

Rightsizing Guide

1.	What is rightsizing?
	<p>Rightsizing generally means choosing to move home later in life into housing that is more suitable. This was previously more commonly referred to as “downsizing”.</p> <p>Rightsizing recognises the diverse needs of older persons, including that few older people currently live in a home that supports both ageing in place and independent living for longer. It also provides for more efficient use of homes by assisting older people to move from larger, under-occupied homes into specifically designed, age friendly homes that can meet their evolving needs now and into the future, offering better quality of life and other benefits (see section 3 below).</p> <p>Rightsizing is also important to help make available larger homes with underused space for households on housing waiting lists.</p>
2.	Who can right size with South Dublin County Council?
	<p>You are eligible for rightsizing with South Dublin County Council if you are:</p> <ul style="list-style-type: none"> ✓ Aged 55 or older, and existing tenants and/or sole occupiers of Council rented homes, and wish to apply for a transfer to designated age friendly accommodation through the Transfer List (see section 5 below), or, ✓ Aged 55 or older, and private owner(s) and sole occupier(s) of a property that you are selling and wish to apply to the Council for allocation of an age friendly accommodation tenancy through the Community List by either: <ul style="list-style-type: none"> ✓ Selling the property to the Council at an agreed discount, or, ✓ Making an agreed financial contribution to the Council from the net proceeds of the sale of the property. <p>(See further details relating to the Community List below at section 6.)</p>
3.	What are the benefits of rightsizing?
	<p>The acknowledged benefits of rightsizing include:</p> <ul style="list-style-type: none"> • Moving to purpose-built, energy efficient age friendly accommodation to support long-term independent living and future adaptation where necessary. • Socially connected, all developments are close to public transport and activities that are inclusive of the local community as well as residents. • Minimising utility/energy costs. • Reducing home/garden maintenance requirements and costs. • No local property tax payable as tenants of local authority. • Assistance from the Council with moving home where necessary. • The opportunity to clear years of clutter out of your home and life.

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4.	Preparing for Rightsizing / What to Consider													
	<ul style="list-style-type: none"> Consider the emotional attachment to your current home. Are you ready to leave? Do you use all the space you currently have? If so, then rightsizing may not be right for you. 													
	<ul style="list-style-type: none"> Do you need to declutter? If so, then try to give away or sell those items you can live without in advance of moving home. If rightsizing feels right to you, then consider which of the Council's age friendly developments might suit you best. Will you be close enough to your current and future social and support needs (including family, shops, doctor, community centre, church, pub, pharmacy etc.)? If selling a property: <ul style="list-style-type: none"> identify a solicitor to act on your behalf get legal advice on the terms and conditions of the Community List ensure details on your deeds/folio are correct www.landdirect.ie 													
5.	I own my home. What is the Community List (financial contribution to the Council)?													
	<p>Rightsizing is available to private homeowners subject to certain conditions if you wish to:</p> <ul style="list-style-type: none"> Sell your home at an age-related discount to the Council (see table below), or Sell your home privately and payment and age-related contribution to the Council from the net proceeds of your current property (see table below) <p>This reflects that a private homeowner is being facilitated to acquire a tenancy in a high-quality, age-friendly home for the rest of your life.</p> <p>Upon your application for this option being approved, you are included on the Community List.</p> <p>Details of the required discount/contribution are as follows:</p> <table border="1" data-bbox="252 1476 1358 1800"> <thead> <tr> <th>Age Category</th> <th>Council Discount on Purchase</th> <th>Financial Contribution to Council for Private Sale</th> </tr> </thead> <tbody> <tr> <td>55-64 years</td> <td rowspan="2">40% discount on the market value</td> <td>1/2 of net proceeds of sale</td> </tr> <tr> <td>65-69 years</td> <td>1/3 of net proceeds of sale</td> </tr> <tr> <td>70-79 years</td> <td rowspan="2">30% discount on the market value</td> <td>1/4 of net proceeds of sale</td> </tr> <tr> <td>80 years and over</td> <td>1/5 of net proceeds of sale</td> </tr> </tbody> </table>	Age Category	Council Discount on Purchase	Financial Contribution to Council for Private Sale	55-64 years	40% discount on the market value	1/2 of net proceeds of sale	65-69 years	1/3 of net proceeds of sale	70-79 years	30% discount on the market value	1/4 of net proceeds of sale	80 years and over	1/5 of net proceeds of sale
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6.	I am an SDCC tenant. How do I transfer?													
	<p>Rightsizing is available to existing Council tenants who apply for a transfer on the basis that there are more bedrooms available to them than they need in their current home. A transfer application can be made by ...insert link here</p>													

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7.	How long does the process take?
	<p>Your rightsizing journey depends on the availability of accommodation in developments that you would like to live in. This means that you may have to wait until developments are built and completed or a vacancy arises in an existing development. Once you are approved for rightsizing and allocated an age friendly home, we will regularly communicate the expected timeframe for your move.</p> <p>Applicants for the Community List (see section 5 above) should be aware that the sale of their existing property will need to be timed to coincide with the delivery of their new home.</p>
8.	Where will properties be available for rightsizing?
	<p>Under the Council’s Housing Delivery Action plan 2022-2026, we aim to deliver up to 600 age friendly homes. These homes will be in various new developments across the County, including in partnership with Approved Housing Bodies. Initial developments available for allocation in 2023 include: Springfield in Tallaght, Sallymills in Clondalkin, Templeogue, Old Bawn and Whitestown Way. include link to dedicated page on www.sdcc.ie</p> <p>Plans are progressing for further age friendly developments and there are also a number of existing age friendly developments throughout the County in which vacancies may arise. Please keep updated with our website and social media content which will have information about upcoming new developments.</p> <p>When applying for rightsizing, you should only nominate developments that you wish to be considered for and which will meet your needs and preferences.</p>
9.	What the features of age friendly housing development?
	<ul style="list-style-type: none"> • Age-friendly homes are generally one or two-bedroom owned either by the Council or an Approved Housing body (AHB). • Each new development comprises high-quality, energy efficient homes that are capable of supporting independent living for longer. • These homes are designed with their own front door, while some will have back gardens or shared communal space to be used by all residents. • Some developments will have community rooms to facilitate activities and supports on site and with caretaking/management arrangements also in place. • Developments are generally provided with some parking & good access to public transport
10.	What are the tenancy rules for new age friendly homes?
	<ul style="list-style-type: none"> • All homes are provided for social housing tenancies and all permanent residents must be aged 55 or over.

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	<ul style="list-style-type: none"> • Age-friendly homes are not available for purchase under any circumstances and succession of tenancy is not available. • Tenants of age-friendly homes will pay a weekly rent in line with the Council's or Approved Housing Body's rent scheme. • Guests and other visitors are at the discretion of the tenant, subject to good estate management requirements, but residents must be mindful that the developments are specifically age friendly and are intended for older persons. • All residents will require vetting and will be engaged with as part of the rightsizing process. • Having pets in the homes will be subject to the terms of the Council or AHB tenancy agreement.
<p>11.</p>	<p>How do I find out more information about Rightsizing?</p>
	<p>See the Council's Policy for Rightsizing and Allocation of Age Friendly Accommodation here: (insert link).</p> <p>Our Healthy Age Friendly Home (HAFH) co-ordinator, will engage with any people aged 55+ who wish to discuss their rightsizing options as part of the HAFH project. Contact details (insert details) Further information from Age Friendly Ireland is also available at: https://agefriendlyireland.ie/wp-content/uploads/2021/10/AFI-Rightsizing-Policy-Guide.pdf</p>