

# AGE-FRIENDLY HOUSING BY CLANN

MEETING THE GROWING  
DEMAND FOR AGE-FRIENDLY  
HOUSING – CLANN,  
IRELAND'S LARGEST AGE-FRIENDLY  
HOUSING PROVIDER, PLANS 800  
NEW HOMES BY 2022.



### Ireland is facing a potential crisis in older persons' housing.

**B**y 2030, one in five people will be 65 years of age or older and the Central Statistics Office (CSO) predicts that by 2051 Ireland's older population will increase by around one million, resulting in increased demand for age-appropriate housing.

Speaking at the launch of Clann, a new dedicated age-friendly housing service for people over 55, Head of Clann, Aoife Flynn Kennedy commented "We know that now is the time to ensure that Ireland has the right plan in place to meet the specific needs of our older people. We're aiming to address the growing demand for age-friendly housing by delivering over 800 new homes before the end of 2022."

### The current approach to age-friendly housing has two forms.

The first is to adapt a person's current home to meet their needs as they age. However, home adaptations can be expensive, time consuming and the cause of stress for some people.

Redesigning a home to make it work for the owner is a lengthy process and can involve major adaptations. These include the installation of level access showers or grab rails to make a bathroom safer, moving bedrooms to the ground-floor, the installation of a stairlift or ramps for improved access or structural alterations such as the widening of doors and hallways to facilitate mobility devices.

The second approach, which Clann believes is the answer to Ireland's age-friendly housing need, and is more cost-effective, is to design and build a home that can change over time. By following the principles of Universal Design when planning new housing, Clann ensures that resident's homes can evolve in tandem with their changing needs.

### A home built following the principles of Universal Design can adapt to suit everyone regardless of their age, disability or other factors.

Universal Design is the development and composition of a living space and environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their needs. Clann's planned approach to developing new housing schemes employs the knowledge and experience of a dedicated team to deliver adaptable age-appropriate housing for residents.



Aoife Flynn Kennedy

Clann homes are built in established communities to allow for a smooth transition when a resident decides to downsize from a larger home. Countless numbers of 3-bedroom family homes move to single occupancy every day. This causes a blockage in the natural cycle of availability of larger properties, meaning that stock is not readily available. This is the reality right now in Ireland and we know for a fact that many people are feeling forced to stay in these larger homes due to a lack of more appropriate, age-friendly housing supply.

John McCartney of Savills commented "Downsizers don't want to relocate, they want to stay close to everything they know, they just don't want to have the commitments and costs of a bigger property".

Experts agree that Ireland needs an improved mix of housing available to over 55s. Additional housing options will go some way to addressing their needs, as well as the current housing shortage. Clann believes that everyone should have a great place to live. Developing age-friendly housing close to town centres creates homes that work for our older people in cities, towns and villages across Ireland, while also building stronger more diverse communities.



## Are you interested in getting involved?

### We've got big plans to build housing for people aged over 55.

Clann is a new organisation committed to providing age-friendly housing and services for people in housing need all over Ireland. We're seeking partnerships with local authorities, developers and other service providers to help achieve this.

Contact us if you're interested in being part of the journey.

01 707 2244  
[www.clannhousing.ie](http://www.clannhousing.ie)



Eibhlin O'Connor, Head of Delivery with Clann, said of the flagship development; "Broome Lodge cost in excess of €8m to build. The scheme was funded by the Housing Finance Agency and the Department of Housing, Planning and Local Government."

"To speed up the procurement process, Clann established a framework panel of consultants which is refreshed every four years. In addition to the public procurement process, having the framework panel in place allowed us to appoint the rest of the design team quicker and significantly reduced the time needed to bring the project to the construction phase. We plan to replicate this approach on future projects too."

**Clann currently has the largest age-friendly housing development programme in Ireland.**

New schemes are planned in Galway, Laois, Offaly, Dublin, Louth, Wexford, Cork and Kildare. The organisation's ambitious plans to build over 800 new homes before the end of 2022 relies on Clann's ability to build and maintain strong partnerships across a variety of sectors. These planned new homes will be delivered through a mixture of acquisition and construction programmes.

Clann's mission is clear: to provide quality housing and services that enable people to create homes and thriving communities. "The name Clann was chosen by our residents. It's the Irish word for family, or a group of people with a common interest. We are committed to supporting our residents to age-in-place, as well as leading the sector by addressing the future growth in demand for age-appropriate housing," says Flynn Kennedy.

Clann owns or manages over 700 homes right across the country. Schemes are located close to local amenities like shops, post offices and community services. Clann schemes take a holistic approach to resident's wellbeing by including internal and external communal areas that encourage regular social interaction and combat loneliness. The organisation's ambition is to expand and improve housing options for people over the age of 55.

**Amongst Clann's 20+ schemes across Ireland is Broome Lodge in Cabra, Dublin.**

The scheme, developed in partnership with Dublin City Council, has received plaudits for its design, comfort and place in the heart of the Dublin 7 community. Broome Lodge is made up of 43 apartments that are specifically designed to support residents to remain living in their home for as long as possible.



Looking to the future, Flynn Kennedy concluded: "This level of growth can only be achieved by developing new national partnerships and continuing to work with existing partners like the Department of Housing, Planning & Local Government, all local authorities, developers, the Housing Finance Agency and other age-friendly service providers. We are actively seeking new partnerships and I would encourage people to reach out to us to discuss how we can work together to deliver much needed age-friendly housing across Ireland."