

An innovative housing scheme for older homeowners.



About Ava Housing

We are an innovative not-for-profit housing scheme which helps older homeowners to reconfigure their family-sized homes, re-imagining the layout of their ground floor and creating a new rental unit within the house on the first floor.

The design solution allows for the homeowner to share their home with a renter, an essential worker, whilst still retaining a level of privacy and autonomy.

The homeowner can also avail of a new income stream under the Rent-a-Room Tax Relief and the home will be upgraded to improve energy efficiency.

Ava Housing offers an alternative to older homeowners where they can adapt their homes to suit their future needs while also creating a rental capacity within their home. This not only provides financial benefits but can also provide a sense of security and community for homeowners.

The home is reconfigured to include a bathroom and bedroom downstairs and a kitchen and living room are created upstairs to provide separate accommodation for a single person renting. All the upgrades to the house have been designed in line with universal design principles. The Ava Housing Scheme is suited to those who are 60+ living alone in their own homes.

Ava Housing has completed 2 pilot houses in Beaumont and Clondalkin and has received funding and policy support from the Department of Housing, Local Government and Heritage to expand its pilot to include a further twenty houses in 2022.

www.avahousing.ie

Homeowner Ann, Clondalkin:

“I don’t think it’s a good idea, I think it’s a wonderful idea.

It keeps the older person where they are secure and feel happy, and then it gives them the security of having someone else in the home which, if you are living on your own, means a lot to you.

It also gives someone else a home. Growing up here, as most of my growing up was in this home, it has the memories of family and all the get togethers we had in it.

It is one of the reasons this project has come along at the right time. I can stay here and I still have all my memories, they’ll still be here.”

AVA HOUSING CASE STUDY - BEAUMONT



Eileen - Eileen's home is a three-bedroom semi-detached house in Beaumont.

Whilst Eileen had previously rented a room in her house to students, she was looking for a way to create a more separate rental unit upstairs in her home and to reconfigure the downstairs of her house so she could live on one floor.

Eileen worked with Ava Housing architect Ciaran Ferrie and the Ava Housing team to reconfigure the layout downstairs to provide a comfortable and accessible space, including a bedroom to the front of the house and a larger bathroom with level access shower. The new kitchen and sitting room layout created a spacious living area and the addition of a glass door in Eileen's hallway provides privacy while still allowing daylight to enter.

Upstairs the original bedroom, en-suite and bathroom were kept as they were. The front two rooms were combined to create a kitchen and living space for a renter. All interventions upstairs are designed to be reversible so in the future the home can easily revert back to a three-bedroom family home.

The house was fully rewired, and all sockets and switches were put at a more accessible height. Downstairs all doors were widened to allow clear widths and ease of movement. Our homeowner Eileen had applied a recent energy upgrade to her house with external insulation being applied just prior to the Ava Housing works. A new front door was installed in order to create a larger lobby space.

The homeowner moved back into the house just before Christmas 2020 and a renter moved in early 2021. The homeowner's bright sense of style can be seen throughout this warm and comfortable home.

Homeowner Eileen talks about her experience, **"I'm excited to be one of the first people to take part. Ciarán and the team really listened to me and came up with a design for downstairs that's just right for me. I'm very proud of my new home and to have welcomed a renter to live upstairs. We can live independently, but are there if we need each other."**

Ava Housing supported Eileen throughout the design of the new layout, organising and managing construction, helping to pack and ensuring that Eileen had a level of finish that she was happy with. Ava Housing then sourced a renter for Eileen and manage the rental providing support to Eileen at every step of the process.



AVA HOUSING CASE STUDY - CLONDALKIN



Ann - Ann's house is a three-bedroom semi-detached house in Clondalkin.

Ann, a lifelong Clondalkin native is the first person to have had her house reconfigured with Ava Housing. Ann lives in a house which is typical of mature neighbourhoods in Dublin. The existing garage to the side of the house offered further room to create a large and very comfortable living space downstairs for Ann whilst also creating an independent space upstairs for a person to share.

Downstairs, the breakfast room was transformed into a new spacious shower room adjacent to the new bedroom which was also made larger. The front room of the house remains a living room with the addition of a sofa bed to accommodate guests. The real transformation for Ann was the new kitchen and living area that was designed to reflect the homeowners love of books, reading and cooking.

Homeowner Ann told us **“I don't think it's a good idea, I think it's a wonderful idea. It keeps the older person where they are secure and feel happy, and then it gives them the security of having someone else in the home which, if you are living on your own, means a lot to you. It also gives someone else a home. Growing up here, as most of my growing up was in this home, it has the memories of family and all the get togethers we had in it. It is one of the reasons this project has come along at the right time. I can stay here and I still have all my memories, they'll still be here.”**

Upstairs, the original bedroom and bathroom were retained. The front two bedrooms were combined to create a new living space and kitchen. The construction interventions upstairs are minimal so that the house can easily revert back to a family home in the future. Ann decided to keep the hall open and shared to retain the natural light and encourage a natural level of interaction.

Ann had previously installed multiple energy efficiency upgrades and so Ava Housing supervised the installation of sound proofing between the ground and first floor to provide extra privacy. The whole house was also rewired. A renter has moved in and our homeowner Ann loves her new space downstairs.

Ava Housing are looking for individual homeowners or groups of homeowners to express their interest in the scheme for 2022.

For more information about Ava Housing contact info@avahousing.ie or call 01 485 1880 www.avahousing.ie

