

# ALONE

Helping older people in need



***ALONE is an independant national organisation  
operating for almost 40 years***

***We support older people to age at home***



# Meeting the housing needs of our ageing population

## Changing demographics

- Approximately 20,000 people enter the over 65 age bracket every year
- By 2046 there will be 1.4 million older people in the state, making up 22% of the population

## Changing accommodation

- In 1991 the number of 1/2 person households was 375,000, in 2011 this figure was 850,000
- An estimated 55-60% of future demand will be for 1 and 2 person units
- Rents in Dublin have increased by 34% since lowest point in 2011

## Changing rates of home-ownership

- Homeownership is at an all-time low dropping by 10% between 2002 - 2011
- National Economic and Social Council suggests that a range of social groups, particularly those of low-income, single-earner and single-person households will find it difficult if not impossible to achieve homeownership in the future.
- New accommodation must be provided for those who have rented all their lives and are unable to compete in the private rented sector.

# Long term demand – older people



- When your 70 plus is private renting the answer?
- A strategy must be put in place for the future accommodation of the 30% of individuals who will never own their own home.

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# To solve the problem, we must define the problem



- The latest National Housing Survey is 3 years out of date
- Even if the Social Housing Strategy 2020 is fully implemented, it will only provide 35,000 new houses: far short of the 110,000 required.
- Just 2,000 of the 13,000 units provided in 2016 were new builds.
- Long term leasing is a poor use of tax-payers' money that does not enhance the state's assets.

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# AHBs Increasing supply

- AHBs must be supported to make income that can be reinvested in further social housing units
- CAS funding needs to up the limits for older people housing
- CAS needs to revert back to a 20 year term
- CALF: needs to be more user friendly and give closer to 30% up front
- P/A should be 100% of market value for special needs to allow further development & provide supports
- Stock transfer from the state to ABH'S to allow them to borrow
- Or the state borrows on the more than 100,000 units it owns, builds and asks AHB'S to manage
- Stream-lined planning process



# It's all one big market



- Developing more housing for older people would reduce the strain put on the private rented sector and social housing wait lists, releasing supply that can meet demand in other areas e.g. among families, students etc.
- Infill sites, close to amenities must be ear-marked for development of social housing

# We all need to change- to increase supply

## AHB

- More people from special needs – older homeless disability
- Take on more risk
- Strategic partnerships to reduce number of AHB

## Private developers

- Demand is now for smaller units
- New finance models - profit margins may never be what they were

## Public

- Acceptance that adequate social housing is an absolute necessity for working people who will never be able to afford their own homes.
- People need to be encouraged to object less to new housing

# We all need to change- to increase supply

## Tenants

- Similarly, the tenants of social housing must be prepared to pay higher rents when they have the ability to do so
- Cost rental

## Government

- The government must continue to build/fund its stock of social housing
- We should consider re-naming social housing as we have created a stigma
- If AHBs are housing people from special needs category, they must be helped to provide supports equal to a service charge – (model already exists)
- Housing older people is more than just a ‘health problem’
- Government departments and NGO’s must work together



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# We all need to change - to increase supply

## Political parties

- To become more practical and less ideologically driven.
- To support developments in their areas

## Local councils

- Need to be supported by local politicians and empowered by local government
- Need to be given the power to tax sites not being used.
- Make planning easier and increase the pace of stock transfer
- Must help link age friendly programmes to the people in social housing
- NAMA could be used as such a housing body; with access to appropriate funding; to provide support to AHBs or councils
- Stop selling off stock to tenants
- Allow older people to 'buy in' to its housing



# It's about future-proofing!

- The housing needs of someone in their 50s are very different to those of someone in their 70s.
- This is the logic for **universal design for older people**.
- While adding €10k it ensures homes will continue to accommodate the changing needs into the future.
- This cost is spread over the life time of the building
- We must also anticipate development of technology and medical supports
- Fewer and fewer people to enter nursing homes, more to age at home
- So plan for the use of technology and flexible supports now



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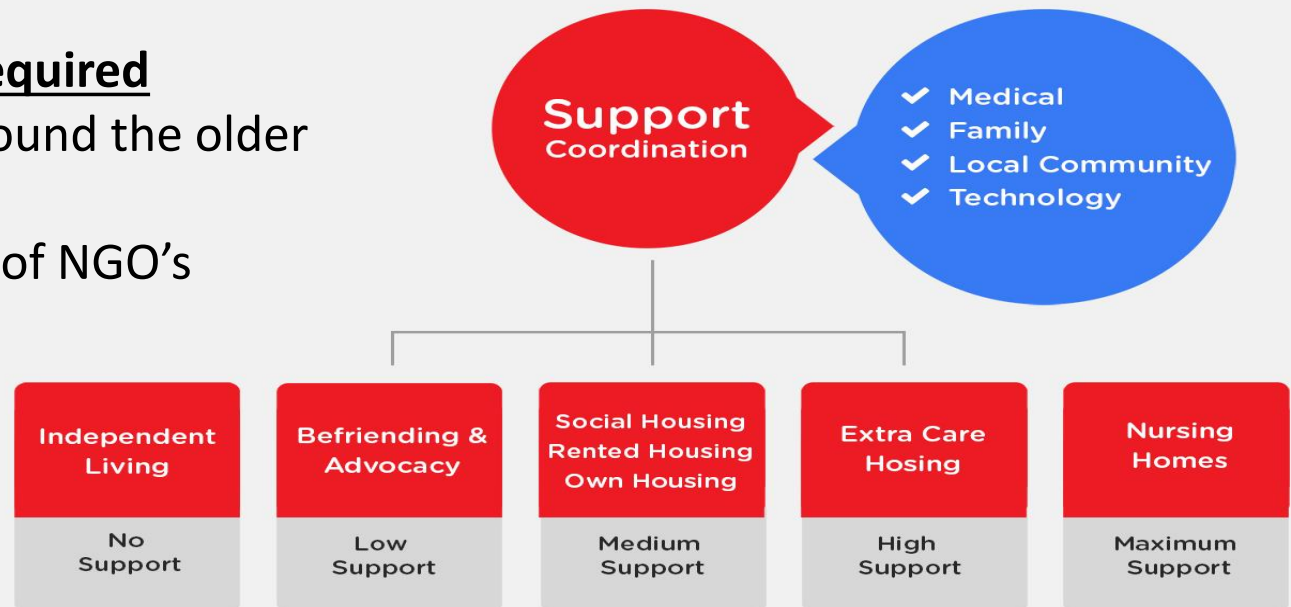
# ALONE's solutions

## National 10 year Vision

- 1-3 yrs – Quality Befriending
- 1-5 yrs – Support Coordination
- 1-10 yrs – Housing with Care

## Sectoral Response Required

- Service centred around the older person
- Strategic Alliances of NGO's
- Outcome focus
- Quality focus
- Cost focus



# Support Coordination



# Non medical models of Housing and Housing with Care

## Mixed referral path – Older person central to individualised service

### Principles

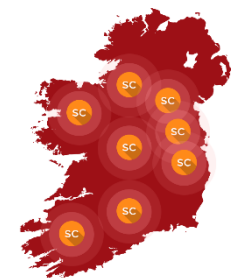
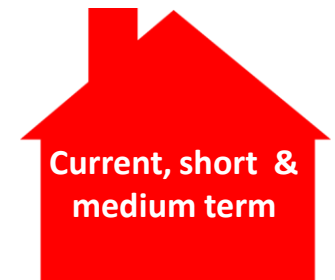
- Level of support change up and down
- Promoting Choice , Independence and empowerment
- Residents with low, medium & high support needs
- Low cost and saving are immediate

### Current

- Can be delivered in social housing/housing schemes
- Housing plus Support Coordination
- €80 per month, per residents – off site support

### Short term

- Housing plus Support Co ordination
- Existing schemes can be adapted (to include common areas) to allow more high support needs
- €80 per month, per residents – off site support



# Housing with Care

## Long term – Purpose built schemes



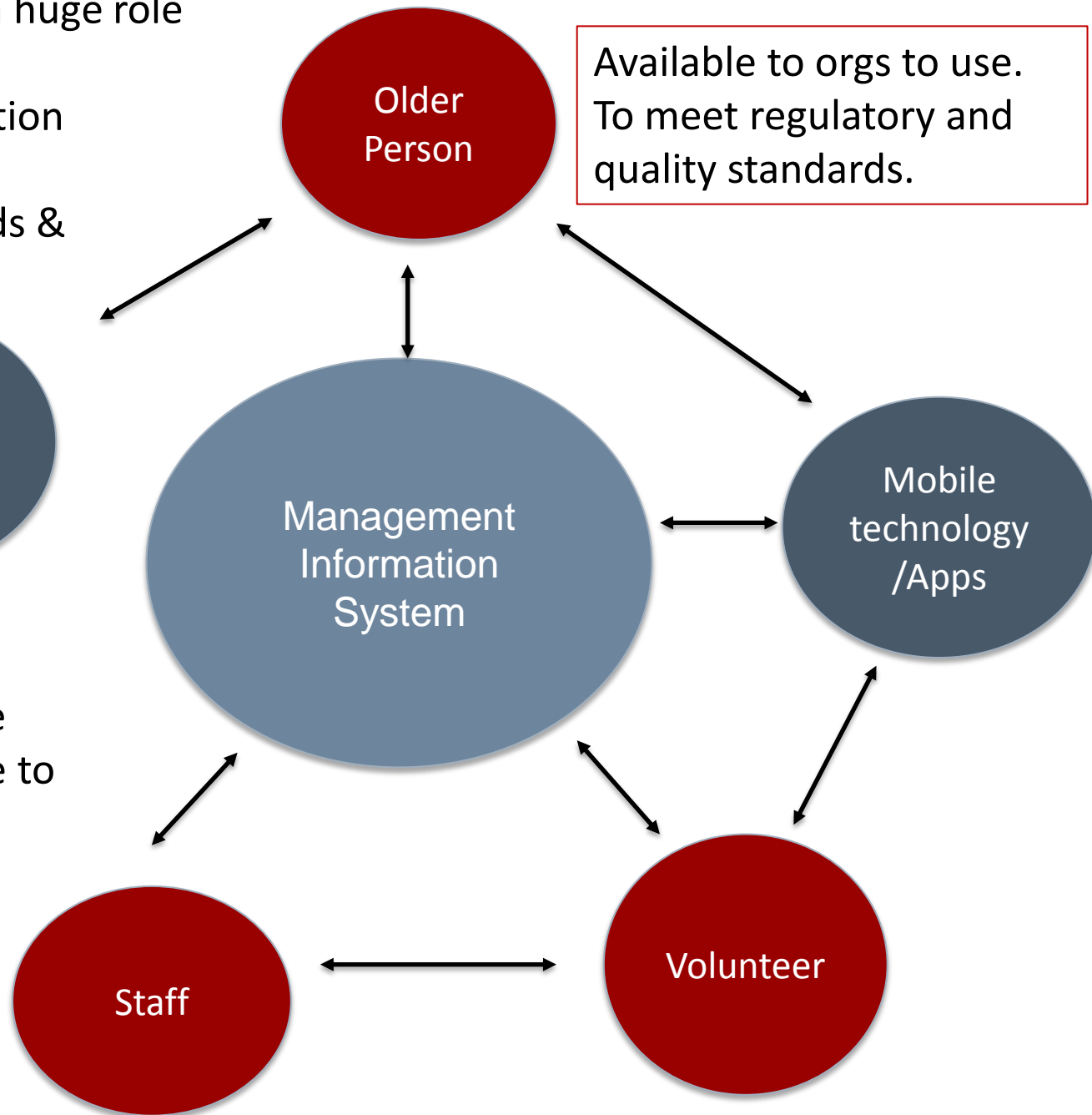
### Universal Design

- Cost €7 - €9k per person
- €150,000 per unit
- 2 care workers 1, support worker
- Management off site
- Food organised as per residents' choices
- Social program
- HSE – suppling HCP
- Mixed referral paths

- Technology to plays a huge role in ageing at home
- Research and innovation
- Test Bed
- Real time tracks needs & Outcomes



- Mobile working
- Individualised service
- Moving from reactive to proactive



# Blockages to remaining at home

## Home Care

- Since 2010, the number of home help hours has been cut from 11.98m to 10.4m, while the older population increased by 18%
- Home help hours, home care packages: more cost effective and person centred than nursing home
- Core component of any strategy aiming to shift focus of healthcare to community care





# Summary

- Demographic changes will not allow the status quo to continue
- Integrated approach needed
- Older people at the centre of their care plans
- Location
- Technology
- Universal Design
- Support Coordination
- Choice
- Change for all