

27th October 2022 Statement from the Vincentian Community

Vincentians selects Tetrarch Residential Limited to Develop Senior Living Scheme at Sybil Hill, Raheny, Dublin

After much consideration, the Vincentian Community has decided to sell (subject to planning permission) its home at Sybil Hill House, Sybil Hill Road, Raheny, which is currently home to local members of the Community and our Provincial Offices. Sybil Hill House stands on a 3.8- acre site and dates from the 1730's. It was acquired by the Vincentians in 1950 following which St Paul's College for boys was established.

Sybil Hill House is a protected structure and has become unsuitable for the needs of our ageing community. We have reached agreement, subject to contract, with Tetrarch Residential Limited (Tetrarch) for the provision of an age-friendly or senior living development on the site, maintaining the integrity and importance of Sybil Hill House within the proposed development. Title arrangements will restrict any future development on the site to a 'senior living' development.

Tetrarch is now applying for planning permission to Dublin City Council (DCC) to construct a senior living development of very high quality and suitable scale on the site. Should the proposed development proceed, the Vincentian Community will retain a number of units so that our members can continue to live on site in accommodation which is better suited to their needs as they grow older. Tetrarch's plans for the site include the refurbishment and retention of Sybil Hill House at the heart of the proposed development with a series of amenities in the house that will be available to both residents and the wider public.

20% of the proposed development will be applied to social housing for seniors in conjunction with Depaul Housing, an Approved Housing Body (subject to agreement with DCC). The proposed development is completely separate to, and independent of, St. Paul's College, which is adjacent to Sybil Hill House.

Tetrarch intends to publish its plans for the site and to engage with the local community and other stakeholders in the coming weeks.

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Further information:

The Vincentian Community - The Congregation of the Mission (the Vincentians) first sent some of its Irish members to Ireland in the 1640s when St Vincent De Paul himself responded to an urgent invitation from Irish bishops for help. The small team, who had trained for the priesthood in France because of persecution of Catholics at home, arrived back in Ireland just as Oliver Cromwell began his campaign. The mission was forced into Limerick and some of the priests were able to escape with soldiers who were allowed to leave the country after the city fell.

In 1832 a group of newly ordained priests calling themselves Vincentians set up the Vincentian Community as it is today. Beginning on Usher's Quay, they started a parish mission team and a school to support it. Soon the school had to expand and the Vincentians moved out to Castleknock in 1835. Three years later the Vincentians

were offered the church of St Peter's in Phibsborough. In subsequent decades the Vincentians affiliated with the Congregation of the Mission in Paris and their mission grew as they moved to Cork and Armagh and over to Sheffield and to Lanark in Scotland. The Vincentians' work in St Paul's College began in 1950, continuing a deep involvement in education at second and third level in Ireland and Britain over three centuries.

Today the Vincentian Community numbers 29 priests whose average age is 75 years. While the Vincentians continue to expand their mission in the developing world, similar to many other religious communities across Ireland and Britain, the Community is now organising itself to cater and care for its older members.

It is in the above context, and in the interests of developing an exemplar of housing and facilities for the senior living sector, that the Vincentians appointed Tetrarch as a preferred Development Partner. Tetrarch's vision for Sybil Hill House is aligned with that of the Vincentians, providing age friendly / senior living accommodation for the Community's members as well as social housing in partnership with Depaul Housing and opening up access to Sybil Hill House for the wider public.

Tetrarch Residential Limited - Tetrarch is a leading real estate development platform focused on social and affordable housing delivery primarily in the Greater Dublin Area. The company also plans to become Ireland's largest provider of senior living / age friendly accommodation. Tetrarch's current pipeline of sites has the potential for development of over 600 homes for the country's rapidly expanding population aged 65 and over.

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