

Simon Brooke **Lecture 2025** **Age-Friendly** **Housing**

How housing policy
can shape
positive ageing

**Actions and
Recommendations**

clúid

Actions and Recommendations

Greater collaboration

Rightsizing initiatives and the delivery of designated age-friendly housing should be explored in a collaborative manner with all relevant stakeholders, including AHBs, Local Authorities, the Department of Housing, Local Government and Heritage, the Housing Agency and Age Friendly Ireland. Such engagement would serve to improve the delivery of age-friendly housing that meets local needs and is of a quality standard. A partnership approach is needed in each local authority, to ensure that the housing needs of older people are effectively met and to provide a forum for shared learning among key stakeholders. In line with objective 2.4.1 in **Housing for All** to 'Expand the Housing Options for Older Persons', a joined-up approach among key housing delivery partners could potentially enable the adequate delivery of age-friendly housing nationally.

A national strategy on rightsizing

While Local Authorities and AHBs have been engaged in various rightsizing initiatives and schemes in recent years, the insights from our 2025 Simon Brooke Lecture indicate that, to date, rightsizing has been undertaken on an ad-hoc basis. Local Authorities and Approved Housing Bodies would benefit from a cohesive national strategy on rightsizing, as a voluntary policy intervention, that can improve the lives of both older people and households in need of larger homes. With regard to current policy commitments, there is an action, contained within the current **Programme for Government**, regarding the review and standardisation of the Older Persons Housing Financial Contribution Scheme. National guidance would build on this commitment and assist housing providers in both facilitating and funding rightsizing initiatives.



More flexibility in allocations

There is a need for national guidance regarding flexibility on allocations policy for AHBs. Allocations sit largely within the remit of the local authorities, but both AHBs and Local Authorities provide social housing. It would be more practical and efficient for AHBs to have greater flexibility in allocating rightsizing options to their own residents, allowing them to age in place within their community and enabling AHBs to offer rightsizing options from within their own stock. AHBs have a strong resident engagement focus, and our widespread national stock of social and affordable housing means we are well placed to meet the changing needs of our residents.

Lifecycle housing

Discussions and shared learnings from the 2025 Simon Brooke lecture have highlighted the concept of **Lifecycle Housing**. Lifecycle housing refers to the design or adaptation of housing to meet the needs of households of all ages and life stages, including younger and older residents. It incorporates elements of universal design, to futureproof the household's changing needs over the lifecycle, with regard to either family composition, illness, disability, and ageing, among other factors. Adequate investment in age-friendly housing with universal design features offers results in greater value for money and higher levels of well-being, when compared with institutional residential care options.

Awareness raising of age-friendly housing

Another feature of discussion during the Lecture related to awareness levels among older people regarding the housing options available to them. Taking this into consideration, AHBs and Local Authorities would benefit from undertaking awareness raising campaigns with partners such as Age Friendly Ireland to increase awareness levels in local authority areas about age-friendly housing options, including rightsizing initiatives and age-friendly housing schemes targeted for the over 50s and over 60s cohorts.

Increased funding

Age-friendly housing must be properly funded to ensure an adequate supply to meet changing demographics in Ireland. In line with the current **Programme for Government's** objective to 'support AHBs to develop and manage senior housing with onsite support services, fostering safe, supportive communities', we are calling on the Government to increase funding for the delivery of age-friendly housing. Clúid is committed to further expansion of our age-friendly housing service, Clann, in response to the demands of an ageing population.

Next steps

We will engage with all of our stakeholders, including the local authorities, the Housing Agency and our peers within the Housing Alliance regarding the possible development of a public awareness raising campaign regarding age-friendly housing options.

We will explore the potential for greater flexibility regarding allocations with our local authority stakeholders and the Department of Housing, Local Government and Heritage.

Finally, we will analyse the housing breakdown of Budget 2026 and the updated Housing Plan, expected later in October, and will seek engagement on commitments to age-friendly housing contained within both.

Queries

Please find information including a video taken at the Simon Brooke Lecture on our website cluid.ie

For more information or queries related to the above, please contact Housing Policy Manager, Fiona Dunkin at fdunkin@cluid.ie