

NDA Annual Conference 2016

Ordinary Homes, Ordinary Places

- **Who we are**
- **What we do**
- **Project – sheltered housing scheme**
- **Universal design**
- **Collaboration & tenant feedback**
- **Funding and construction costs**
- **How we supports our tenants**

A society where everyone has a great place
to live



Leading the way home

Drivers

- **Social housing plays a crucial role in the housing system**
- **Good quality affordable housing means better health outcomes and less poverty**
- **Clúid plays a central role in delivery of social housing**

Enable people to create
thriving communities.



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- **5,500 Properties**
- **13,000 People in homes**
- **140 Staff**
- **€232 Million proposed spend**
- **€83 Million construction programme**
- **90,000 people on the housing waiting list**

Buy

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housing



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Regenerate

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housing



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Build

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Broome Lodge

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Key Features

- 43 apartment development – A3 BER rating
- Mix of 1 & 2 bedroom
- UD principles applied, 10 apartments fully UD
- Size of units comparable with Dublin City Council Development Plan standards
- 55 m² = one bed, 80m² = two bed
- Communal/community room

Key Features

- Accessible apartment design and outdoor space
- Assisted living technologies installed
- Building construction allows for flexibility, future hoists, grab rails etc.
- Electrical & mechanical controls at appropriate locations and heights
- Lifts sized appropriately

One Bedroom Apartment Older Persons Accommodation

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housing



- A** Hall to be minimum 1500mm wide.
- B** Turning circle of diameter 1500mm.
- C** Door link from bathroom to main bedroom.
- D** Easily accessible storage.
- E** Accessible kitchen.

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Two Bedroom Apartment Older Persons Accommodation



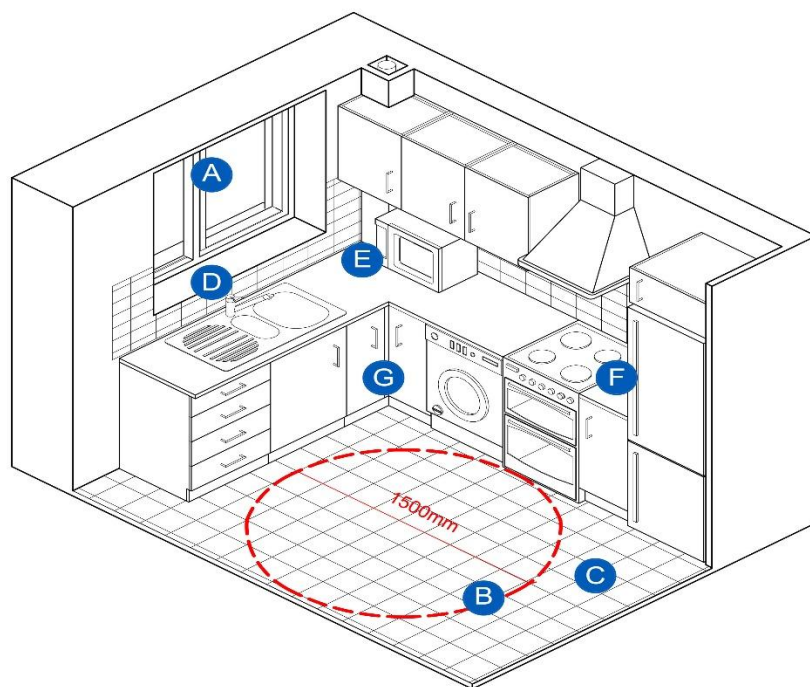
A Hall to be minimum 1500mm wide.

B Turning circle of diameter 1500mm.

C Door link from bathroom to main bedroom.

D Accessible kitchen.

Sample Kitchen Layout



- A** Natural light and ventilation.
- B** Turning circle of 1500mm diameter.
- C** Non-slip tiled floor. R11 tiles.
- D** No wall units above sink or cooker hob.
- E** Uninterrupted counter between sink and cooker hob.
- F** Minimum 300mm clear counter either side of cooker hob.
- G** Corner cupboards with rotating carousel units.

Other Features

- Accessible communal laundry & drying room
- Wheelchair & scooter charging room
- Onsite caretaker/scheme manager
- Allocated Housing Officer
- Centralised landscaped courtyard
- Communal social areas & organised events

Funding



- **Capital Assistance Scheme - 22%**
- **Capital Assistance Leasing Fund - 12%**
- **Private Finance – 66%**
- **Dublin City Council Site Transfer – 0%**

Costs

- **Average Apartment Construction Cost = €163,500**
- **Extra over for UD design is approximately €4,150 construction cost per apartment**
- **Equates to 2.1% uplift of the overall project development cost. inclusive of VAT, On-Costs, finance costs**
- **Uplift versus adaptation cost is not significant**

Benefits of UD

- **No retrofitting or adaptation cost for Clúid.**
- **We can keep our tenants in their homes**
- **Reduced capital cost for Local Authorities for disability grants**
- **Less support services required, more independence for our tenants**

UD Application

- **UD workshops at design stage with Designers**
- **UD workshops at construction stage with the Builder, the Electrical and Mechanical Sub-Contractors**
- **CEUD facilitating workshops on Broome Lodge**
- **On site training and supervision critical for success of a UD scheme**

Thank You

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