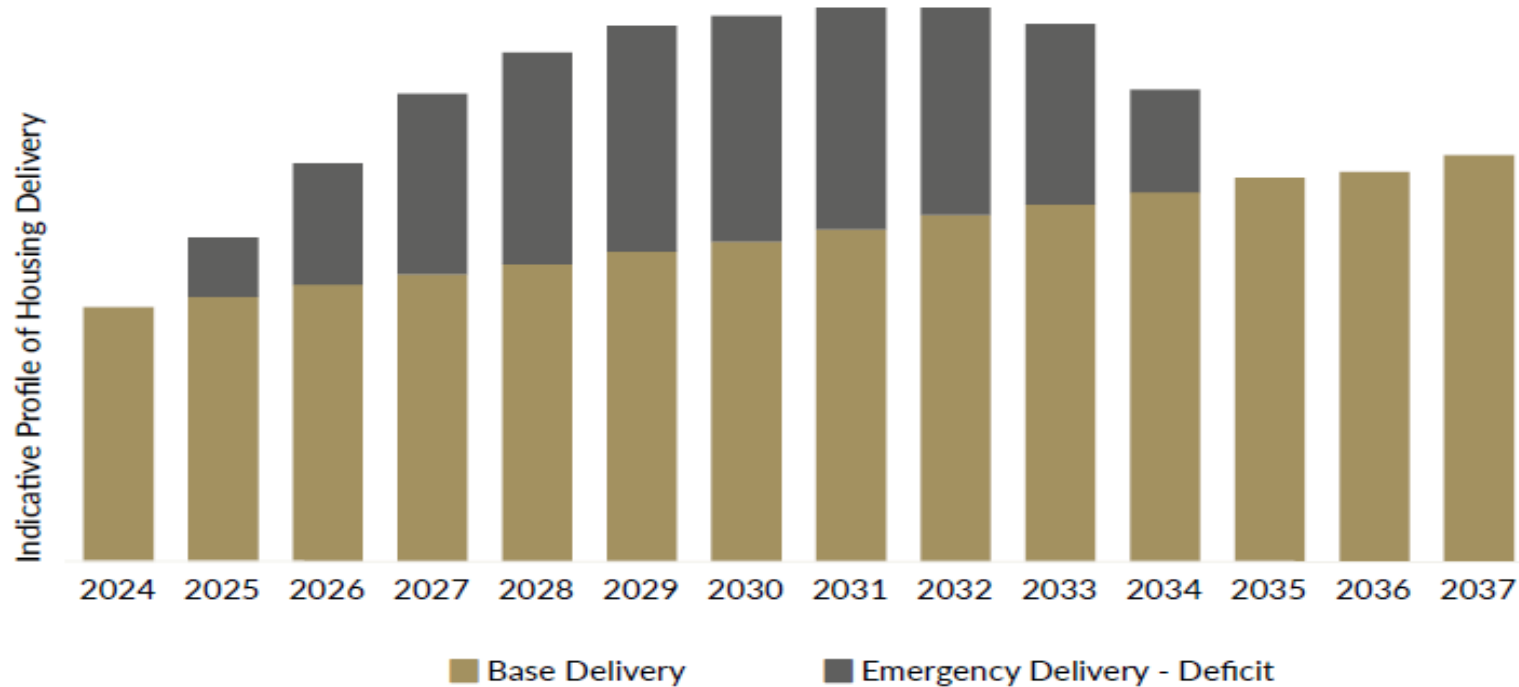
An Coimisiún Tithíochta
The Housing Commission

- Published on 22 May 2024

- This provides recommendations and a proposed wording for an amendment to the Constitution

- It is important to note that there was engagement with national and internation experts, a two-day conference and public consultation as parts of preparing the report.
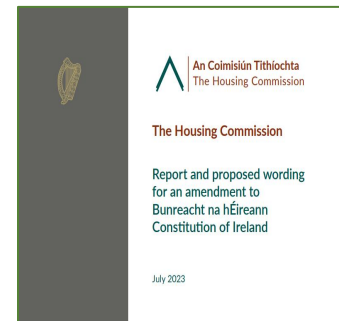

An Coimisiún Tithíochta
The Housing Commission

The Housing Commission

Report and proposed wording for an amendment to Bunreacht na hÉireann Constitution of Ireland

July 2023

Two Key Elements of Proposed Wording

1) The State recognises that **having a home is of fundamental importance**.

2) The State guarantees to every citizen a **right of access to adequate housing.**

THE IMPORTANCE OF HOME

Summary

1) **Housing** must be treated as a **National Priority** to support social cohesion, underpinning economic development.

2) **Housing Policy** must be consistent and drive certainty.

3) The **housing deficit** must be addressed through emergency action.

4) **Increase social and cost rental housing to 20%** of housing stock.

5) **Set up** a time limited **Housing Delivery Oversight Executive** reporting to the Minister.

6) **Use State financing** of housing by **investing** in building and adopting a **revolving funding model**.

7) Recognise that having a **home** is of **fundamental importance**.

8) Guarantee to every citizen **a right of access to adequate housing**.

Publications: www.gov.ie/housingcommission

Housing Supply Strategy

Whole System Approach

Housing Supply Strategy – Timeline

July 2021 – 'Call for Evidence' consultation completed

February 2022 – Draft Strategy public consultation completed

February 2024 – Return of Assembly. Work to refresh and update Strategy begins.

Summer 2024 – Meetings with Executive colleagues

November 2024 - Strategy circulated to Executive Ministers

Vision and Objectives

'Everybody has access to a good quality, affordable and sustainable home that is appropriate for their needs and is located within a thriving and inclusive community.'

Underpinned by 5 Objectives

| Creating Affordable Options (1) | Prevention and Intervention (2) | Improving Housing Quality and Safety (3) | Better Places (4) | A Fair Path to Low Carbon Housing (5) |

Objective 1 – Creating affordable options

- Intermediate Rent

- Social Housing Development Programme

- Wastewater infrastructure

Objective 2 – Prevention and Intervention

- Homelessness – Loan to Acquire Move on Accommodation (LAMA)

- Supporting People Programme

Objective 3 – Quality and Safety

- Housing Executive Revitalisation

- Building Safety

- Private Rented Sector Safety

Objective 4 – Better Places

- Mixed Tenure Development Grant

- Mixed Tenure Information Seminars

Objective 5 – A Fair Path to Low Carbon Housing

- Residential Decarbonisation

- Fuel Poverty Strategy

Thank You

Chartered Institute of Housing
All Ireland Summit

Thursday 14th November 2024

Europa Hotel, Belfast.

The impact of an aging population on housing

Shane Elliott

Housing and Health Lead

Department of Health/Northern Ireland Housing Executive

Impact of housing on the aging population

Benefits include:

- Improved quality of life

- Improved mental well being

- Improved safety and independence

- Reduction in carer burden

- Reduced need for hospital admission due to falls

- **£800 per night stay in hospital**. Fractured hip equates to approx. **£ 50,000**

- Improved patient flow in hospital

- Greater social inclusion and community participation

Impact of housing on the aging population

"Good housing is <u>essential to our health and wellbeing</u>. We want everybody to have access to affordable, sustainable and quality housing that meets their needs within thriving and inclusive communities".

- Provide more social affordable and sustainable housing

- Addressing **health inequalities** and helping to improve the long-term health and wellbeing of our population.

(Programme for Government, NI Executive)

Health and Well Being Delivering Together 2026 - right care, right place focus on Out of Hospital Services

Home for Health, Hospital for Repair

Professor Bengoa

Impact of housing on the aging population

Demand - NI Demographics

- 1 in 6 of the population over 65
- The over-65s made up almost 18% of the population in 2023 compared to less than 14% in 2003
- Over 65's estimated to be 24.2% of the population in 2043
- "The population aged 85 and over increased by 25.8% in the decade since mid-2013, a rate over five times higher than the population as a whole"
- Largest growth rate in the UK (20.6%) but lower than RoI (44%)
- To increase by a further 77% to 2043 (increase of 33,162)

Source: Northern Ireland Statistical and Research Agency (NISRA)

- 50% of people in NI aged 65+ have a long-term health-related limitation
- About one third of people over 65 years old fall each year, with higher rates for people aged over 75.

(Source: Department of Health)

Indicates growing need for more accessible homes

Impact of falls in the older population

Falls significantly contribute to disability and mortality amongst older people.

- Around 50 per cent of falls are preventable – **inaccessible housing contributory factor**

- Up to 20 per cent of falls need medical attention.

- Falls make up half of the hospital admissions for accidental injury, especially hip fractures. (90 per cent of hip fractures are caused by a fall).

- Half of the falls reported by older people follow a trip or an accident.

Source NI direct Keeping mobile and preventing falls | nidirect

Demand - housing

Current waiting list for **accessible** social housing – June 2024

- Wheelchair accommodation = **1,156**
- Ground floor indicator   = **12,420**   **Total 13,576**

Total waiting list for social housing = **59,835**

22% of total waiting list

Supply options

- Social housing tenants – Transfer to more suitable housing] Housing Selection
- Homeowners private sector – application for social housing] Scheme
- Private home ownership/rental sector
- Co-ownership NI - Co-own for over 55's
- Adaptation of existing homes – private and social
- Over 55 schemes – independent living (Category 1 and 2)
- Supported Living environments (Category 3 and 4)

Challenges and opportunities

- Changing population - Increasing demand

- Lack of suitable accessible stock - supply

- Limited but improving intelligence of accessible stock - Accessible Housing Register

- Allocation of accessible stock – Fundamental Review of Allocations

- **Collaborative** approach across departments and agencies

- Development and implementation of universal inclusive design features

- Finite budgets - adaptations and new build accessible accommodation

- Managing societal expectations

Thank you for listening

Age Friendly Ireland | All Ireland Summit 2024

"The impact of an ageing population on housing in Ireland & Northern Ireland"

Declan Gaffney | National Technical Programme Manager | Age Friendly Ireland | 14th November 2024
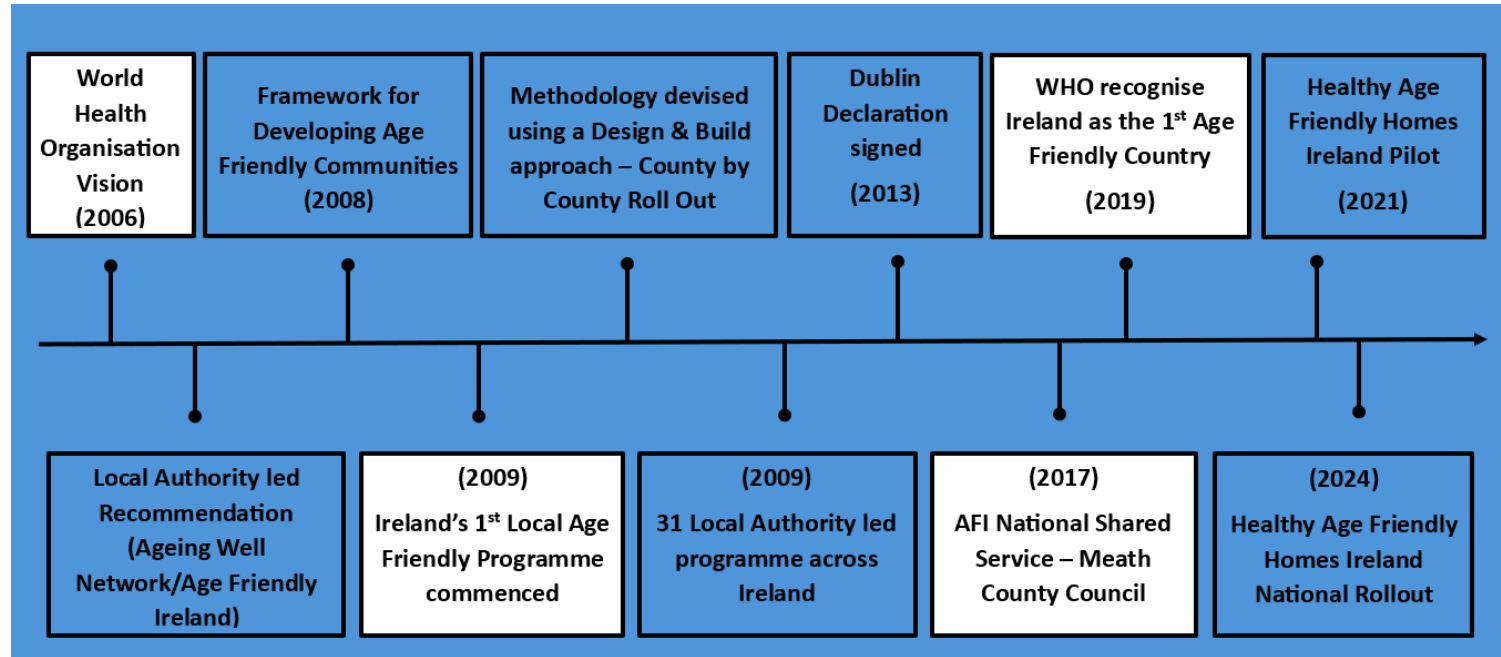
Global Network of Age-Friendly Cities & Communities

The Journey | Age Friendly Ireland | Key Milestones

2006 ⟷ **2024**

World Health Organisation Vision (2006)

Framework for Developing Age Friendly Communities (2008)

Methodology devised using a Design & Build approach – County by County Roll Out

Dublin Declaration signed (2013)

WHO recognise Ireland as the 1st Age Friendly Country (2019)

Healthy Age Friendly Homes Ireland Pilot (2021)

Local Authority led Recommendation (Ageing Well Network/Age Friendly Ireland)

(2009) Ireland's 1st Local Age Friendly Programme commenced

(2009) 31 Local Authority led programme across Ireland

(2017) AFI National Shared Service – Meath County Council

(2024) Healthy Age Friendly Homes Ireland National Rollout

Age Friendly IRELAND

**Chief Executive
Meath County Council**

**National Shared Service
2024**

**Chief Officer
AFI Shared Service**

National Technical Manager

National Programme Manager

National Operations , Finance & Communications Manager

National Manager
Healthy Age Friendly Homes
Programme Manager

AF Housing & Public Realm
Principal Advisor

Research Officer
MU Collaboration

AF Business
Principal Advisor

HAFH Administration Team

6 HAFH Regional Managers

6 Regional AF Programme Managers

Shared Service Administration Team

44 Local Coordinators

31 Local Authority Age Friendly Programmes

Local Networks

31 AF Technical Advisors

35 AF Programme Managers

31 Age Friendly Alliances

31 Older People's Councils

Interdepartmental Teams

High Level Outputs | Towards an Age Friendly Ireland……

3,000+ Age Friendly Businesses

1st Age Friendly Train Station

70 Age Friendly Towns

1st Age Friendly Hospital

1st Age Friendly Tourist Destination

2 Age Friendly Airports

1st Age Friendly Housing Estate

343 Age Friendly Libraries

53 Age Friendly Housing Case Studies

400+ Age Friendly Parking Spaces

1st Age Friendly Stadium

2 Age Friendly Primary Care Centre

Multiple Age Friendly Public Realm Infrastructure

Population Pyramid of Ireland | The Challenge

833,300

People aged 65+ years

1,879,434

People aged 65+ years

202

205

4 people of working age for every 1-person aged 65+ years

2 people of working age for every 1-person 65+ years

96 years
91 years
86 years
81 years
76 years
71 years
66 years
61 years
56 years
51 years
46 years
41 years
36 years
31 years
26 years
21 years
16 years
11 years
6 years
1 year

100000   50000   0   50000   100000

■ 2057 M2 ■ 2022 Census
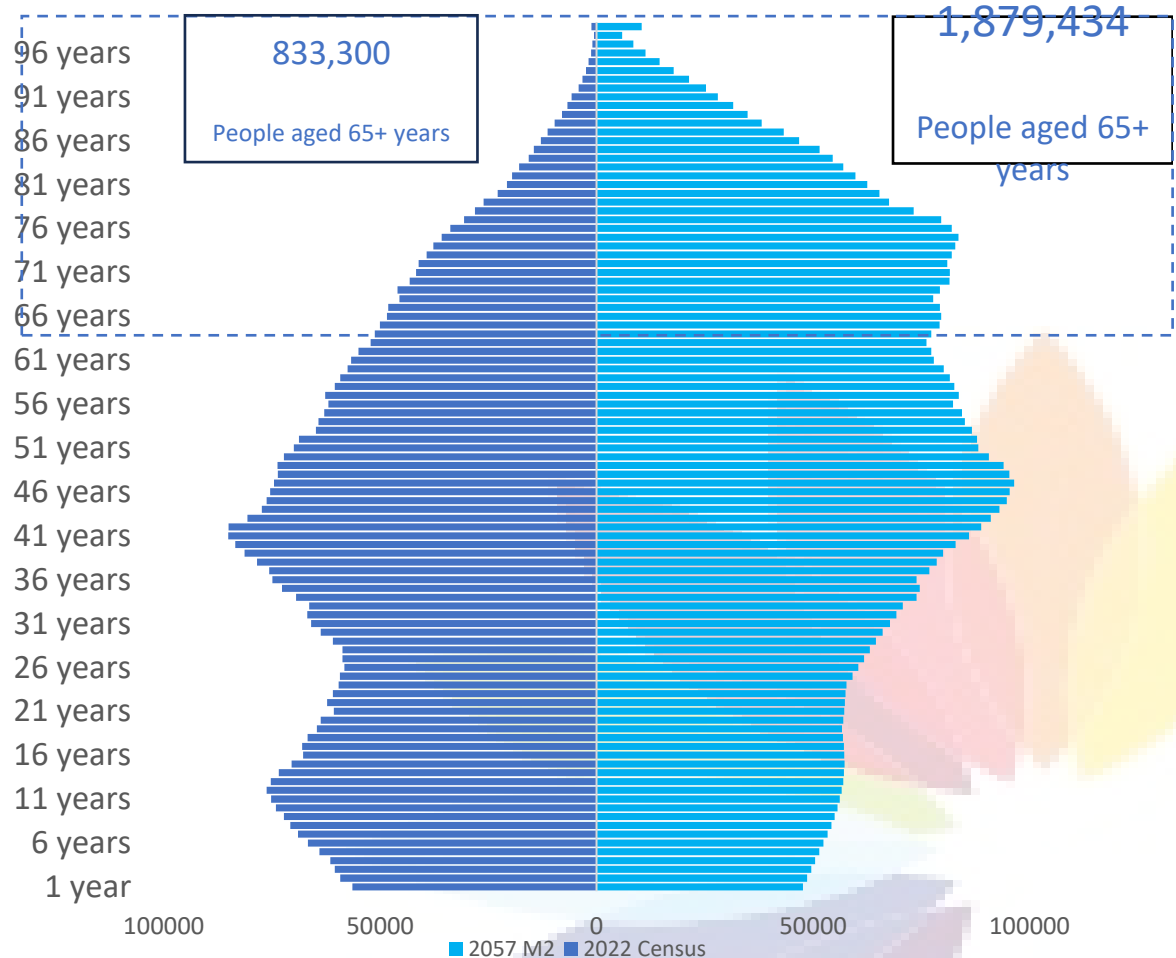
Housing Options for Our Ageing Population

Taxonomy of Housing and Care Needs

Thinking Ahead | Housing Agency
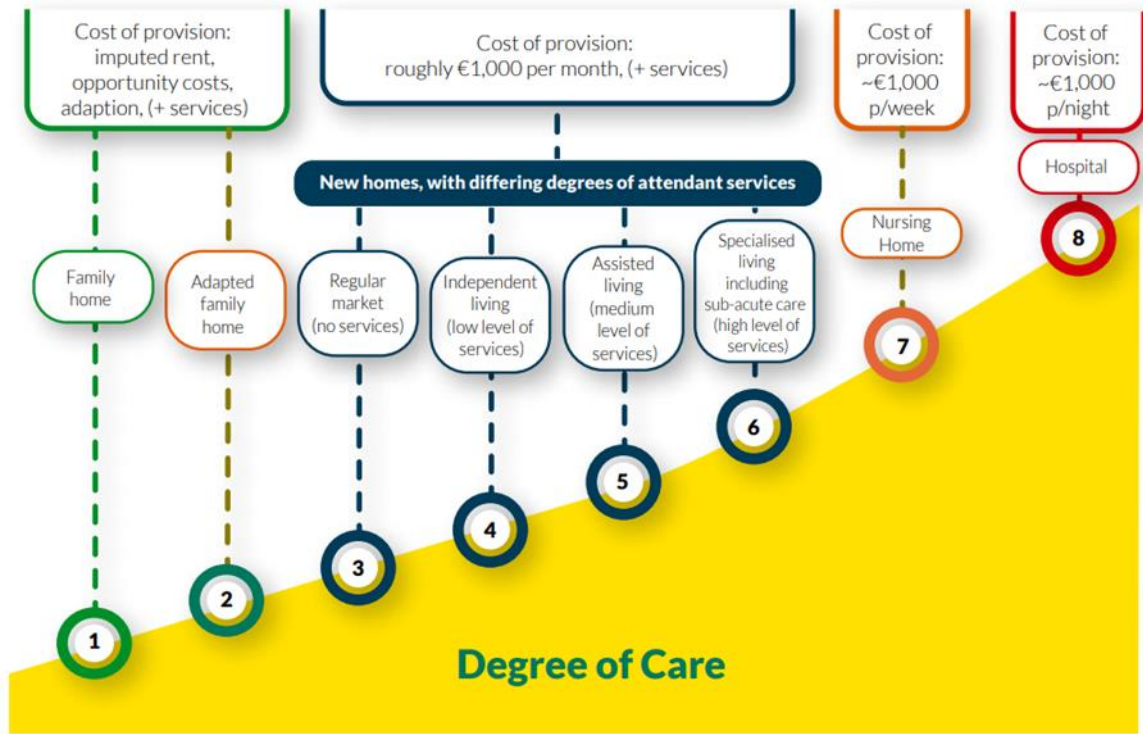
County Development Plans | AF UD Targets

Objective SPQHO22 – Accessible Housing

Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupants lifetime.

UB-P-11	It is a policy of the Council to require that all new multiple housing developments comprising 7 or more units contain a minimum of 30% residential units that are built to universal design standards, in accordance with the requirements of the National Disability Authority publication 'Building for Everyone: A Universal Design Approach'. Where the total number of units to be constructed is between 2 and 6, it is a policy of the Council to require that a minimum of 1 of those units be built to universal design standards.

Action 4.6

In partnership with industry, introduce measures to ensure that over a five year period delivery is increased to ensure that 30% of all new dwellings are built to incorporate universal design principles to accommodate our ageing population.

Lead: DHPLG

Policy Objective

HOU 29	To seek that all new residential developments in excess of 20 residential units provide for a minimum of 30% universally designed units in accordance with the requirements of *'Building for Everyone: A Universal Design Approach'* published by the Centre for Excellence in Universal Design.

Age Friendly Housing & Public Realm Training

Working towards a Vision of an Age Friendly Ireland | Programme for Government (Our Shared Future) July 2020

AGE FRIENDLY HOUSING AND PUBLIC REALM TRAINING WORKSHOP – Part 1

Action 3.1

Continue to deliver the Age Friendly Housing & Public Realm Training workshop to create awareness of the recommendations and guidelines in the future provision of housing for an ageing population.
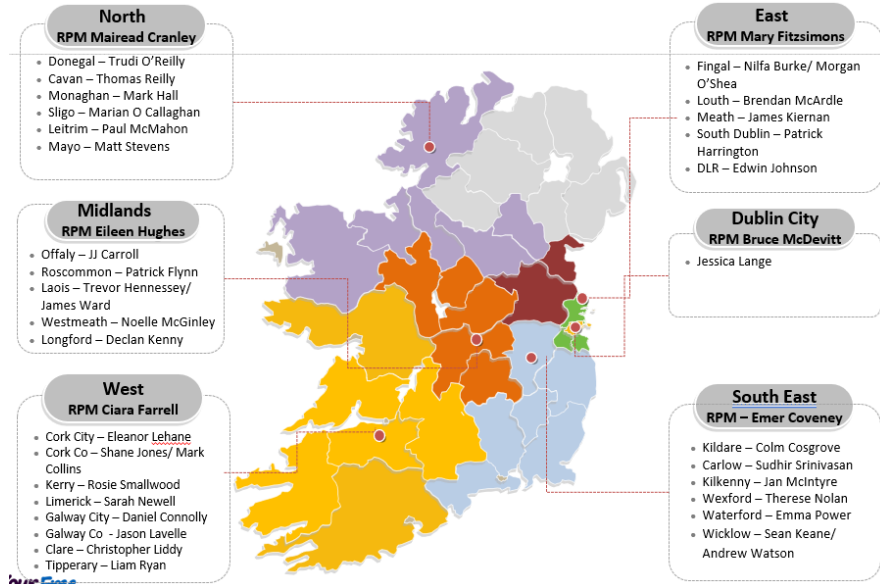
Lead: DHPLG

➢ ½ Day On-line or In-Person Training

➢ Awareness & Updates of Policy & Programmes

➢ Approx 1,500 LA Staff trained since 2021

➢ Approx 200 Dept, Private, AHBs Staff trained

➢ Accredited by EI, RIAI & IPI

ENGINEERS IRELAND

RIAI

IRISH PLANNING INSTITUTE
Institiúid Pleanála Na hÉireann

Age Friendly Technical Advisor Role

North
RPM Mairead Cranley
- Donegal – Trudi O'Reilly
- Cavan – Thomas Reilly
- Monaghan – Mark Hall
- Sligo – Marian O Callaghan
- Leitrim – Paul McMahon
- Mayo – Matt Stevens

Midlands
RPM Eileen Hughes
- Offaly – JJ Carroll
- Roscommon – Patrick Flynn
- Laois – Trevor Hennessey/ James Ward
- Westmeath – Noelle McGinley
- Longford – Declan Kenny

West
RPM Ciara Farrell
- Cork City – Eleanor Lehane
- Cork Co – Shane Jones/ Mark Collins
- Kerry – Rosie Smallwood
- Limerick – Sarah Newell
- Galway City – Daniel Connolly
- Galway Co - Jason Lavelle
- Clare – Christopher Liddy
- Tipperary – Liam Ryan

East
RPM Mary Fitzsimons
- Fingal – Nilfa Burke/ Morgan O'Shea
- Louth – Brendan McArdle
- Meath – James Kiernan
- South Dublin – Patrick Harrington
- DLR – Edwin Johnson

Dublin City
RPM Bruce McDevitt
- Jessica Lange

South East
RPM – Emer Coveney
- Kildare – Colm Cosgrove
- Carlow – Sudhir Srinivasan
- Kilkenny – Jan McIntyre
- Wexford – Therese Nolan
- Waterford – Emma Power
- Wicklow – Sean Keane/ Andrew Watson

➢ 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

Age Friendly Homes | Guidelines & Specifications

Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home

Age Friendly Homes Rating Checklist
Age Friendly Homes Rating Tool June 2021

Universal Design Guidelines For Homes in Ireland

Internal Layout Checklist for Universal Design Homes
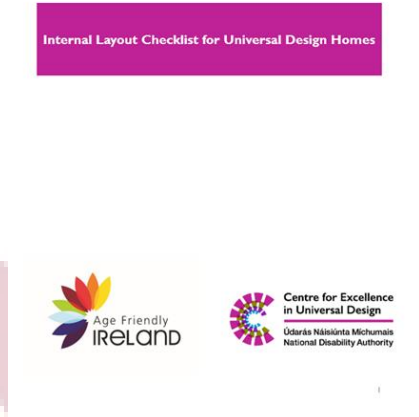
Design Manual for Quality Housing | AF UD Elements
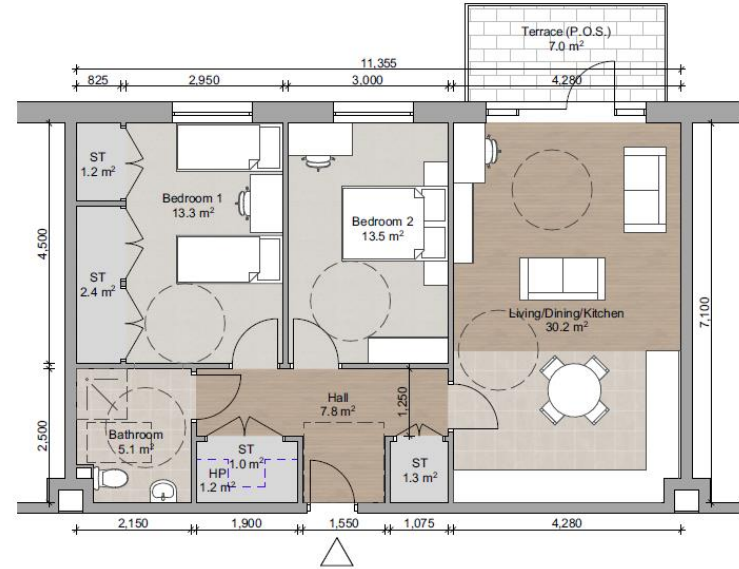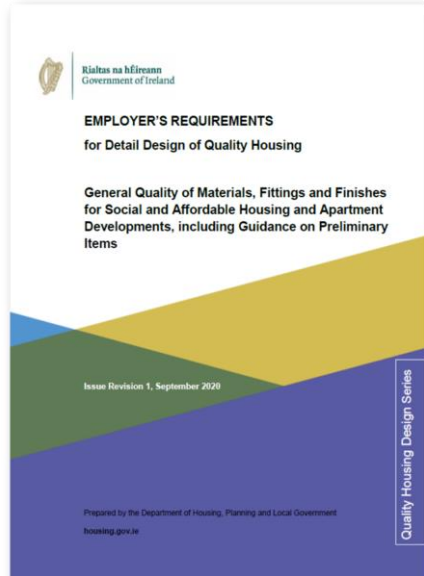
A2 2B2P UD Apartment

New Irish Standard | ISO 375 Universal Design Dwellings
Due to be Published in 2025
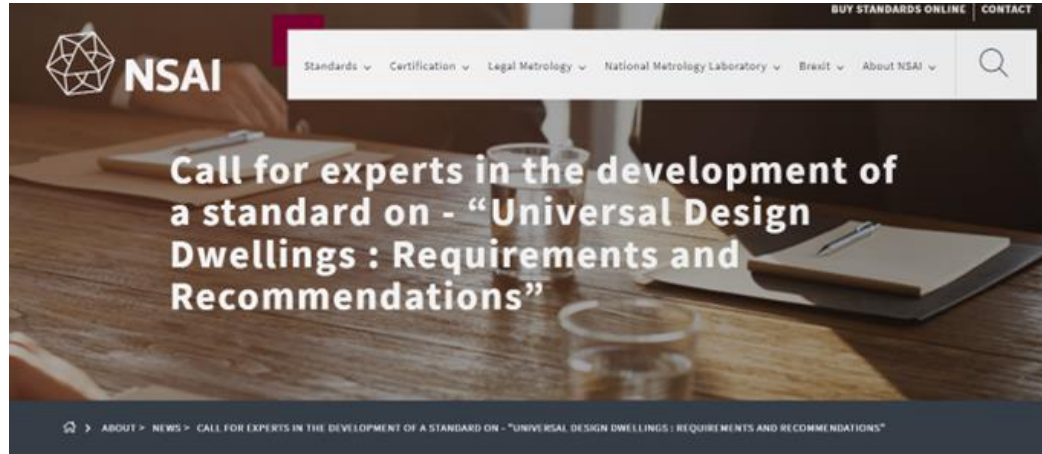
Rightsizing | Opportunities | Current Practice
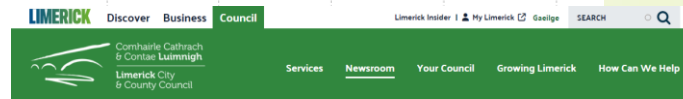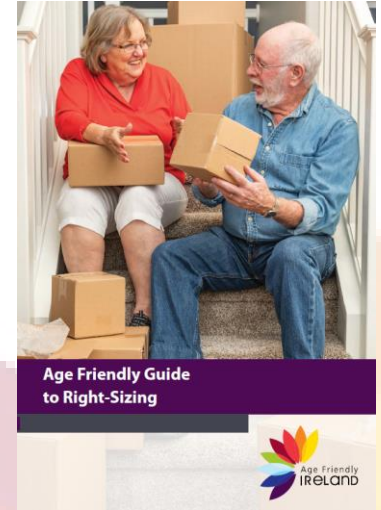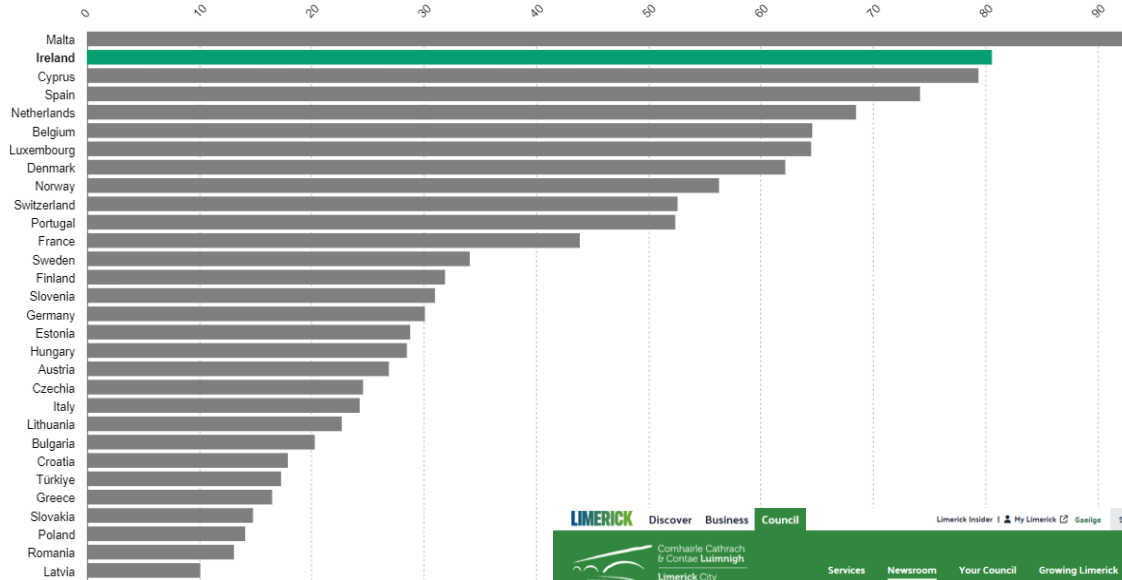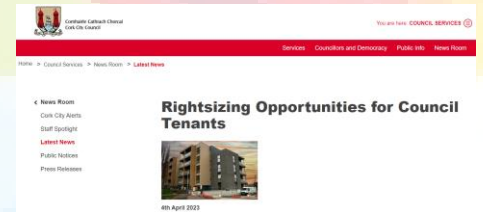
Source: Statistics | Eurostat

Age Friendly Ireland |Housing Case Studies

Age Friendly Ireland Housing **Case Studies**

Contents

Age Friendly Ireland Regions

- ■ Dublin City
- ■ East
- ■ Midlands
- ■ North
- ■ South East
- ■ West

Link to Document

Cornamona Court | Kylemore Rd, Dublin

Cornamona Court | Kylemore Rd, Dublin

St Joseph's | Manor Hill | Waterford City

St Joseph's, Waterford | Before

St Joseph's, Waterford | After

Healthy Age Friendly Homes Programme

4 Key Objectives

- Enable older people to continue living in their homes or in a home more suited to their needs
- Live with a sense of independence and autonomy
- Be and feel part of their community
- Support the avoidance of early of premature admission to long term residential care

Housing, Health, Technology, Finance, Energy Efficiency and Social/Community

Thank you for your attention

Age Friendly Ireland Shared Service

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C15 Y291

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Email: agefriendlyireland@meathcoco.ie

Web: www.agefriendlyireland.ie & www.agefrienldyhomes.ie

CIH All-Ireland Summit

FINGAL COUNTY COUNCIL – HOUSING DEPARTMENT

Aoife Lawler – Senior Executive Officer

14 November 2024

FCC DEVELOPMENT PLAN 2023-2029
(Introduction)

Objective SPQHO22 – Accessible Housing

Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupants lifetime.

Objective DMSO37 – Age Friendly Housing

Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.

Rightsizing

Rightsizing is a process where public housing tenants and private householders are given the opportunity to move to a smaller or larger home, depending on their needs.

.

In the national housing strategy "Housing for All" rightsizing is primarily aimed at ensuring that the social housing stock is used more effectively, while also providing tenants with homes that better suit their needs.

New homes at Hansfield with Fold AHB

14 cottages being restored at St. Ita's, Portrane

SOCIAL HOUSING AT ROLESTOWN VILLAGE

'Age Friendly Ireland - 10 Universal Design Features'

WHAT'S AN AGE FRIENDLY HOME?
(Introduction)

01. CLOSE TO AMENITIES

02. CONNECTED TO OUTDOORS

03. EASY TO APPROACH & ENTER

04. EASY TO MOVE ABOUT IN

05. GUEST BEDROOM

06. ACCESSIBLE BATHROOMS

07. ENERGY / COST EFFICIENT

08. TECHNOLOGY

09. SAFE & SECURE

10. USER FRIENDLY FITTINGS

PROJECT INFORMATION
(Social Housing at Rolestown, Co Dublin)

TOTAL OF 26 HOUSES (16 AGE FRIENDLY / UD)	➤ **14 TWO BED / 10 THREE BED / 2 FOUR BED**
EXISTING VILLAGE VERY SMALL	➤ **PLACE MAKING / IMPORTANT CONCEPT**
NEW PUBLIC SQUARE / OPPOSITE CHURCH	➤ **HELPS TO CREATE A SENSE OF COMMUNITY**
CONSTRUCTION COST €4.8 MILLION	➤ **COMPLETED IN 2020**

CLOSENESS TO AMENITIES
(Universal Design Feature)

SERVICES WITHIN 1KM	➢ **CENTRA / CHURCH / TOWN HALL / SCHOOL / BUS TO SWORDS**
7KM TO SWORDS	➢ **MEDICAL CENTRES / SUPERMARKETS / SHOPS / PUBS / ETC**

CONNECTION TO OUTDOORS
(Universal Design Feature)

LANDSCAPE DESIGN	➤ **PUBLIC OPEN SPACE WITH PAVING / SEATING / PLANTING / TREES**
AFTER COMPLETION	➤ **5 HOUSEHOLDS TOOK PART RTE SUPERGARDEN COMPETITION**

SAFETY & SECURITY
(Universal Design Feature)

SECURITY BY DESIGN PRINCIPLES	➤ PASSIVE OVERLOOKING / DEFENSIBLE SPACE / GOOD LIGHTING
WINDOWS & DOORS	➤ CERTIFIED TO PAS 24 SECURITY STANDARD

EASY TO APPROACH & ENTER
(Universal Design Feature)

APPROACH WITHIN SITE	➤ **WIDE FOOTPATHS / SHALLOW GRADIENTS / DEFINED ENTRANCES**
FRONT DOORWAYS	➤ **ZINC CANOPIES & LIGHTING / EASY TO LOOK FOR KEYS IN RAIN**

EASY TO MOVE ABOUT IN
(Universal Design Feature)
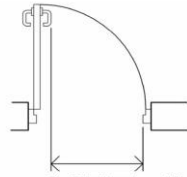
(i) Effective clear width
(door stop to projecting ironmongery)
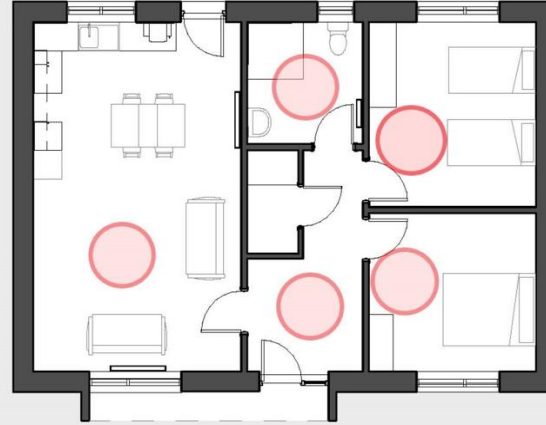
ALL DWELLINGS	➢ **TURNING CIRCLES IN HABITABLE SPACES / BATHROOMS / CORRIDORS**
OVER 30% OF DWELLINGS	➢ **SUBSTANTIALLY WIDER DOORS / FULLY ACCESSIBLE SHOWER ROOMS**

GUEST / CARER BEDROOM
(Universal Design Feature)
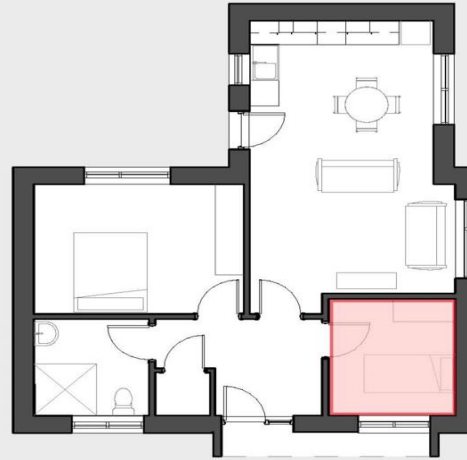
OVER 50% OF DWELLINGS	➤ **TWO BEDROOM UNITS / SUITABLE FOR RIGHT SIZING**
15% OF DWELLINGS	➤ **HAVE SINGLE BEDROOMS SPECIFICALLY FOR GUEST OR CARER**

ACCESSIBLE / ADAPTABLE BATHROOMS
(Universal Design Feature)
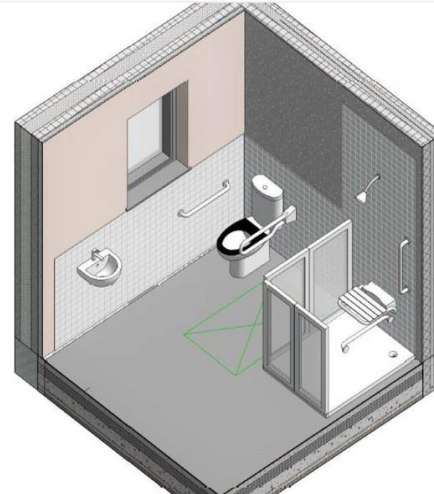
...VELLINGS	➤ **ADAPTABLE BATHROOMS / GROUNDS FOR GRAB RAILS**
ACCESSIBLE DWELLINGS	➤ **BATHROOMS WITH LEVEL ACCESS SHOWERS & GRAB RAILS**

USER FRIENDLY FIXTURES / FITTINGS
(Universal Design Feature)
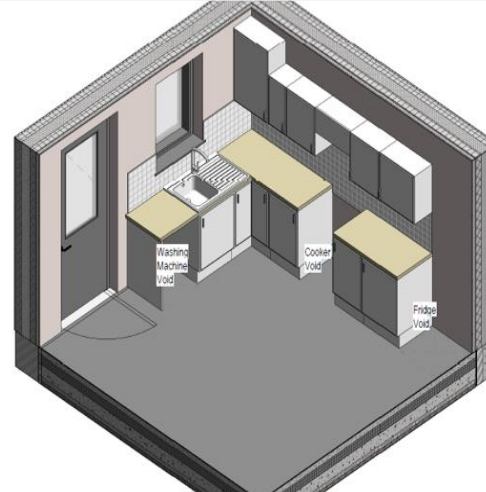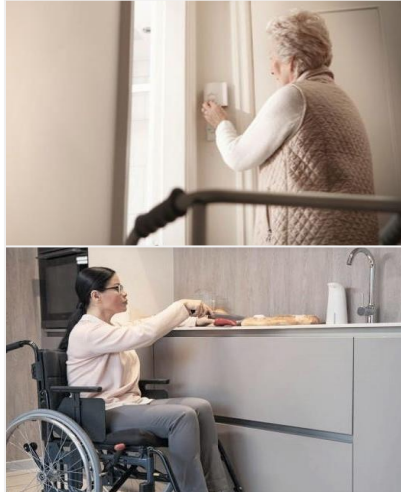
ALL DWELLINGS	➤ USER FRIENDLY TAPS / SWITCHES / HEATING CONTROLS
ACCESSIBLE DWELLINGS	➤ KITCHENS DESIGNED TO OCCUPATIONAL THERAPIST REQUIREMENTS

ENERGY / COST EFFICIENT
(Universal Design Feature)
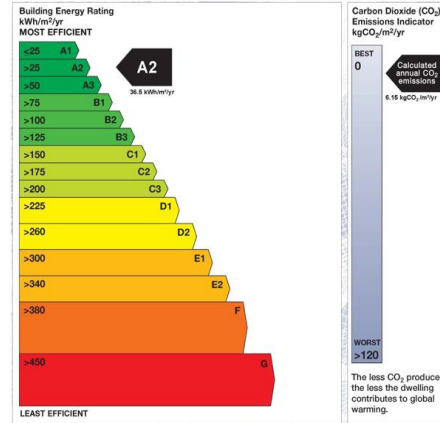
ALL DWELLINGS	➤ ACHIEVE A2 OR A3 BUILDING ENERGY RATING
ALL DWELLINGS	➤ RENEWABLE ENERGY / SOLAR PANELS / AIR TO WATER HEAT PUMPS

GOOD TECHNOLOGY
(Universal Design Feature)

ALL DWELLINGS	➢ **INCORPORATE CAT 6 CABLING / WIRED FOR HOISTS**
TWO STOREY DWELLINGS	➢ **WIRED FOR FUTURE STAIRLIFTS**
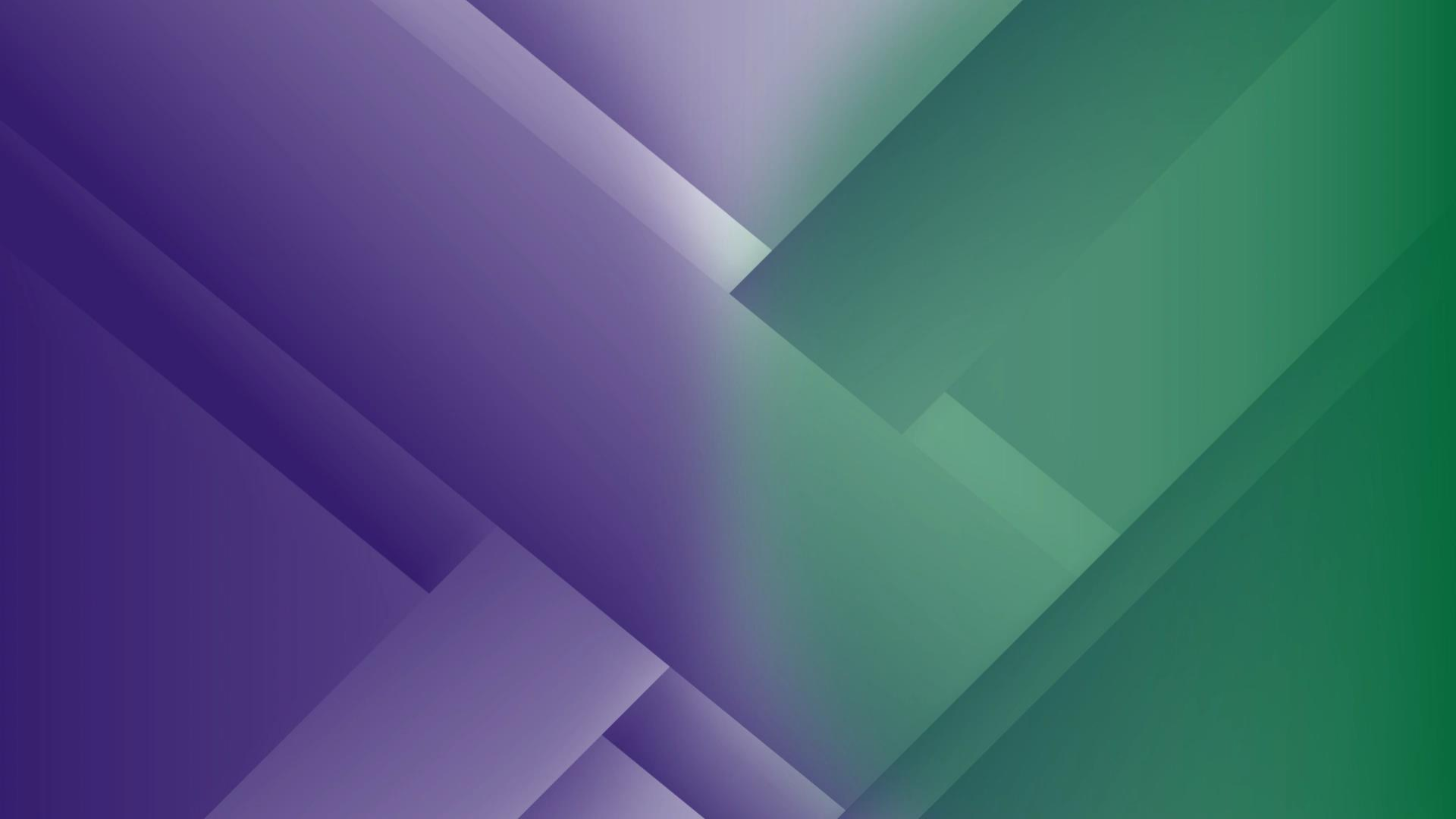
ALL-IRELAND SUMMIT

Refreshment break

Time to network and speak to your exhibitors

HEADLINE SPONSOR:

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AI and how it may impact the housing sector

Kieron White, co-founder, Leading AI

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All-Ireland Summit

engine-ai.co.uk

14TH NOVEMBER 2024

AI has the power to transform housing, delivering personalisation, tackling toil and unlocking new insights

Understanding Hype Cycle Positions

engine

Activity beyond
early adopters

Supplier proliferation

Negative press begins

Mass media hype begins

Early adopters investigate

Supplier consolidation and failures

High-growth adoption phase starts:
20% to 30% of potential audience
has adopted the innovation

First-generation products,
high price, lots of
customization needed

Second/third rounds of
venture capital funding

Methodologies and best
practices developing

Third-generation products, out
of the box product suites

Startup companies
first round of venture
capital funding

Second generation products, some services

R&D

Less than 5% of the
potential audience has
adopted the innovation

Expectations

Innovation Trigger | Peak of Inflated Expectations | Trough of Disillusionment | Slope of Enlightenment | Plateau of Productivity

Time

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Hype Cycle for Artificial Intelligence, 2024

EXPECTATIONS

Innovation Trigger
- Autonomic Systems
- Quantum AI
- First-Principles AI
- Embodied AI
- Multiagent Systems
- AI Simulation
- Causal AI
- AI-Ready Data
- Decision Intelligence
- Neuro-Symbolic AI
- Composite AI
- Artificial General Intelligence
- Sovereign AI
- AI TRiSM
- Prompt Engineering
- Responsible AI

Peak of Inflated Expectations
- AI Engineering
- Edge AI
- Foundation Models
- Synthetic Data
- ModelOps
- Generative AI
- Neuromorphic Computing
- Smart Robots

Trough of Disillusionment
- Cloud AI Services

Slope of Enlightenment
- Knowledge Graphs
- Autonomous Vehicles
- Intelligent Applications

Plateau of Productivity
- Computer Vision

TIME

As of June 2024

Plateau will be reached: ○ <2 yrs.   ○ 2–5 yrs.   ● 5–10 yrs.   ▲ >10 yrs.   ⊗ Obsolete before plateau

Elementary school teachers picket against use of calculators in grade school
The teachers feel if students use calculators too early, they won't learn math concepts

Math teachers protest against calculator use

By JILL LAWRENCE

"My older kids don't pay any attention to an answer being absurd.

strate," he said. "Teachers are shy."

What is RAG AI?

RAG AI stands for Retrieval-Augmented Generation. It combines the strengths of two powerful technologies:

Retrieval: The system retrieves relevant information from a targeted repository of documents and data.

Generation: GPT (Generative Pre-trained Transformer) then generates coherent responses based on this information.

Key Features:

Accurate Information: Responses are based on verified sources.

Context-Aware: The AI understands context to provide relevant and specific answers.

Efficiency: Delivers information quickly, saving time and effort.

RAG unlocks new opportunities

1. **Customer service** (improve response times)

2. **Tenant assistants** (self serve)

3. New **insights** (feedback, surveys, transcripts)

4. Self-evaluation and quality improvement

5. **Proposal** and funding bid writer

Welcome To The Morley College Policy Assistant

I am an AI assistant dedicated to providing support and answers related to Morley College's policies and procedures. My role involves: Assisting staff members by clarifying and explaining Morley College's policies, ensuring staff members are well-informed and supported in their roles and facilitating the understanding and implementation of Morley College's policies and procedures. If you have any questions about Morley College's policies and procedures, feel free to ask, and I'll do my best to provide you with the information you need.

Type a new question...   Improve Prompt ➤

Demo Housing Assistant
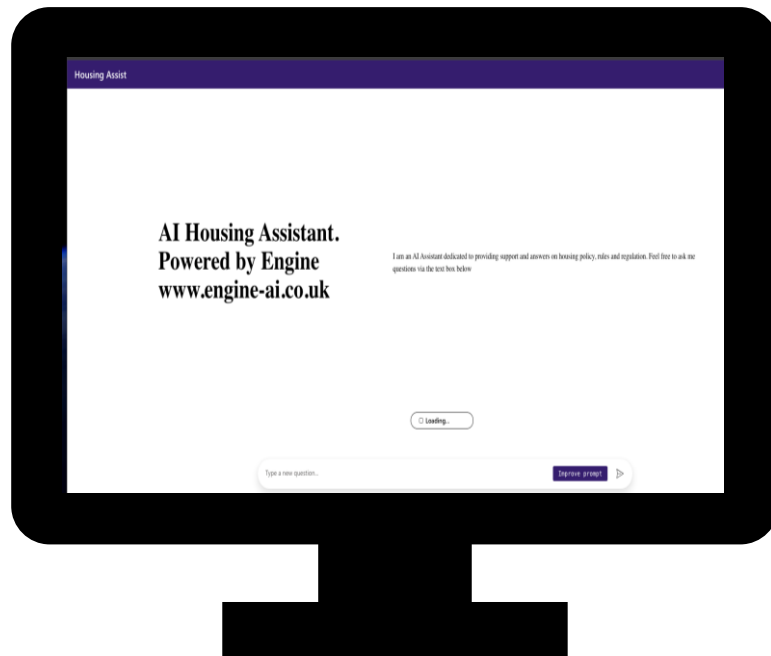
QR link to "Housing Agent"

Strengths, limitations and risks

Strengths

- Time saving, consistency, quality

- Translation and personalisation

- Summarising and categorising (free text fields)

- Vast data search capabilities (new insights from documents)

- Semantic reasoning (it 'understands')

- Chat with structured data will democratise access to data and insights

Limitations

- Long responses make LLMs lazy: break up long tasks

- Responses are not diligent (e.g., list all policy next review dates)

- Good data is essential

Risks

- Data privacy: student work and private data should <u>not</u> be shared with public AI models

- Explainability (hallucination) - needs humans in the loop

Roadmap

Explore
- Try using AI
- Learn
- Data Strategy

Enable
- Train staff
- Set guardrails
- Improve current work with Gen AI

Improve
- Integrate AI into workflows
- AI supporting decision making

Transform
- Workflow automation
- New opportunities
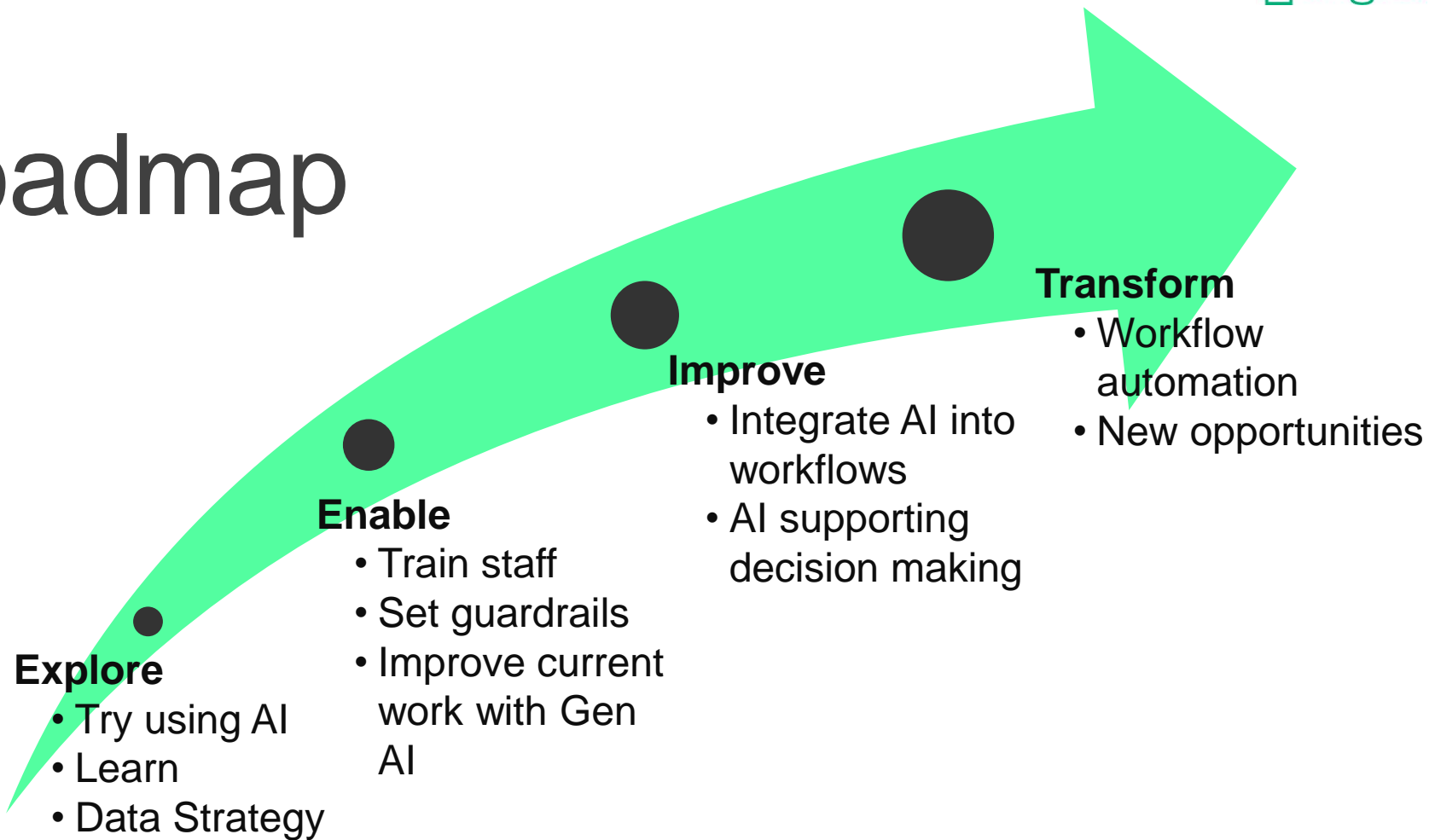
The AI Business Case

- Tasks with high **toil**

- That require a level of **intelligence**

- And that are **repetitive**

- And where there is data (including unstructured) to train the AI model

Data Strategy

1. **Data Assets**: what organisational data is / should be collected?

2. **Storage**: Where is the data stored (warehouse vs individual systems)

3. **Governance**: improving data quality, data literacy skills

Recommendations

1. AI strategy and AI policy for staff

2. Data strategy

3. Identify use cases to get started

4. Think about adoption

5. Get started

Complete our survey

Thanks!

ALL-IRELAND SUMMIT

Breakout Sessions

Please refer to the QR code on the table for session details

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Supporting travelling and Roma communities

Kelly Foster, housing & communities manager, ARK Housing

Tsvetomira Marionva, Roma Family Support

Peter Wilkins, chair, Armagh Travellers Support

Brian Dillon, CEO, Cena

Timmy Ryan, Tenant Liaison Officer, Cena

ALL-IRELAND SUMMIT

respond
building homes, improving lives

VISION

"A united community, based on equality of opportunity, the desirability of good relations and reconciliation - One which is strengthened by its diversity, where cultural expression is celebrated and embraced and where everyone can live, learn, work and socialise together, free from prejudice, hate and intolerance.'

https://vimeo.com/651988601/97715e2d66

Together: Building a United Community

Northern Ireland Executive
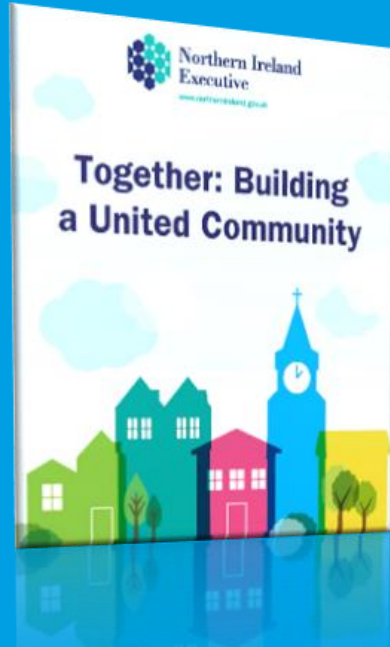
Current Ark Housing "Housing For All" Schemes

- Ogle Street, Armagh – 42 Houses and Apartments

- Hillsborough Road, Lisburn – 11 Apartments – Over 55's

- Causeway Road, Newcastle- 10 apartments

- Malone Mews, Belfast- 14 Apartments

- Frances Street, Newtownards- 14 Apartments

- Quarry Heights, Newtownards – 23 Houses and Apartments

- **Good Relations Plan**

- The Good Relations Plan aims to develop the capacity of residents living within our schemes and promote good relations within the scheme's target area through the following methods:

- Creating a cohesive community that is committed to establishing a network of support with external agencies.

- Improving community development, community relations and community safety.

- Relieving feelings of isolation.

Challenges

- Misinformation
- Lack of Trust
- Preconceptions
- Gatekeepers
- Lack of Awareness
- Time Commitment
- Resistance to Change
- Finance

https://www.youtube.com/watch?v=eIWzsKXyUWQ

What does a successful scheme look like?

Development of a shared neighbourhood where people from different community backgrounds have the opportunity to live in an area where diversity is welcomed, and where people from all backgrounds can live, work, learn and play together in a safe and welcoming environment.

The new shared scheme is integrated into the local area.

The five-year Good Relations Plan is developed and delivered to the benefit of all communities within a five-mile radius of the new shared scheme.

All Ireland Summit 2024

The Cena Development Cycle

Facilitating Self-Needs Assessment

Full Involvement in Planning and Design

Building Self-organisation

Maintaining Pride, 'Ownership' and Community Relations

Ongoing Family and Community Support

Ongoing Assessment of New Family Formation and Changing Accommodation Needs
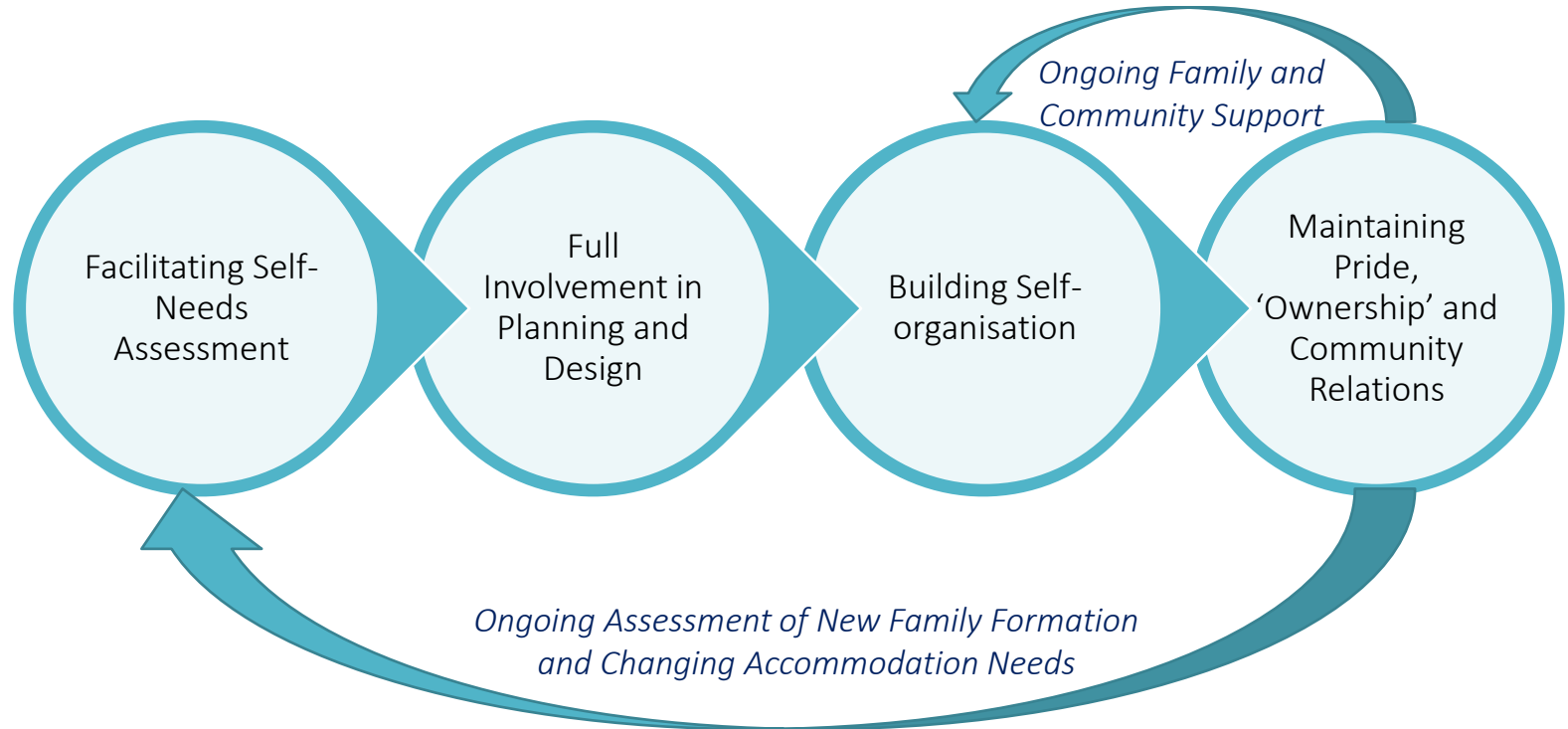
Ways in which Cena can Respond

SHORT TERM:

Extended family developments

Purchase of units

Buy and improve properties

Management and redevelopment of existing sites

Service Level Agreements with Local Authorities

LONGER TERM AIMS:

Expanding capacity through AHB partnerships

Creating and maintaining employment

Testing out an 'ownership' model

Testing out transient options

Current Scope of Activity

Feasibility Studies Done (12)

Feasibility Studies Starting (6)

Properties Bought (8)

Homes Built or Approved (9 homes)

Applications made (19 homes)

Ongoing working partnerships
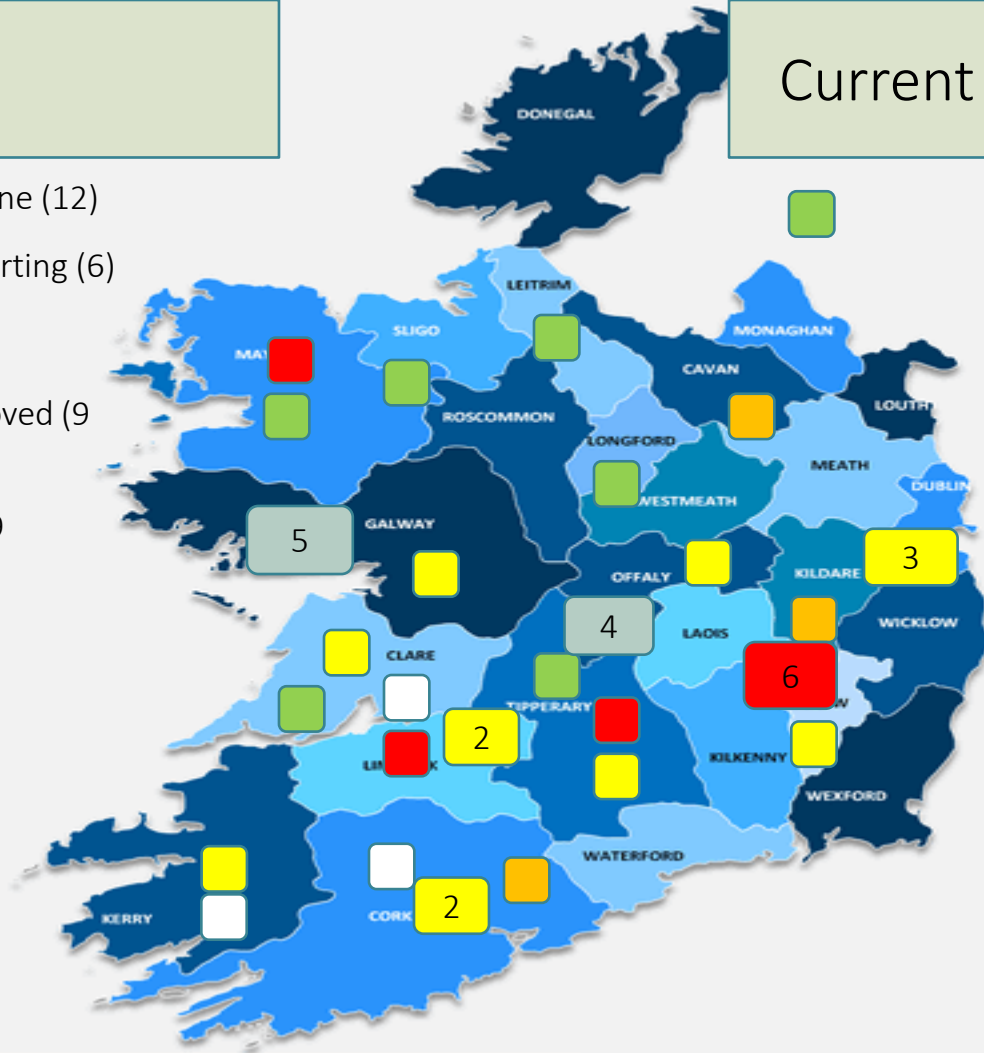
Proposed National Pilot at Boher County Limerick

SIGNIFICANCE AND POTENTIAL BENEFITS

BASIS OF THE PILOT PROPOSAL

Providing guidelines for future 'flagship' Traveller accommodation developments due to:

- Energy and environmental improvements

- Massively improved cost-benefit

- Support of Sustainable Energy Ireland

- Local support and the capacity for good practice in cross-community relations

- Compatibility with national study on Traveller appropriate accommodation

Traveller Homes in Galway City

Work starts on Traveller housing scheme in Galway

Author: Enda Cunningham
~ 2 minutes read

Published: 14 November 2023

From this week's Galway City Tribune

Galway City Tribune

Ground clearance work has begun in preparation for the construction of five new Traveller-specific accommodation units on Circular Road.

The houses – on the three-quarter acre site of the former Traveller hardstand beside Carn Ard – are expected to be completed before the end of next year.

Summary

1. CENA is committed and able to take a different approach that relies on building up ownership, self-determination and a sustainable inclusive future for Travellers in accommodation terms

2. We are building up our own capacity to take on this challenge, but it needs to be understood that:

   a) We are dealing with very serious and acute accommodation needs that have become more serious over the years. Addressing this will take time.

   b) The central part of our approach, as a Traveller-led agency, is to establish and develop close working relationships with and between Traveller families – a relationship that is built up and maintained before, during and long after the design and build stages.

HousingExecutive

CHARTERED INSTITUTE OF HOUSING

NOVEMBER 2024

30/10/2024

HOMELESSNESS DATA AND TRENDS

Presenters, Acceptances, FDA and Allocations by Fin Yr

OUT OF HOURS HOMELESS DEMAND

Month	Total Contacts Made to RESWS 2019	Total Contacts Made to OOH Service 2020	Total Contacts Made to OOH Service 2021	Total Contacts Made to OOH Service 2022	Total Contacts Made to OOH Service 2023	Total Contacts Made to OOH Service 2024
January	58	200	626	786	789	1053
February	55	251	506	744	715	1282
March	67	363	714	805	881	1294
April	78	662	685	743	950	1292
May	57	729	776	767	929	1446
June	61	617	685	713	899	1181
July	90	681	763	846	1043	1221
August	69	531	873	847	1102	1261
September	52	468	795	851	919	1052
October	46	529	800	952	897	
November	55	570	736	787	976	
December	66	585	707	835	987	
Total	754	6,186	8,666	9,676	11,087	11,082

TEMPORARY ACCOMMODATION DATA AND TRENDS

	2019/20	2020/21	2021/22	2022/23	2023/24
Northern Ireland	4,527	9,752	9,265	10,253	11,368
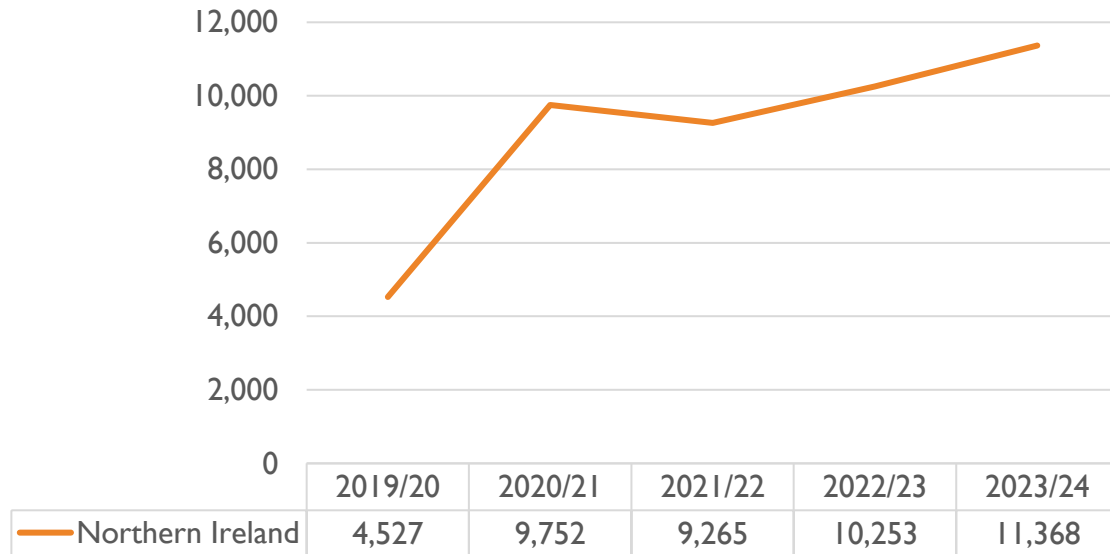
- A record number of 486 current non-standard placements was reached on 15th October
- Of those in TA circa 120 households have a 5 bed+ requirement

RESPONDING TO HOMELESSNESS...

Ending Homelessness Together
Homelessness Strategy 2022-27
Housing Executive

Ending Homelessness Together
Homeless To Home
Strategic Action Plan for Temporary Accommodation 2022-27
Housing Executive

Financial Inclusion Managers

Complex Lives

Domestic Abuse Action Plan

Youth Homelessness Action Plan
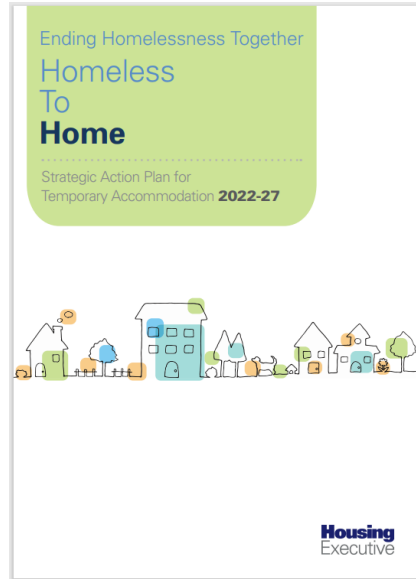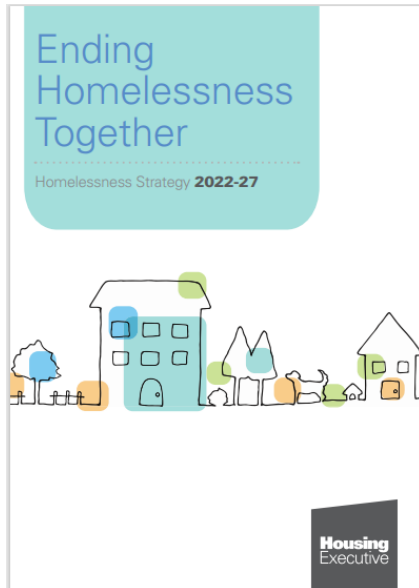
NEW FOUNDATIONS

- Approx. 140 young people with care experience present to NIHE as homeless p/a
- The 'New Foundations' programme is being developed in partnership with key stakeholders across the Statutory Sector along with Homewards Programme
- Collaborative approach engaging Statutory Sector, Community and Voluntary Sector, & Private Sector
- Prevention of homelessness for young people as they transition from care
- Provision of stable, safe & secure accommodation with tailored support
- Programme aims to build blocks to improve outcomes and prospects, e.g. life skills development, education and employment opportunities

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NOVEMBER 2024

30/10/2024

Homelessness in the Republic of Ireland

Update & Prospects for Tackling it

Dr. Aideen Hayden

Scale of homelessness

- There were 14,760 people accessing emergency accommodation at end of Q3 2024

- increase of 15.1% on 2023

- There were 2,133 families accessing emergency accommodation at end of Q3 2024

- increase of 12.7% on 2023.

Peter McVerry Trust accommodation

Causes of crisis in housing supply

- Population growth: 3.8m (2000) → >5.3m (2024)
  - Due to natural increase (highest natural population growth in Europe (Eurostat)
  - + net immigration
- Severity of Ireland's situation added to by impact of 2008 crash on capacity of industry
- Republic has the worst ratio of housing supply to population growth among nine high-income countries
  - United States, Canada, Australia, the UK, Germany, Spain, Sweden and Netherlands (Savills, 2024)

Homeless Quarterly Progress Report Quarter 3 2024

- Homeless services organised across nine administrative regions,

- one local authority in each region acts as "the lead authority"

- Most statistics that follow are aggregation of all nine regions

Dublin Regional Homeless Authority HQ

Reasons for Presenting as Homeless Q4 24

Category	Family Households	Single Households	Total
Notice of Termination of tenancy in private rental property	222	206	428
Relationship breakdown/Family Circumstance	108	292	400
No Income Source	1	5	6
Insufficient funds/Affordability	7	20	27
Property Repossessed	1	7	8
Overcrowding	28	56	84
Leaving Direct Provision (Within 6 Months)	13	180	193
Domestic Violence	11	11	22
Newly Arrived to Ireland	14	21	35
Family Reunification	12	3	15
Leaving an Institution (Care/Hospital/Prison/Refuge)	28	78	106
Left Informal Tenancy	11	63	74

Adults Exiting Emergency Accommodation

	Q3 2024	YTD
Local authority lettings	324 (38%)	925 (38%)
AHB lettings	305 (35%)	844 (34%)
Long-Term Supported Accommodation	21 (2%)	85 (3%)
Private rented (including HAP and RAS)	212 (25%)	608 (25%)
Total	**862**	**2,462**

Households prevented from Entering Emergency Accommodation

	Single Households	Family Households
Local authority lettings	76	70
LA Tenant in Situ (TiS) Acquisition[4]	47	65
AHB lettings	71	63
Long-term Supported Accommodation	10	0
Private rented (including HAP and RAS)	271	306
Total	**475**	**504**

Households prevented from Entering Emergency Accommodation

	Q3 2024	YTD
Local authority lettings	190 (15%)	513 (13%)
LA Tenant in Situ (TiS) Acquisitions[3]	169 (13.5%)	911 (24%)
AHB lettings	169 (13.5%)	511 (13%)
Long-Term Supported Accommodation	10 (1%)	39 (1%)
Private rented (including HAP and RAS)	709 (57%)	1,883 (49%)

Homelessness Churn

Respond Accommodation

- 55,000 adults became homeless 2014-23

- Nearly 30,000 exited emergency accommodation over same period

- Number in emergency accommodation >6 months up nearly 6-fold

- Highest number of new entrants in 2023 – 6,462

- New entrants represented over half of total number in homelessness

Source: Focus Ireland (O'Sullivan, Byrne & Allen, 2024)

Government Actions in Private Rented Sector

- **Housing Assistance Payment** scheme

  (from 2014)
    - However payments not indexed to market rent rates
    - Homeless HAP, can exceed rent limits by up to 20% (from 2015 Dublin, 2018 everywhere)
    - Local Authorities allowed to pay discretionary 35& uplift (from 2022)
- Improved security for private sector tenants – now entitled to **tenancies of indefinite duration** after 6 months
    - But landlord always entitled to sell
- Legislation limiting extent of **rent increases** to 2% per annum
    - But landlord always entitled to sell
    - Majority of notices of termination based on landlord selling

Government Actions in Private Rented Sector contd.

- **Tenant in Situ Scheme** (from 2022)
  - Local authority entitled to buy house where tenant is HAP or RAS tenant from landlord wishing to sell
- Cost Rental Tenant in Situ Scheme (from 2023)
  - Housing Agency enabled to buy house with tenant in situ from landlord wishing to sell
  - Agency works with an AHB to manage ongoing tenancy
- Uptake initially slow (13 in first year) - but increased to total of over 1,000 in 2023
- Funding provided for purchase of 1,500 units

Cost Rental

- New tenure introduced in 2021

- Rents based on costs of provision, management and maintenance of property. Proviso that rents must be at least 25% below market rents

- Long term security of tenure

- Housing for All target of at least 18,000 homes by 2030

- Financial measures in place to support delivery by housing associations, local authorities, Land Development Agency and private sector

- Envisaged that Cost Rental will in time have a dampening effect on overall market rents - needs to get to scale to have this impact

- >2,200 Cost Rental homes delivered to date

Housing First

- For people who experience rough sleeping
- Long-term users of emergency accommodation
- Complex needs, mental health, substance misuse.
- Model developed in New York in early 1990s,
- Funded by both Dept of Housing and Dept of Health/HSE
- Provides both permanent housing and wraparound tenancy and health supports
- 85% success rate in keeping people out of homelessness.
- Over 1,000 people are currently in Housing First tenancies in Ireland,
- Policy to make available to everyone who needs it.
- National target to provide additional 1,319 Housing First tenancies

Local Responses to Homelessness

- Study undertaken in Ballyfermot / Chapelizod area in Dublin2017

- Almost 8,000 households in the area →majority owner occupied (56%), almost a quarter renting from the local authority (24%), and a further 16% the private rented sector.

- Housing availability and security an issue over previous three years.

- Studied nature and extent of housing insecurity and homelessness, responses already in place, and options for other measures.

- Methodology: data gathering; local case studies; interviews with local stakeholders, and gathering ideas and proposals from local stakeholders for action
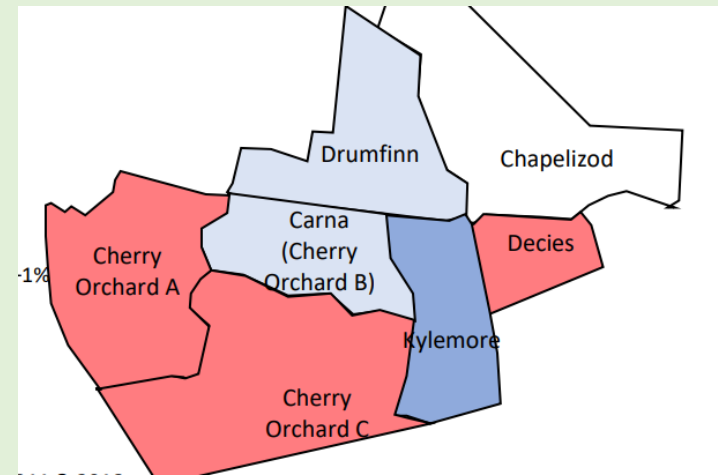
Local Responses to Homelessness (Cont'd)

- Homelessness service one stop shop
- Residential unit for local single homeless people
- Provide or source family emergency accommodation locally, and reduce inflexibility of some rules around family visits
- Support landlords to participate in the HAP scheme
- Measures to address overcrowding recommended included:
  - family mediation
  - provision of grants for housing extensions
  - extra weighting on housing allocation lists for overcrowded households
  - purchase of rental homes by City Council to protect tenants about to be evicted (given effect with In Situ scheme)

Housing Commission recommendations

- Integrate housing and homelessness plans, funding and strategies to ensure a consistent whole-of-government approach.

- Implement specific measures to end child homelessness.

- Implement the Lisbon Declaration in relation to addressing homelessness.

- Increase the supply of social housing that better matches the size of homeless households and households in need of social housing.

What is required

- A resourced **Homeless Prevention Plan**
  - informed by the data and by research
  - how homelessness occurs and is **prevented**
  - protection factors that already exist in society and people's lives.

- Localised interventions for communities where homelessness is a persistent issue, e.g. increased discretion to support families.

- A plan or **Strategy for the Private Rental Sector**
  - role the sector is to play, long-term, in in the housing landscape in Ireland.

Conclusions

- We have a homelessness crisis because we have a housing crisis

- Medium to long term, we need more social housing and more cost rental. We also need a robust PRS.

- Short to medium term everyone at immediate risk should get an intervention tailored to their needs.

Close of Summit: A summary of the day and the value of shared practice

Carol McTaggart, CEO, Clanmil

John Hannigan, chair of the governing board, CIH

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Headline sponsor: respond
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Thank you for coming

Networking refreshments at 18:30

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