



Age Friendly Homes Rating Checklist

Age Friendly Homes Rating Tool June 2021



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Age Friendly Ireland has developed a rating system for Age Friendly Homes in response to the 'Housing Options for our Ageing Population' policy statement. This simple checklist will help homeowners, tenants, developers, and practitioners to assess the suitability of housing for the needs of older people. Age Friendly Homes incorporate Universal Design features making them suitable for everyone across the lifecycle. They have adaptable elements to meet people's changing needs as we age.

This rating tool is applicable to all types of dwelling, such as houses and apartments in both rural and urban areas.

How to use this tool?

You will need a pencil and a measuring tape. Walk around your home, starting from outside the front entrance. Think about what facilities and services are nearby. As you walk through your home, give yourself points for every feature that is available in your home. Some questions have higher points, as these are considered more critical to support ageing in place. Use your measuring tape to check the width of doorways and in other cases where specific measurements are outlined. Add up your points for each section, and find out what your total score is at the end. This will give you an idea of how Age Friendly your home currently is, and might help you decide if you need any improvements or adaptations.

Home Location and Approach

1. Neighbourhood Location | Well connected to Local Amenities

	TICK FOR YES	YOUR SCORE
1. Within 1.5km metres of local shop and services (a 15 minute walk) Such as grocery shop, post office, community centre	<input type="checkbox"/> 7 points	
2. Within 500 metres of public transport (such as bus, Local Link)	<input type="checkbox"/> 5 points	
3. Nearby community centre or shared indoor space for services and social interaction	<input type="checkbox"/> 1 point	
4. Within 2km of other amenities (a 20 minute walk)	<input type="checkbox"/> 1 point	
5. Within 2km of health services or other public services (a 20 minute walk)	<input type="checkbox"/> 1 point	
6. Support co-ordination service available. [A local service you can contact if you need help accessing other services]	<input type="checkbox"/> 1 point	
7. Access to community supports such as Meals on wheels or Day Care Services for older people	<input type="checkbox"/> 1 point	
8. Near to local infrastructure to support physical activity such as swimming pool, walkways, cycle ways, gym	<input type="checkbox"/> 1 point	

2. Connection to the Outdoors

	TICK FOR YES	YOUR SCORE
9. Communal outdoor space Not applicable in one off housing	<input type="checkbox"/> 1 point	
10. External communal area clean and well maintained. Not applicable in one off housing	<input type="checkbox"/> 1 point	
11. Private, secure outdoor space (garden, yard, porch or balcony)	<input type="checkbox"/> 1 point	
12. Outdoor seating area	<input type="checkbox"/> 1 point	
13. Low maintenance garden or outdoor private space [Or access to a local Care and Repair scheme or other support to help with garden maintenance]	<input type="checkbox"/> 1 point	
14. View to a green or communal area from inside the house	<input type="checkbox"/> 1 point	
15. Safe and accessible pedestrian route in the neighbourhood	<input type="checkbox"/> 1 point	
16. Access to a green area or park within walking distance that is shared by all generations	<input type="checkbox"/> 1 point	

TOTAL

Total points scored for Home Location and Approach Section

26

Entering and Moving Around

3. Easy to move about in

	TICK FOR YES	YOUR SCORE
17. Entrance door with a clear width of between 800mm and 850mm	<input type="checkbox"/> 7 points	
18. Entrance hallway with a space of between 1500mm x 1500mm and 1800mm x 1800mm adjacent to the entrance door	<input type="checkbox"/> 1 point	
19. Level transition at all doors	<input type="checkbox"/> 1 point	
20. Accessible bedroom (Turning circle of 1500–1800mm)	<input type="checkbox"/> 1 point	
21. Grab rails / hand rails installed in bathroom	<input type="checkbox"/> 1 point	
22. Door widths with 850mm unobstructed opening section.	<input type="checkbox"/> 1 point	
23. Internal storage space for mobility aids, prams and equipment	<input type="checkbox"/> 1 point	
24. Continuous floor finish / absence of saddle boards	<input type="checkbox"/> 1 point	
25. Modification options (for example, soft spots in walls to create doorways at a later stage. This means that sections of the wall are not solid and an opening can be put in for a new doorway)	<input type="checkbox"/> 1 point	
26. Non slip flooring throughout	<input type="checkbox"/> 1 point	

4. Easy to approach and enter

	TICK FOR YES	YOUR SCORE
27. Level access into dwelling Is there a level approach or a gentle gradient? (If you have steps at the front door, check if it would it be possible to install a ramp in future)	<input type="checkbox"/> 7 points	
28. Porch or covered entranceway	<input type="checkbox"/> 1 point	
29. Level access at rear Is there level access to your back garden or outdoor space to rear of building?	<input type="checkbox"/> 1 point	
30. Hard standing patio flush with internal floor level	<input type="checkbox"/> 1 point	
31. External lighting (Both outside the house and on the street)	<input type="checkbox"/> 1 point	
32. Accessible car parking for residents and visitors (In urban developments this should include an Age Friendly bay and an Accessible bay)	<input type="checkbox"/> 1 point	
33. Accessible route to bins and clothes line (No steps / no trip hazards)	<input type="checkbox"/> 1 point	
34. Clear signage within the housing estate, apartment complex or community	<input type="checkbox"/> 1 point	
35. Distinct front door (door colour, planting, clearly identifiable home number or name)	<input type="checkbox"/> 1 point	

TOTAL

Total points scored for Entering and Moving Around Section

31

Spaces for Living

5. Guest bedroom

	TICK FOR YES	YOUR SCORE
37. Ability to accommodate overnight guests Spare bedroom which could also be used for home office, or access to a visitor's apartment	<input type="checkbox"/> 1 point	

6. Green and Sustainable

	TICK FOR YES	YOUR SCORE
38. Have you got a BER certificate for your home? (Building Energy Rating) The minimum recommended BER rating is B2	<input type="checkbox"/> 1 point	
39. Low clothes line / covered clothes line	<input type="checkbox"/> 1 point	
40. Attic insulation	<input type="checkbox"/> 1 point	
41. Water tank insulated	<input type="checkbox"/> 1 point	
42. Is there wall insulation Either cavity walls pumped, internal or external insulation	<input type="checkbox"/> 1 point	
43. Low maintenance heating system (alternative to solid fuel fire)	<input type="checkbox"/> 1 point	
44. External storage for recyclable items such as waste electrical	<input type="checkbox"/> 1 point	
45. Are you spending less than 10% of household income on heating your home?	<input type="checkbox"/> 1 point	
46. Using a renewable energy source (for example, solar panels)	<input type="checkbox"/> 1 point	

47.	Is there a good south facing aspect to the home? A room to sit in that gets sunshine during the day	<input type="checkbox"/> 1 point	
48.	Accessible heating controls	<input type="checkbox"/> 1 point	

7. Accessible toilet and Shower Room

	TICK FOR YES	YOUR SCORE	
49.	Is the entry level toilet adaptable to install a walk-in shower in future? (A visitable WC 1500 x 1800mm at entry level) Note: For new builds, a wet room / walk-in shower is an essential feature	<input type="checkbox"/> 7 points	
50.	Bathroom located next to main bedroom (or ensuite)	<input type="checkbox"/> 1 point	

8. Comfortable Homes

	TICK FOR YES	YOUR SCORE	
51.	Sufficient natural light entering the home	<input type="checkbox"/> 1 point	
52.	Adequate artificial lighting to perform tasks inside the home	<input type="checkbox"/> 1 point	
53.	Comfortable ambient temperature (21°C in the living room and 18°C in the other occupied rooms, as recommended by the World Health Organization)	<input type="checkbox"/> 1 point	
54.	Good sound insulation / quiet neighbourhood	<input type="checkbox"/> 1 point	
55.	Visual contrast of colour scheme (Colour contrast between door, frame and walls within your house)	<input type="checkbox"/> 1 point	

Total points scored for Spaces for Living Section

25

Elements and Systems

9. Safety and Security

	TICK FOR YES	YOUR SCORE
56. External storage for bicycle, mobility aid, scooter, prams	<input type="checkbox"/> 1 point	
57. Alarm / security measures	<input type="checkbox"/> 1 point	
58. Anti snap / high security locks	<input type="checkbox"/> 1 point	
59. Video doorbell and remote answering (or glazed panel to observe callers before opening door)	<input type="checkbox"/> 1 point	
60. Emergency call / panic button service available locally	<input type="checkbox"/> 1 point	
61. Smoke alarm and fire escape route	<input type="checkbox"/> 1 point	
62. Carbon monoxide alarm	<input type="checkbox"/> 1 point	
63. Working trip switch on electrical panel	<input type="checkbox"/> 1 point	
64. Floor mats are secure and in good condition (no trip hazards) or Recessed floor mats	<input type="checkbox"/> 1 point	

10. Technology

	TICK FOR YES	YOUR SCORE
65. Switches and sockets within easy reach (more than 500mm from an internal corner) Note: For new build homes, sockets should be at waist level (between 450mm to 1200mm from the floor) High level sockets for future assistive technology installation. All sockets to have on/off switches	<input type="checkbox"/> 1 point	
66.. Master switch at main entrance	<input type="checkbox"/> 1 point	
67. Accessible fixtures and fittings - door handles and taps can be operated with one hand (for example lever handles on doors and taps)	<input type="checkbox"/> 1 point	
68. Sensor technology (for example, lights that come on as you move around)	<input type="checkbox"/> 1 point	
69. Capped electrical points for future installation of automatic windows or blinds	<input type="checkbox"/> 1 point	
70. Energy monitoring / SMART metre	<input type="checkbox"/> 1 point	
71. Entertainment system (for example, music system, radio, TV, satellite TV, internet)	<input type="checkbox"/> 1 point	
72. Broadband / WiFi available (to support telecare or remote monitoring) High standard CAT 6 cabling is recommended	<input type="checkbox"/> 1 point	
73. Capped electrical points (For example for future installation of stair lift or automatic windows and blinds)	<input type="checkbox"/> 1 point	

Total points scored for Elements and Systems Section

18

Scoring

	YOUR SCORE	TOTAL POINTS
Home Location and Approach		Max points 26
Entering and Moving Around		Max points 31
Spaces for Living		Max points 25
Elements and Systems		Max points 18
Total Score		Out of 100 points

If you scored **65 points or higher** then your home is considered an Age Friendly Home.

If you scored **50-64 points** – your home has some Age Friendly features but would benefit from adaptations to improve accessibility and energy efficiency.

If you scored **lower than 50 points**, your home would benefit from enhanced measures to support ageing in place.

Additional Supports

If you would like more advice on Age Friendly Homes, please contact your local authority and ask for your Age Friendly Housing Technical Advisor, or ask if there is a Healthy Age Friendly Homes Co-ordinator in your area.

For further information see

www.agefriendlyireland.ie

www.agefriendlyhomes.ie

Local Authority	Telephone Number
Carlow County Council	(059) 9170300
Cavan County Council	(049) 4378300
Clare County Council	(065) 6821616
Cork City Council	(021) 4966222
Cork County Council	(021) 4276891
Donegal County Council	(074) 9153900
Dublin City Council	(01) 2222222
Dun Laoghaire Rathdown	(01) 2054700
Fingal County Council	(01) 8905000
Galway City Council	(091) 536400
Galway County Council	(091) 509000
Kerry County Council	(066) 7183500
Kildare County Council	(045) 980200
Kilkenny County Council	(056) 7794000
Laois County Council	(057) 8664000
Leitrim County Council	(071) 9620005
Limerick City and County Council	(061) 556000
Longford County Council	(043) 3343300
Louth County Council	(042) 9335457
Mayo County Council	(094) 9064000
Meath County Council	(046) 9097000
Monaghan County Council	(047) 30500
Offaly County Council	(057) 934 6800
Roscommon County Council	(090) 663 7100
Sligo County Council	(071) 9111111
South Dublin County Council	(01) 4149000
Tipperary County Council	(076) 1065000
Waterford City and County Council	076 1102020
Westmeath County Council	(044) 9332000
Wexford County Council	(053) 9196000
Wicklow County Council	(0404) 20100

Appendix

Methodology for Developing the Age Friendly Homes Rating Tool

1. Reviewed literature from Irish, European and international sources on Age Friendly Homes and home rating systems (2020)
2. Meetings and engagement with Home4Life, an EU funded consortium developing a pan European rating system, funded by Horizon 2020.
3. Database developed to compare various rating systems and frameworks and to identify common features required for Age Friendly Housing.
4. Senior technical staff in Kildare County Council and Westmeath County Council supported the process of developing the tool.
5. An initial draft of an Age Friendly Rating tool was devised, categorising features as Physical, Technical, Social, or Cost.
6. Consulted with the National Network of Older People's Councils on draft tool and amended based on feedback (January 2021).
7. Consulted with the Centre for Excellence in Universal Design on the ten Universal Design features to include in an Age Friendly Home.
8. Met with Sustainable Energy Authority of Ireland (February 2021).
9. Draft shared with Housing Options for our Ageing Population Subgroup members (February 2021)
10. Piloted draft tool with social housing tenants in Meath County Council (March 2021)
11. Communication established with Irish Homebuilders Association to gather feedback from industry.
12. Amended draft to release as version 1 for further testing.

The Age Friendly Homes Rating Tool complements other Age Friendly Ireland resources such as the Age Friendly Site Selection Tool and the brochure 'Ten Universal Design Features to Include in an Age Friendly Home' (update of original Fingal County Council brochure)

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