



Age Friendly Ireland Programme | Meath County
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QHSNO10.
Development Plan Team
Planning and Property Development Department
Dublin City Council
Wood Quay
Dublin 8

14th February 2022

RE: Submission to Draft Dublin City Development Plan

To Whom it may Concern

Age Friendly Ireland is a shared service of local government hosted by Meath County Council. We operate the national Age Friendly Programme in line with the World Health Organization's global Age Friendly Cities and Communities Programme. Ireland has been recognised by the World Health Organization as being the first Age Friendly country in the world, with full affiliation to the global programme across all administrative areas through the hosting of local Age Friendly Programmes by local government.

We make this submission to the draft Dublin City Development Plan in the context of population ageing and the need to prepare appropriate housing options for older people to support ageing in place, independent living, and overall health and wellbeing in the community.

Ireland's population is growing, and is expected to reach 5.58 million in 2051. The Central Statistics Office anticipates substantial rises in the population of older people, projecting up to 1.6 million people aged 65 and over by 2051. This age group will comprise over a quarter of the population at mid century. The number of people aged 80 years and over is projected to rise from 147,800 in 2016 to potentially 549,000 (+271.4%) in 2051.

Age Friendly Ireland has produced significant resources to support local authorities in the preparation of housing for the ageing population. These resources include an Age Friendly Homes Rating Tool, guidance for planning authorities, a site selection tool, and Age Friendly seating and parking templates, as well as toolkits for the development of Age Friendly Towns and Public Realm. The www.agefriendlyhomes.ie website has been set up to provide a wide range of resources around Age Friendly and Universal Design homes, to support the preparation of housing for older people. The shared service is also linking with academic research programmes on housing conditions for older people, telehealth, and design of long term residential care facilities to support quality of life in older age.

Age Friendly Ireland strongly recommends that the draft Dublin City Development Plan gives consideration to enhancing the focus on Universal Design and Age Friendly developments. The 2019 joint policy statement 'Housing Options for our Ageing Population' included specific actions around :

- Ensure that 50% of apartments in any development that are required to be in excess of minimum sizes are suitable for older people/mobility impaired people and develop a template layout guide for same. (Action 4.4)
- 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. (Action 4.6)

One of the objectives in the current Dublin City Development Plan **QHSNO10** states:

To require a minimum of 10% of dwellings in all schemes over 100 units are designed to accommodate people with disabilities and older people in accordance with the Universal Design Guidelines for Homes in Ireland 2015

It is our recommendation that this objective should be significantly enhanced in its intention to support greater accessibility in dwellings, to align more closely with the objectives of the Housing Options for our Ageing Population policy statement. A suggested re-wording would be as follows:

50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be Age Friendly so that they are suitable for older people and particularly those who may be mobility impaired people and people with disabilities accordance with the standards set out in the Universal Design Guidelines for Homes in Ireland 2015 (see also section 15.9.2).

This target of 50% is in line with Housing Options for an Ageing Population Policy Statement 2019, Government of Ireland, and the Guidance in the Design Manual for Quality Housing 2022, DHLGH.

It is our recommendation that QHSN17 (Needs of an Ageing Population) should be reworded to make specific reference to a minimum percentage of new developments which must incorporate Age Friendly and Universal Design Features to support the ageing population.

Age Friendly Ireland is aware that several local authorities are taking progressive steps in addressing the urgency of population ageing in their development plans. The network of Age Friendly Housing Technical Advisors is bringing to national attention the volume of Age Friendly and Universal Design features which are now being included in new social housing development. A number of local authorities currently stipulate within their development plans minimum percentages for Universal Design and Age Friendly housing. For instance, the outgoing Wexford Development Plan has an objective that a minimum of 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. (Objective CF05)

The recent Housing for All policy makes commitments to supporting older people to stay in their homes and communities for as long as possible, and to addressing the shortfall in housing options for older adults wishing to rightsize, which will contribution towards fulfilling the Programme for Government vision of an Age Friendly Ireland. The Housing for All policy commits to continue implementing the actions under the Housing Options for our Ageing Population Policy Statement, having regard to the Reports of the National Implementation Group.

The needs of older adults must now be included in Local Authority Housing Strategies; the new HNDA Framework, published in April 2021, specifically requires consideration of the housing needs of older people.

Yours sincerely



Catherine McGuigan
Chief Officer, Age Friendly Ireland