

CIH All Ireland Summit 2025

4 November 2025

14:45 – 15:30

Health and housing: a spotlight on older people's housing

Steve Loveland, head of Clann, Clann Housing

Brendan Morrissey, assistant director of housing & communities, Clanmil Housing

Ashley Leach, team leader, Northern Ireland Housing Executive



CIH All-Ireland Conference 2025

**Steve Loveland – Head of Age Friendly
Housing (Clann)**



4th November 2025



Who are we?

Clann Housing

- Not for profit Approved Housing Body (AHB)
- Part of the Clúid Group (>13,000 homes owned/managed)
- Providing homes and services to >32,000 residents
- Across General Needs, Affordable Rental and Age-Friendly (Clann Housing)
- Our Vision is to provide everyone with a Great Place to Live
- Clann currently has circa. 1,500 homes in 16 local authority areas

Our Service Offer

Independent Living (low support)	Assisted Living (medium support)	Specialised Living (high support)
1/ 2 bedroom apt/bungalow – own kitchen, living room, outdoor space	1/ 2 bedroom apt/bungalow – own kitchen, living room, outdoor space	1/ 2 bedroom apt/bungalow – own kitchen, living room, outdoor space
Own front door	Own front door	Own front door
Universal Design Principles	Universal Design Principles	Universal Design Principles
Communal room and office space	Communal room and office space	Extra communal and office spaces
May have a café	May have a café or resident restaurant	Shared sitting rooms, kitchens and dining rooms
Secure personal alarm/emergency response	Secure personal alarm/emergency response	Secure personal alarm/emergency response
Caretaker/Housing Officer on site for some time each week	Caretaker/Housing Officer on site for some time each week	Social and healthcare staff on site
	Often co-located with HSE day care or primary care centre	24/7 social and/or medical care available
May have guest apartment on scheme for overnight visitors	May have a guest apartment on scheme for overnight visitors	

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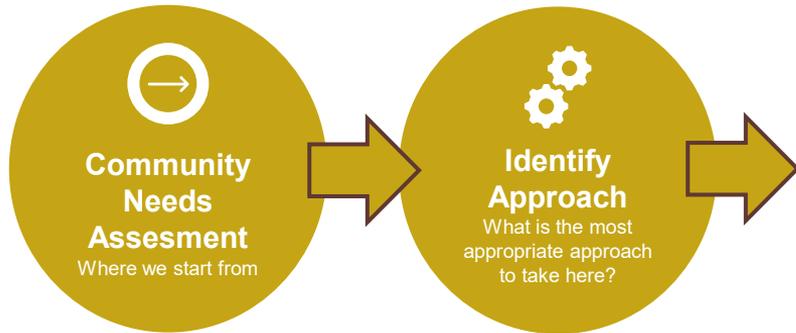


Our Approach

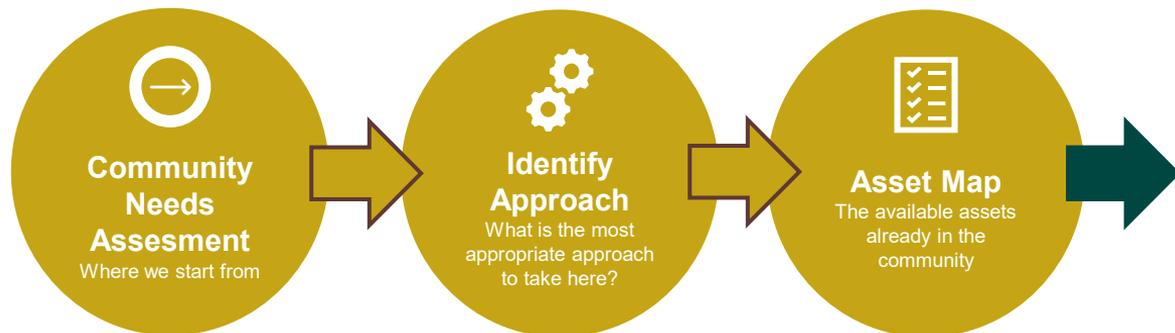
Dancing with the system...



Dancing with the system...



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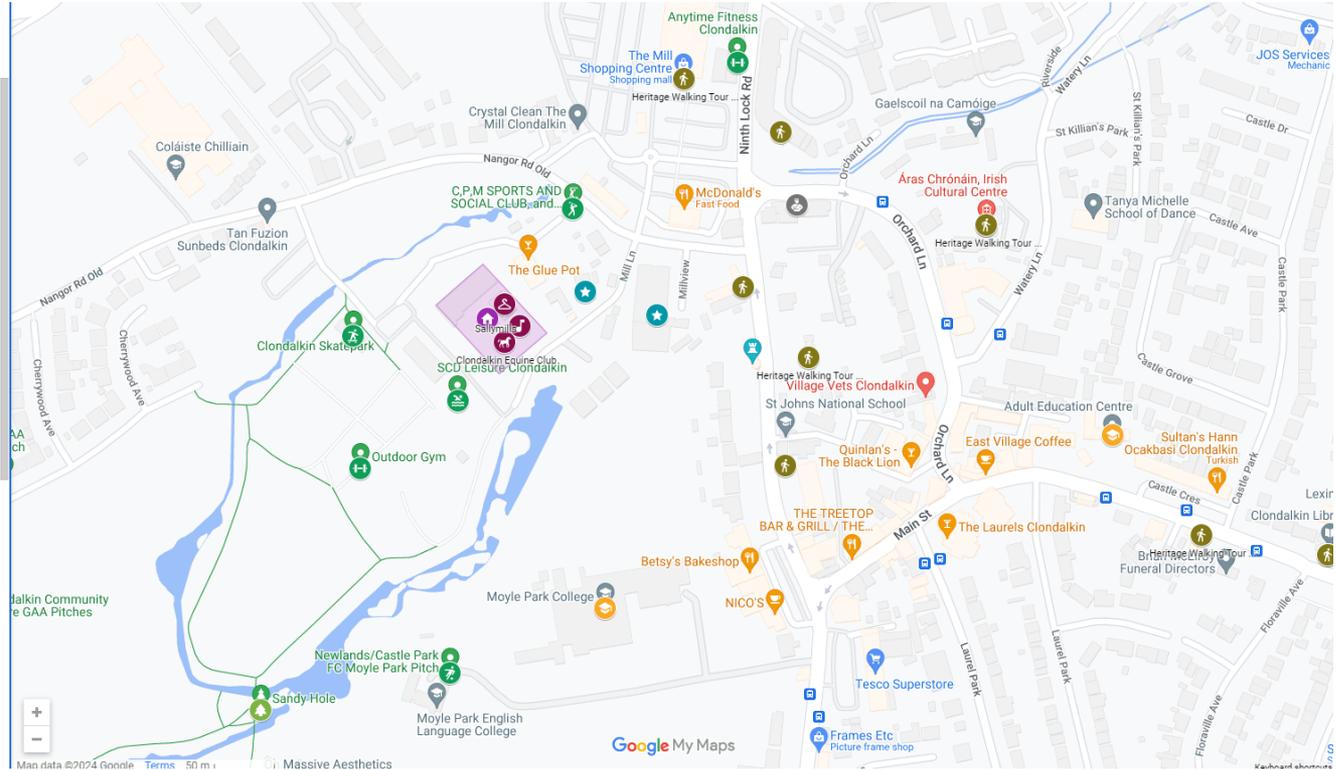


Dancing with the system...



Asset Map (Sallymills)

-  Sallymills
 -  Home
 -  Clondalkin Community Choir
 -  Clondalkin Equine Club
 -  Car Boot Sale
-
- Keep Learning**
 -  Moyle Park College
 -  Áras Chrónáin, Irish Cultural Centre
 -  Clondalkin Library
 -  Adult Education Centre
-
- Heritage Walking Tour**
 -  Heritage Walking Tour - Starting Point
 -  Heritage Walking Tour - Stop 2
 -  Heritage Walking Tour - Stop 3
 -  Heritage Walking Tour - Stop 4
 - ... 6 more
-
- Take Notice**
 -  Sandy Hole
-
- Be Active**
 -  C.P.M SPORTS AND SOCIAL CLUB, and Pitch...
 -  SCD Leisure Clondalkin





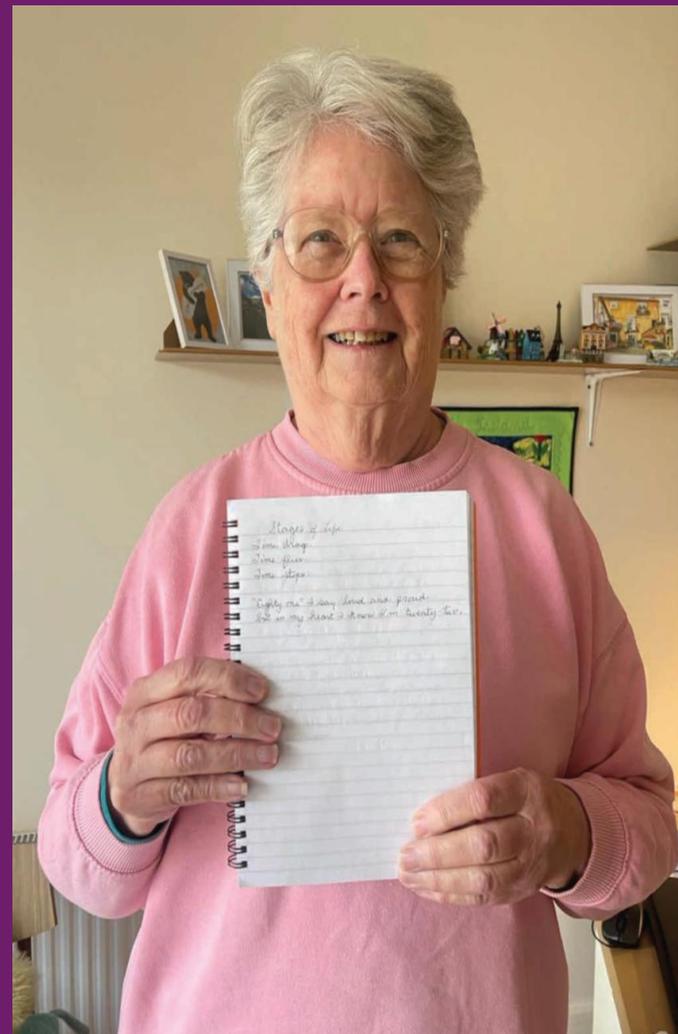
Great Places to Live ... together

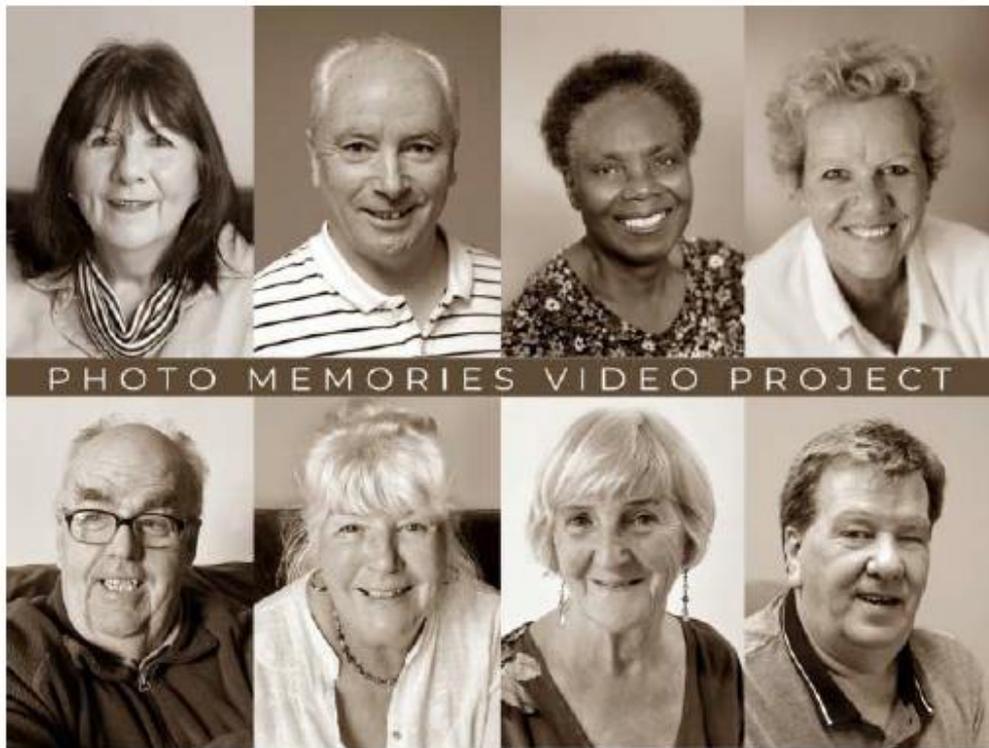
What do we mean by intergenerational living?

- An intentional community-led housing model that fosters **meaningful interaction, mutuality** and **inclusion**
- Promotes social cohesion through **intentional design** and a **recognition of our shared interdependence**
- Promotes **social inclusion and engagement within the community** whilst **respecting lifestyle choices and evolving needs** as the years go by



Reframing Ageing Through Storytelling





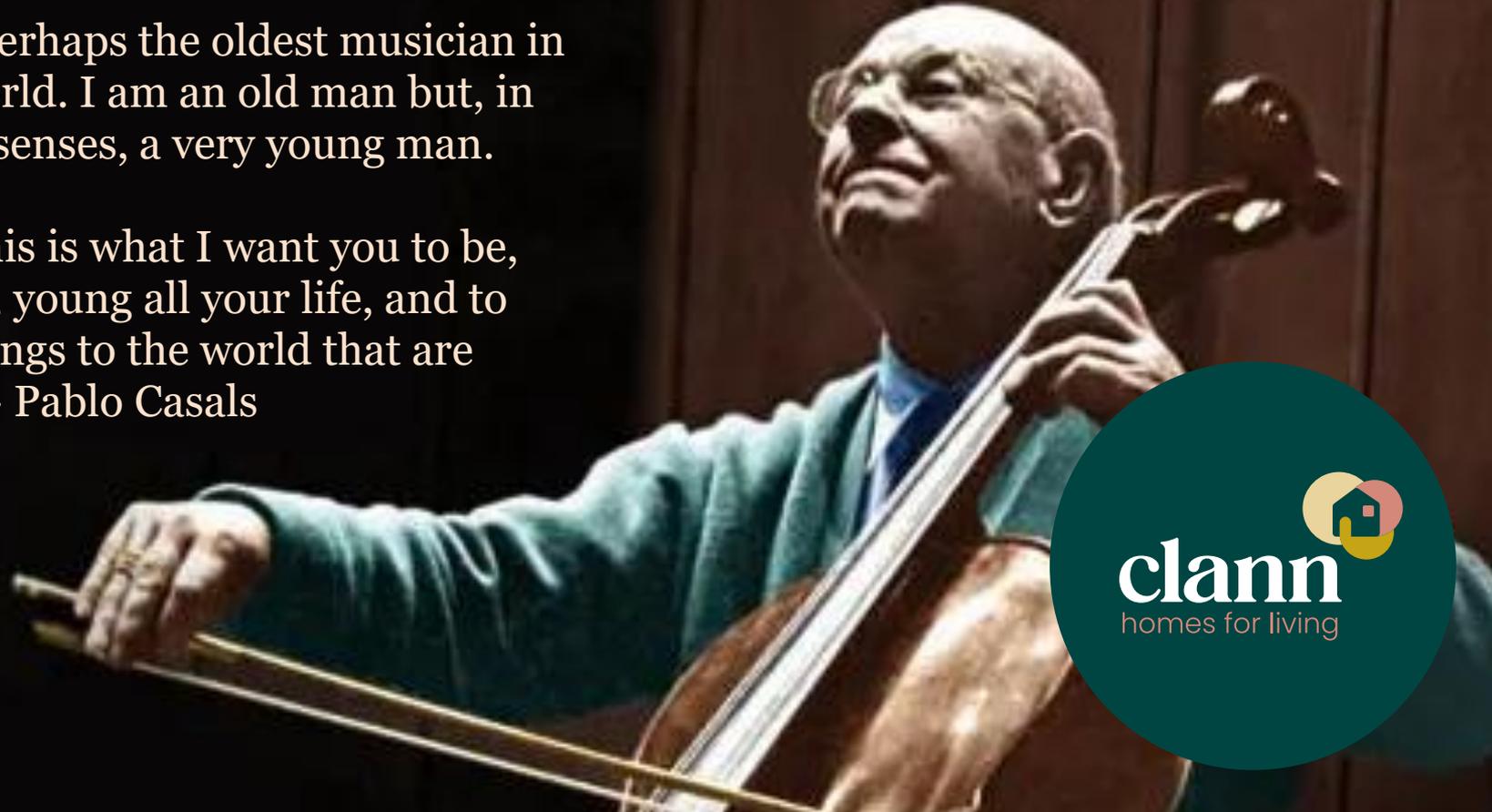
CHANGING PERCEPTIONS
Through Storytelling





I am perhaps the oldest musician in the world. I am an old man but, in many senses, a very young man.

And this is what I want you to be, young, young all your life, and to say things to the world that are true. – Pablo Casals



Health and Housing:- A Spotlight on Older Peoples Housing

Brendan Morrissey
Clanmil Housing Association
November 2025



Established in 1977 we provide just over 6000 homes to 13,000 people across Northern Ireland with 300 colleagues



Almost a third of those homes are designated for older people across 'Over 55s', Independent Living, Supported Housing and 3 Residential Care Homes.



Our Older People Strategy is at the heart of the services we provide for older people



Believe strongly that Housing providers can play a pivotal role in the well being of all of our customers, but in particular older customers

Older People Strategy Goals

Build & Maintain
Quality Homes
for Older People

Provide Services
to make life
easier for Older
People

Connect and
Collaborate to
improve the lives
of Older People

Be a respected
voice to grow
impact

Ageing Well

Sustainable
Organisation

Our People

- ▶ Supported by a team of 154 colleagues in Older Peoples Services
- ▶ Housing Officers
- ▶ Housing Support Workers
- ▶ Care Assistants
- ▶ Senior Care Assistants
- ▶ Care Home Managers
- ▶ Scheme Co-ordinators





Northern Ireland Context

- ▶ Good Housing is essential to our health and wellbeing, circa 50,000 housing need v population of 1.9mn
- ▶ Housing finally features as a stand alone objective on the NI Programme for Government 2024- 2027
- ▶ Challenges associated with of our Aging Population weaved throughout
- ▶ PfG commits to prioritising the housing related support for 'vulnerable' people via the Supporting People strategy
- ▶ DOH now have 52% of the NI Executive Budget yet health outcomes continue to decline
- ▶ Now more than ever, Housing & Health need to align to support older people in Northern Ireland

Social Value of Older Peoples Housing Options

Social Benefits:-

- Stronger Community Links
- Reduced loneliness and isolation (*as detrimental as smoking 15 cigarettes a day!*)
- Active Aging and Intergenerational opportunities

Economic Benefits:-

- Lower utility Bills
- More effective Heating
- Affordable rents (right sizing)
- Skilled staff - income maximisation, less fuel poverty, housing support

Community & Health Benefits:-

- Less likely to fall
- Less likely to require emergency admission
- More timely hospital discharges and less likely to be readmitted
- Delayed need for primary / social care interventions
- A society that truly values older people and their contributions

Challenges

- ▶ Challenges around Supporting People funding
- ▶ Independent Living schemes no longer considered as a viable housing option for older people yet so many evidenced benefits
- ▶ Health and Housing – at times the culture can clash, yet can offer each other a lot
- ▶ Lack of coordinated intervention to address the aging population
- ▶ Many Age Sector Networks (ASNs) supporting older people are struggling financially reducing collaboration and increasing pressure elsewhere



Cullingtree Meadows, Belfast

- ▶ Strong example of collaboration and partnership between housing and health
- ▶ Provision of 30 self contained apartments for older people with low level housing support (Clanmil) and 24/7 care and support when needed (BHSCT)
- ▶ Co-designed by Health, Housing, Customers
- ▶ Less Intrusive
- ▶ All of the benefits and support of living within Independent Living Scheme
- ▶ Additional support of qualified health and social care colleagues
- ▶ Not without its challenges!

Cullingtree Meadows

- ▶ Inner City Location
- ▶ Designed to University of Stirling Dementia standards
- ▶ Expert HSC support
- ▶ Designed to mimic traditional Belfast streetscape from the main road
- ▶ Customers supported with Smart Technology to be discrete as possible
- ▶ Focus on as much prevention as possible through person centered support



Nobody tells it better than our customers!

- ▶ Customers who move in as early as possible following a diagnosis will benefit the most from the services and support available
- ▶ Challenges around referrals and understanding of what we do - sometimes its too late
- ▶ Meet Agnes - Agnes has an early-stage diagnosis of dementia and lived in the local area in her own home. Her family were worried about the future





Thank you!