

The Challenge:

How do we identify appropriate sites and innovate in the areas of project finance & delivery to ensure a coordinated, data driven, national roll out of high quality community based housing addressing the needs of older people?

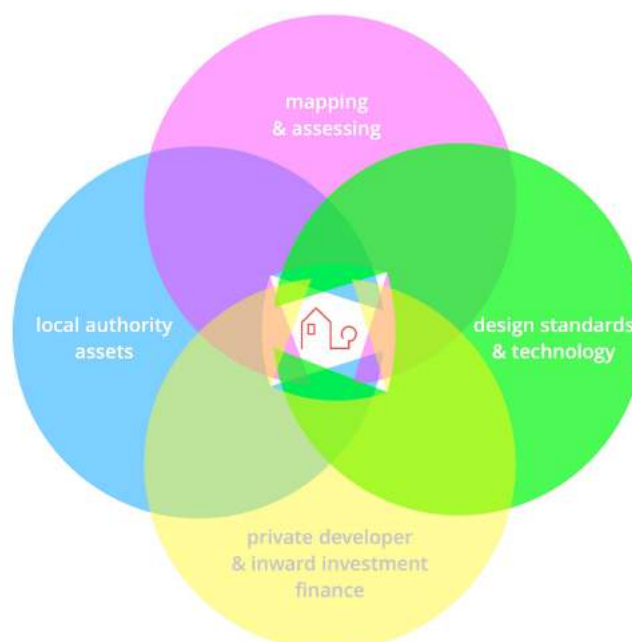
There are a wealth of toolkits available to guide the design of the physical environment. We know how to service and support these developments and the assistive technology is available and continuously developing to ensure that older people can live independently & manage medical conditions within their home environment & community. Our experience has identified a number of barriers to the delivery of Successful Age friendly Communities at a national scale including:

1. Lack of access to capital budgets by Local Authorities to develop lands in their control
2. Small Scale developments (20-40 units) are less viable financially for private Developers but more appropriate socially and from a care delivery model point of view.

How then do we identify and overcome the barriers to delivery?

We propose to develop a toolkit to assist Local Authorities. The toolkit will:

1. identify current and future ageing population trends (GIS)
2. match Local Authority owned brownfield sites to target demographic (GIS/ CSO)
3. apply assessment criteria to sites and grade them (we have partnered with the Irish Green Building Council to develop a demographic specific variation of the "Home Performance Index" to achieve this)
4. Develop a specific zoning objective and planning process for appropriate sites for integration into LA development plans (DHPCLG)
5. Innovate new collaborative development model(s) for use by Local Authorities With Private developers (we are currently developing a model based on a live project)
6. Target Inward Invest Programmes (e.g. IIP) for finance to support collaborative developments between Local Authorities & Private Developers at appropriate sites (Dept of Justice & Dept of Finance - link finance to sites assessed at point 4 above)



Supporting Collaboration:

Our proposal seeks to foster innovative collaboration between the public & private sector against the background of a data driven site selection process, finance availability and planning certainty.

We are currently developing some of these ideas on a live project “Carlingford Independent Living”. It is envisaged that the business model for this private development could be adapted to a JV model for use in collaboration with Local Authorities.

A component of the financial viability of the model is based on the affordability in use for tenants. Designed to Passive House Standards it is envisaged that the management company will provide “comfort as a service” to tenants (constant temperature & hot water). This could facilitate funding to flow to developments from alternative, non capital sources.

The proposal is innovative in that it looks beyond the traditional split between capital and maintenance budgets and facilitates a holistic approach to housing delivery which will address the demand for both social and private housing and incentivise private developers to enter a market projected to be worth €25 billion in the next decade.



Carlingford Independent Living

Expected Impact of Proposal:

1. The concentration on Local Authority owned/ controlled Brownfield sites in existing towns & villages encourages densification and counteracts urban sprawl as well as contributing to the regeneration of rural towns & villages.
2. planning certainty encourages private developer collaboration and can improve developers access to finance
3. Data driven assessment of needs allows targeted investment in solutions
4. Local Authority resources are spent tendering for limited EU and government capital funding to develop projects. Having a national strategy for targeted development of sites e.g. a data driven index which prioritises sites for development at a national & regional level removes lengthy & expensive tendering processes and ensures that finance targets outcomes which align with national policy for housing delivery and delivers where it is most needed
5. By providing the site the Local Authority becomes a major stakeholder in the development without the requirement for capital investment
6. With site purchase costs removed from the development budget there is greater scope for the delivery of quality affordable housing for the elderly at appropriate scale & density by the developer.

We envision a national strategy which will facilitate the delivery of Sustainable Age Friendly Communities, that can accommodate care support when needed, and which will allow people to retain their independence, feel secure and have access to facilities and communities that are important to them. We believe that this strategy and the toolkit which drives & supports it should form part of the National Planning Framework 2040.



About Us:

We are a purpose driven, innovative, environmentally and socially conscious architectural practice. We believe architecture and innovation have the power to positively transform people's lives and we constantly strive to find ways to help people live better. Our founding directors established GoKu to combine their dual passions of sustainability and cultural anthropology. We consider sustainability in a holistic way - social, environmental and economic. This ideal forms the basis of our design methodology. This combination is what makes us different - we think beyond the building.

GoKu Founding Partner, Michael Goan was the Lead Architect, Project Manager & Contract Administrator (with MCO) on the Great Northern Haven housing project and with his Co Founder, Gosia Kudyba has developed a number of projects addressing the needs of Older people within their communities including Carlingford Independent Living and the innovative Millgrange Residential Care facility in Greenore. We are currently working with a developer on alternative & collaborative Delivery models for realising community based Elderly Housing in Partnership with Local Authorities.

Having contributed to the working groups during the development of the Irish Green Building Council's Home Performance Index we have Partnered with the IGBC to further develop the HPI as the site assessment component of the proposed toolkit.

We would welcome the opportunity to engage in the NPF process to further develop our ideas & examine how the stability that can be afforded by the NPF can create a supportive environment to foster innovative collaboration between the public & private sector against the background of a data driven site selection & grading process, finance availability and planning certainty.

