

BUILDING INTEGRATED NEIGHBOURHOODS



**TOWARDS AN INTERCULTURAL APPROACH TO HOUSING POLICY
AND PRACTICE IN IRELAND**

Part Two Update and NCCRI Recommendations

Date September 2008



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Anastasia Crickley

Chairperson NCCRI

INTRODUCTION

SECTION 1



“THE PURPOSE OF THIS SECOND NCCRI REPORT IS TO UPDATE AND FURTHER INFORM HOW HOUSING AND NEIGHBOURHOOD PLANNING CAN CONTRIBUTE TO THE INTEGRATION OF MIGRANT AND NEW MINORITY ETHNIC COMMUNITIES IN IRELAND.”



The purpose of this second NCCRI report is to update and further inform how housing and neighbourhood planning can contribute to the integration of migrant and new minority ethnic communities in Ireland. In particular:

- To take into account recently available Census information that gives us a fuller picture of diversity in Ireland
- To consider the impact of the 2008 economic downturn on housing and integration
- To summarise NCCRI's recommendations for consideration by policy makers and housing practitioners

This report is essentially complementary to the report 'Building Integrated Neighbourhoods: Part One' published by the NCCRI in September 2008¹ which provides a comprehensive scoping of integration and housing issues related to new communities in Ireland. When this scoping research was completed, some important information from the 2006 Census was not available and the current economic downturn was not yet fully apparent.

This second report seeks to take into account these recent developments. In researching this second report it became quickly evident that the main conclusions and findings from the first report remain valid and relevant. This second report brings added value by providing an updated picture of the role housing can play in integration, even in times of an economic downturn. In short, the two reports should be read together. Further updates on the role of housing policy will be published on NCCRI's website www.nccri.ie

Ireland is in a unique position to avoid the problems of segregated and run down urban neighbourhoods in other countries, and to put in place intercultural housing strategies as part of an overall integration strategy. This report seeks to inform this process.

Philip Watt

Director NCCRI

¹ Part One of the research was undertaken for the NCCRI by the Centre for Housing Research and University College Dublin. Authors David Silke, Dr Michelle Norris, Fiona Kane and Brian Potley. Part One of the Research was undertaken by Philip Watt, M.Sc Social Policy, Director of the NCCRI.



EXECUTIVE SUMMARY

SECTION 2



“THIS REPORT (PART TWO) AND (PART ONE) IS THE FIRST COMPREHENSIVE REPORT ON THE ROLE THAT HOUSING CAN PLAY IN THE INTEGRATION PROCESS IN IRELAND.”



This report (Part Two) and (Part One) is the first comprehensive report on the role that housing can play in the integration process in Ireland. Part One is an overall scoping research paper and Part One is an update and summary of NCCRI recommendations arising from the research.

1 HEADLINE FINDINGS

- Recent information confirms the findings from the Part One research¹ that most recent migrants in Ireland and their families are living in relatively good quality apartment style accommodation in the private rented sector. However as also highlighted in the first report, this should not gloss over the experience of those who are living in poorer housing and poorer neighbourhoods. The relatively high quality of housing in Ireland contrasts with the historical and contemporary housing conditions of many migrants and minority communities² in other countries. The supply of largely good quality and sufficient quantity of housing in the private rented sector has been the most important factor in ensuring the housing needs of migrant and minorities has been met in Ireland in recent years. Government policy has had a largely positive impact on these developments
- Despite a fairly upbeat overall picture of the quality/supply of housing, there are a number of challenges and problems identified:
 - A danger that migrant/minority householders in Ireland are becoming overly concentrated in the private rented sector and there are at present few incentives, including incentives through government policy, to encourage long-term residents into other forms of tenure, in particular the home ownership sector
 - Those living in older private rented properties for example in some parts of Dublin City and Dundalk, are sometimes living in lower quality housing associated with damp, lack of central heating and cramped conditions

¹ NCCRI, (2008). *Building Integrated Neighbourhoods Part One. Towards and Intercultural approach to Housing Policy and Practice in Ireland*. Centre for Housing Research and University College Dublin.

² In this report the terms 'non-Irish nationals', 'migrant/minority' or 'new communities' are used interchangeably to recognize that no one term is entirely satisfactory. It should be noted that where 'non-Irish nationals' is used, it is in relation to Census 2006 data which uses this category, which again is an acceptable term. The term 'non-nationals' is avoided because it is inaccurate and can infer some sense of illegality. For further discussion see NCCRI, 2006. *Key Terminology for Service Providers* www.nccri.ie

- In some localised areas the ‘clustering’ of migrant/minority communities (an inevitable process of inward migration), may in time develop into segregation (a negative process that will hinder integration). It is noted that to date there is little evidence that segregation is a significant problem in Ireland. This may change in localised areas where a particular range of circumstances coincide, including for example the reduction of neighbourhood choice due to low incomes, concern from Irish residents that particular neighbourhoods are too diverse and the emergence of segregated local amenities, in particular schools
- The experience in Ireland to date and evidence from countries such as the Netherlands shows that residential areas that have mixed tenures (owned, privately rented and social housing) significantly reduces the potential for segregation. The development of neighbourhoods of mixed tenures/ diversity of households is a welcome goal of present current government housing policy. This report highlights that the present economic downturn/ current housing market conditions provides a good opportunity to accelerate the development of sustainable neighbourhoods of mixed tenure and affordable housing, consistent with the main goals of overall housing policy in Ireland
- There is emerging evidence of hidden overcrowding, with some migrant communities needing to share dwellings to pay basic housing costs and meet childcare needs. This is particularly evident among a minority of households of people from eastern and central Europe and Asia
- There is increased evidence of migrant/ minority communities accessing homeless services, but as yet no dramatic upsurge as a consequence of the economic downturn of late 2007/2008. Unlike many Irish homeless, those from migrant/ minority communities using homeless services tend do so only in times of crisis and are more often seeking advice or ancillary services such as cheaper meals rather than hostel type or emergency accommodation. This picture may be beginning to change among some of the most vulnerable of migrants (single, middle aged men for central/eastern Europe)
- The Habitual Residence Condition (HRC) remains problematic. Introduced in Ireland and the UK in 2004 through government fears that the social welfare system may be vulnerable to exploitation by migrants from new EU accession countries. While the protection of the social welfare system is a legitimate concern in principle, evidence to date shows only a relatively limited number of migrant and minority communities seeking to access non-

universal social welfare supports and when they do it tends to be in times of crisis and for a limited period. Most migrants coming to Ireland have indicated and shown that if there is no employment they will seek better opportunities elsewhere rather than being dependent on the state

- The general problems associated with the private rented sector also apply to migrant/minority communities. These include (in descending order of frequency) problems of deposit retention by the landlord; invalid notice of termination; repairs; rent arrears; poor/non meeting of minimum standards of accommodation and illegal evictions. There is evidence that legislation brought in by the Government in 2004 has made a significant impact on reducing the frequency and providing redress to these problems. However, housing advice agencies report between 25-30% of people seeking help are from migrant/minority communities. Many other migrant and minority people experiencing problems are unaware of their rights
- While the experience of most migrants/minorities in residential areas, irrespective of tenure, remains largely positive, there have been some very serious incidents of anti-social behaviour motivated by racism in some neighbourhoods. These problems are experienced by those in all forms of

housing tenure and are not confined to disadvantaged areas. These incidents include damage to property, arson, harassment and assaults. They need to be addressed by a range of public agencies and community organisations working together in a more systematic way than at present

- Broader integration measures including a focus on employment and education and tackling racism have an important impact on ensuring greater choice and preventing segregation and/or concentration into more disadvantaged neighbourhoods
- Migrant/minority communities play a key role and under acknowledged role in sustaining the overall Irish housing market. In particular the rent paid by migrant and minority communities in Ireland has acted as a significant investment opportunity for many property companies and ‘amateur landlords’, particularly since 2004. Conversely, the recent decline in inward migration into Ireland as a consequence of the economic downturn of 2008, has created significant financial difficulties for amateur and professional landlords/agencies. There has been a dramatic increase in un-let private rented housing in Ireland, rising from over 5,000 in May 2007 to almost 12,000 in May 2008, a rise of 240% in just 12 months
- Because of the 2008 economic downturn, there has been a sharp decrease in the number of EU and non-EU migrants

coming to Ireland. Some migrants and their families have and will leave Ireland for a third country or return home, as a consequence of rising unemployment. However on available evidence, most recent migrants are still needed in key sectors of the Irish economy and are likely to stay in Ireland. This means that housing policy needs to take into account that cultural diversity is now a permanent feature of Irish society, but will be influenced by short term economic factors

- The economic downturn has and can further assist the government in meeting its goals in social and affordable housing policy (for example the Rental Accommodation Scheme and Part V housing). The greater availability of unsold and un-let housing and declining rent and housing prices provides increasingly good opportunities for local authorities purchasing and leasing property for these social and affordable housing schemes. This is a further rationale for extending such schemes to long term residents in Ireland from new communities

2 KEY RECOMMENDATIONS: TOWARDS AN INTERCULTURAL APPROACH TO HOUSING INTEGRATION POLICY

- Because of the unique features of the Irish housing market, in particular the availability of relatively good quality private rented accommodation, to date there has been little need for central government or local

authorities to intervene in the housing of migrant/minority communities in Ireland. A key recommendation in this report is for central government and local authorities to now build an intercultural dimension into housing and neighbourhood planning policy which makes reasonable accommodation of new communities. An intercultural approach places a strong emphasis on avoiding a 'one cap fits all approach'; to promote interaction and equality and to strive for cohesion as well as making reasonable accommodation of diversity

- The clustering of minority ethnic communities in particular local areas is an inevitable consequence of rapid and sustained inward migration and is evident in historical inward migration into Ireland. A key challenge in housing and wider integration policy is to create the conditions where clustering does not develop into segregation, a process that will have a negative impact on the integration process and will also contribute to racism in Ireland
- This report contends there is a need for housing to play a key role in an intercultural approach to integration, with the following elements:
 - Ensuring long term residents from both the EU and outside the EU have access to affordable home ownership schemes and social housing, including local authority and housing association schemes and are not overly concentrated in the private rented

sector. Access to social housing was identified as a key integration issue by the EU agency, The Centre for the Improvement of Living and Working Conditions' in 2008. In particular access should be given to those with 'long term resident status' (see also Appendix Three)

- Housing should be a part of an overall local integration strategy (city and county integration strategies). This includes ensuring that all key local services, in particular local schools remain integrated. Community, sports and faith bodies also have a key role in promoting integration within local communities
- Continued efforts to ensure there is continued effective monitoring and enforcement of regulation in the private rented sector, building on the important legislation, monitoring, and dispute mechanisms introduced by the government in 2004
- The role of bodies such as the Private Tenancies Disputes Board, the Housing Forum, the Centre for Housing Research and non governmental Housing advice/citizens information centres, housing and homeless agencies have an important role to play in providing advice, expertise, services, advocacy and supporting redress and need to be fully supported to do so
- There is a need for additional government measures/resources to ensure that private rented apartment buildings are of an adequate standard and adequately managed. Many apartment management companies are presently struggling or not operating effectively. As a result, minor problems have the potential to escalate into major problems over time, including anti-social behaviour, deterioration of apartments, the lack of upkeep of common areas and gaps in security
- Anti-social behaviour motivated by racism should be more effectively and systematically redressed than at present. The Housing (Misc. Provisions Bill) 2008 has some welcome new powers to deal with anti-social behaviour including allowing local councils to draw up strategies. These strategies should make specific reference to combating racism (see also Appendix Three of this report)
- The priority for the above policies should in the first instance be focused on the main urban areas where most migrant and minority communities live in Ireland, in particular the greater Dublin area
- A major targeted initiative should be drawn up to address the problems of homelessness experienced in the main by men from eastern and central Europe. This initiative should build on the work of existing homeless agencies

- Periodic reports should be produced and published by the relevant departments to maximise housing and neighbourhood planning in the integration process
 - It is proposed that the Housing Forum should consider the inclusion of the NCCRI
 - The collection of disaggregated data on nationality and ethnicity grounds should be undertaken by all housing bodies
 - Financial institutions should be required to ensure that there are not placing unfair barriers for non-Irish residents to access credit, including mortgages in Ireland
- There are significant differences between different nationalities in terms of location. For example there are few Chinese people outside of greater Dublin. In contrast, although most Polish people live in the greater Dublin area, they are much more spread out throughout Ireland and virtually every city and town in Ireland has Polish people
 - Most migrants in Ireland are living in ethnically mixed neighbourhoods with other nationalities and with Irish residents in the majority. There are signs of clustering³ of non-Irish migrant communities particularly in apartment buildings in city centres and in urban suburbs. There is little evidence from recent information to support the contention that ‘ghettoes’⁴ emerging in Ireland but there are concerns in a small number of localised areas that over time segregated neighbourhoods may emerge

3 SUMMARY OF OTHER FINDINGS

- The vast majority of non-Irish nationals are in cities, near places of employment with the largest numbers in the greater Dublin area but also in areas such as Galway, Limerick and Cork city. Within this general picture, the extent of migrant diversity varies from region to region and also varies within the main urban areas
- While overall numbers of non-Irish homeless remains modest, there are indications that homelessness has increased since 2004. Between 25-30% of the users of homeless services in 2008 are non-Irish. The most vulnerable group

³ See NCCRI, (2008). *Building Integrated Neighbourhoods. Towards an Intercultural approach to Housing Policy and Practice in Ireland.* Centre for Housing Research and University College Dublin.

⁴ ‘Ghettoes’ is any case a somewhat problematic term. In recent years it has sometimes been used carelessly, sometimes to label or stigmatise any area with a high proportion of migrants/minorities. With its historical associations it is probably a term that not useful applied to the Irish context.

to homelessness are men from central and eastern Europe with poor language skills and who lack an 'official' employment history in Ireland. The profile of this group is slightly older than the average age of most migrant workers. The economic downturn in 2008 has increased the vulnerability of construction workers to homelessness. Most of this group of workers will either return home or migrate to a third country rather than access homeless services in Ireland. There has been no dramatic increase in non-Irish people accessing homeless services in the 12 months prior to September 2008, but a fuller picture may emerge from forthcoming research in Dublin and Cork by the Homeless Agency and Cork Simon

- Non-Irish nationals have in general a distinctly different profile to many Irish homeless using homeless services. The non-Irish users of homeless services are less likely to have alcohol and drug dependency problems, although there are indications that this is beginning to change. The non-Irish tend to use day centre/food services and are much less likely to use emergency hostel type accommodation. They tend to use homeless services temporarily (for a few days typically) until they find other forms of support, sometimes among family and

friends in Ireland. There are indications from homeless agencies that an increasing minority of non-Irish migrants accessing homeless services are living in 'squats'. Comparatively few migrants are sleeping rough, though agencies warn of the need to avoid complacency on this issue and the need to monitor closely the impact of the economic downturn

- Anti-social behaviour is a feature of all neighbourhoods in Ireland and can affect everyone, in particular those in disadvantaged areas. According to the 2008 Housing (Misc. Provisions) Bill, 'Anti-social behaviour' can threaten the sustainability of communities and further disadvantage vulnerable communities'. There is evidence that people from minority/migrant communities can experience additional/more virulent forms of anti-social behaviour which is motivated by racism. The main forms of such criminal forms of racism are damage to property (including damage to motor vehicles); harassment (including persistent harassment) and assaults, (including serious assaults). In most cases it is often the community/ethnicity to which the victims belongs is the key motivation of such attacks and harassment, rather than the individual or their family.⁵ Garda figures show a rise in crime motivated by

⁵ NCCRI monitors racism in Ireland through a six month reporting system which includes details of known assaults, criminal damage and harassment in residential areas.

racism from 66 in 2004 to 174 in 2006, to 180 incidents in 2007. A similar figure is projected for 2008.⁶ It is important that in the 2008 housing Bill, measures to address all forms of anti-social behaviour are fully implemented, including new powers for local councils to draw up strategies. These strategies should have a template which includes reference to racism and integration

- The impact of migrant workers and their families on the overall housing market is very significant. In the first half of 2008, the decline of migrants coming to Ireland and the onward migration of some existing migrants, is a major contributor to the reduced demand in the private rented sector in a market (where supply increased dramatically from 2004-2008). There are now 12,000 voids (houses that are available but not rented) in the private rented sector. There is no doubt that this fall in demand is having a significant impact on 'amateur' landlords and investment companies
- There has been a significant decline in rents in the private rented sector and house prices for new and second hand homes in the 12 months preceding September 2008. This should be of some relief to all those on

low incomes in the private rented sector, including long term non- Irish residents, to find more affordable accommodation, provided their employment/income status has not worsened

- Most migrant/minority communities in Ireland (except refugees and those with leave to remain) are effectively excluded from social housing (local authority and voluntary housing schemes) and from affordable homes initiatives (initiatives for low income families to help them purchase or rent a house). Unless this policy changes, the ability of migrants including those who are long term residents in Ireland will be significantly disadvantaged in the housing market. In future years this may contribute to greater clustering/ over-concentration of non-Irish residents in the private rented sector. Over time this may have significant negative implications for integration and economic independence for migrant families. EU policy contends that long term residents (more than five years) should be given automatic access to social and affordable housing initiatives on the same basis as citizens

⁶ While this increase is worrying, the NCCRI cautions against simplistic conclusions from this increase, which could in part be a result of better reporting and/or the increase in the size of migrant/minority communities in Ireland.

GEOGRAPHICAL SPREAD OF NON-IRISH NATIONALS IN IRELAND

SECTION 3



“THE VAST MAJORITY OF NON-IRISH NATIONALS ARE IN CITIES IN IRELAND, NEAR PLACES OF EMPLOYMENT, WITH THE LARGEST NUMBERS IN THE GREATER DUBLIN AREA.”



The vast majority of non-Irish nationals are in cities in Ireland, near places of employment, with the largest numbers in the greater Dublin area, areas associated with tourism in the West (including for example Galway and Killarney) and individual towns strongly associated with a particular industry.¹

There is considerable variation in the spread of individual nationalities throughout Ireland with Polish people living throughout Ireland in every city and town whereas the Chinese are spread thinly across the country with the majority in urban areas and Dublin (67%) in particular.

Within greater Dublin, Dublin city, Fingal and South Dublin the administrative areas are considerably more diverse than Dun Laoghaire/Rathdown mainly because of the rent levels and availability of private rented accommodation. In June 2008 the average rent in the south Dublin city was over €100 a month more expensive than other parts of the greater Dublin area.²

There are considerable differences between and within different nationalities. For example, the Filipino community is concentrated near major hospitals because of predominant employment in the health sector. Nigerians are also numerically strong in greater Dublin but are also well represented in Swords, Balbriggan, Dundalk and Drogheda. For further detailed analysis of geographical spread, see 2006 Census Report referral below.

¹ CSO, *Census 2006, (June 2008). Non-Irish Nationals Living in Ireland.*

Much of the demographic information in this section is taken from this report.

² *Daft.ie, Rental Report-Quarter 2, 2008*

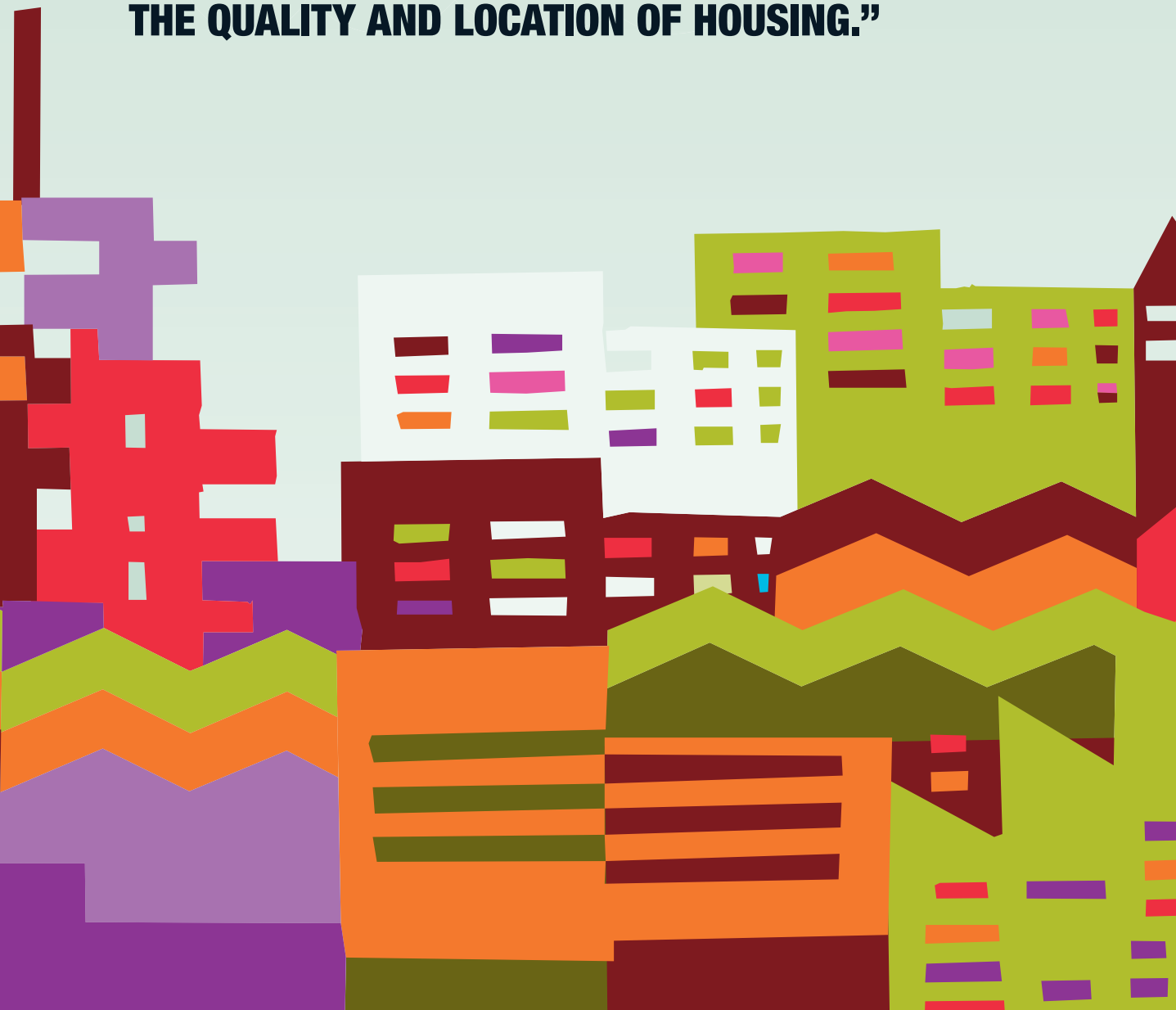


HOUSEHOLD AND ECONOMIC PROFILE OF NON-IRISH NATIONALS

SECTION 4



“EXPERIENCE FROM OTHER COUNTRIES SHOWS THAT THE ECONOMIC PROFILE OF MIGRANT AND MINORITY COMMUNITIES (AS WITH THE WHOLE POPULATION) IS A KEY FACTOR IN DETERMINING THE QUALITY AND LOCATION OF HOUSING.”



Experience from other countries shows that the economic profile of migrant and minority communities (as with the whole population) is a key factor in determining the quality and location of housing.

The household and economic profile of the non-Irish national population in Ireland is very different from the overall Irish population and there is also considerable difference between migrant groups. These differences need to be taken into account in predicting future housing needs.

The non-Irish communities in Ireland are dominated by people in their twenties and thirties. There are significantly more non-Irish men than women. There are far fewer children and elderly among the non-Irish, though this varies somewhat between each nationality.

Surprisingly for the young age profile of non-Irish in Ireland, 42% are married (compared with 46% of the Irish population). However, 19% of married non-Irish nationals do not live with their spouse. More recent migrants (central and eastern Europe) have tended to leave their spouse at home and send back remittances. However in longer established minorities such as the Nigerian community, very few are living in a non-family household and only 8% of spouses live apart.¹

On first reading, non-Irish nationals have a distinctly better level of education than the overall Irish population. However if compared only with the education attainments of Irish people in their twenties and thirties (the age of most non-Irish in Ireland) there is much less difference.

The most highly qualified non-Irish people in Ireland are people from Asia. In the 15-44 age group, (which includes China and the Philippines 42% have a third level qualification, compared with 31% of Irish people in the same age group.

The labour force participation rate of the non-Irish is higher than the Irish because they have fewer children, and concomitantly fewer fulltime homemakers and few elderly people. However there are marked variations between nationalities. Nationals from the EU tend to be full time workers, whereas a higher proportion of those from outside of Europe are students.

The employment patterns of non-Irish workers tends to vary considerably between nationality. Construction, manufacturing and agriculture are the most important occupations for those from eastern and central Europe. Filipinos tend to be concentrated in the health and care sectors. One in three of all non-Irish workers work in the restaurant and hotel industries. The sector with the lowest proportion of non-Irish workers is public administration.

¹ CSO, Census 2006, (June 2008). *Non-Irish Nationals Living in Ireland*.



HOUSING OF MIGRANT/ NEW MINORITY COMMUNITIES IN IRELAND

SECTION 5



**“MOST MIGRANT/NEW MINORITY COMMUNITIES
IN IRELAND LIVE IN RELATIVELY GOOD QUALITY
APARTMENTS (AND TO A LESSER EXTENT HOUSES)
IN THE PRIVATE RENTED SECTOR.”**



1 OVERALL PICTURE

Most migrant/new minority communities in Ireland live in relatively good quality apartments (and to a lesser extent houses) in the private rented sector.

The fact that the housing issues related to migrant and minority communities has not figured significantly in media and public discourse, other than some general concern around the potential emergence of segregated neighbourhoods, is testament in itself to the success of the private rented sector in accommodating the housing needs of migrant and minority communities in Ireland in recent years.

The capacity of the private rented sector to accommodate new diversity in Ireland is in large part related to market conditions where the economic boom of latter years has presented property developers and amateur landlords ample opportunities to invest in property and seek a rental return.

The attractiveness of the private rented sector for both Irish and non-Irish seeking accommodation was further improved by the establishment by the government of a new regulatory framework for the private rented sector since late 2004. This legislation is the Residential Tenancies Act, 2004.

According to Eoin O’Sullivan, lecturer in Trinity College Dublin, ‘this contributes to an environment where landlords, tenants and third parties can resolve disputes in a cost effective and increasingly, in a timely FÁShion.’¹ (See Appendix One for further information of the 2004 Act).

The advantages for migrants and their families living in the private rented sector in Ireland are summarised as follows:

- They are likely to be of recent construction (55% of non-Irish nationals live in accommodation that was built since 1996) and therefore largely compliant with recent building standards
- They are more likely to be nearer places of employment than those who own their home, resulting in less commuting times and less costs in traveling to work
- On a monthly basis, they are more likely to cost less than the cost of an equivalent mortgage of a house or an apartment in the same area
- They allow for greater flexibility in relation to switching employment or to facilitating return or onward migration
- While the Residential Tenancies Act, 2004 has improved the advantages of living in the private rented sector, a significant

¹ The DAFT.ie (April 2008) Rental Report, Quarter 1.

number of people from migrant and minority communities are still unaware of their rights and responsibilities under the legislation

- The private rented sector is particularly suited to short-term migrants and their families, but less suited to long term residents (see next section for further discussion)

2 CHALLENGES

Despite a fairly upbeat general picture of the quality of housing of migrant/minority communities in Ireland, there are a number of challenges, including: Concerns that the over-concentration of migrant/minority communities in the private rented sector is not sustainable or conducive to integration in the medium to long term; quality of housing concerns in older private rented sector property; concerns about future housing segregation in some localised areas; overcrowding and homelessness issues among some vulnerable migrant/minority communities. These challenges are considered further in this section.

Over concentration in the private rented sector will work against integration in the medium to long-term

While the choice of most migrants and their families to live in the private rented sector makes considerable sense at present and in the short-term for both migrants and from a public policy perspective, it could be storing up challenges and integration problems in the medium to long term.

The general disadvantages of living in the private rented sector for migrant and minority communities are now considered:

- The private rented sector offers no return in terms of an investment/providing future capital to support upward economic mobility. This may be fine if the rental period is relatively short, but in the medium to longer term migrant and minority families may find themselves in middle or old age without the capital and credit rating of most Irish home owners. This was a key problem facing Irish emigrants to Britain. Older Irish emigrants in Britain who arrived in the 1950's and potentially some of those that arrived in the 1980's, are much more vulnerable to poverty and associated health and well being problems in part because of they did not buy their homes.² While not directly comparable, the experience of non-Irish migrants in Ireland

² See the body of work of Dr Mary Hickman on this issue

could be similar and could have a knock on impact on second and third generation migrant minorities and their families.

This will not appear as a pressing policy issue at present because most migrants are in their 20's and 30's (see section three). However, unless steps are taken now, most would probably be refused mortgage credit as they get older

- The incentives for investing in home improvements are considerably less than home ownership as those renting will not be compensated for such improvements when their lease ends
- Many apartment complexes in Dublin and other major urban areas have inadequate or in some cases non-existent overall management companies in place resulting in unsatisfactory or complete lack of responses to complaints, including issues related to security, anti-social behaviour and maintenance of public areas. Combined with points made in the previous bullet point there is a real danger that what is now good quality accommodation may rapidly deteriorate and become residualised, unpopular property in the medium term
- Apartment living is considerably less suitable for all families with children as without gardens there are fewer supervised play areas and less opportunities to mix with other children. While the profile of most migrant households in Ireland is single people, greater family formation will rapidly increase in future years. In short, family living in a flat in the private rented sector will result in reduced possibilities of positive interaction with other children and their parents. This concern could be off-set by improving community and play facilities and standards in the design of new housing and neighbourhoods in Ireland
- Access to social housing was identified as a key integration issue by the EU agency 'The Centre for the Improvement of Living and Working Conditions' in 2008³. It advocated that affordable housing policies, including a range of different types of supports allowances and tax measures should be accessible to 'low income indigenous as well as migrant groups'⁴

³ *European Foundation of Living and Working Conditions, (2008). Housing and Integration of Migrants in Europe: Good Practice Guide*

⁴ *European Foundation of Living and Working Conditions, (2008). Housing and Integration of Migrants in Europe: Good Practice Guide resume, p3*

- The supply and access to social (local authority rented/voluntary) housing for low income groups including migrant and minority communities who qualify is a key issue in helping to support immigration. It is proposed that access to social housing should be granted to those given 'long term resident status'⁵

Concerns about housing segregation

There is concern that in some localised areas that clustering of migrant/minority communities (an inevitable process of inward migration), may in time develop into segregation (a negative process that will militate against integration).

At present, there is limited evidence that extensive trends towards segregation is taking place in Ireland, partly because private rented accommodation is often interspersed in areas where there are high-levels of home ownership or to a lesser extent, social housing schemes.

Part One of this report shows that some local authorities are taking some remedial action to prevent segregation including strategic planning in housing allocation procedures.

This report emphasises the importance of broader integration/economic circumstances in determining housing outcomes, including

ensuring that migrant and minority communities have equal opportunities to move out of low paid jobs progress into better paid employment.

Not all migrants are living in adequate quality housing

The case studies in Part One of this research and evidence from the 2002 and 2006 Census' shows that some migrants are living in damp and cramped conditions without central heating, particularly in older private rented properties. From the four case studies parts of Dundalk and inner city Dublin were highlighted, with less evidence of such problems in South Dublin or Ennis. The report contends 'In the Dublin North Inner City area, interviewees felt the majority of dwellings available in the older housing stock which dominates the area were of very poor quality'⁶. Key problems highlighted include dampness, lack of adequate heating, cramped living conditions and the absence of fire alarms. In Dundalk, there are complaints that some landlords, including property management companies are not responding to requests for repairs and renovation which are the responsibility of the landlord.

⁵ As defined in the forthcoming *Immigration, Residence and Protection Bill, 2008*. This Bill proposes that long term residency is open to migrant workers who have been in Ireland for longer than five years.

⁶ *Ibid*, p91

The extent of poor housing conditions is difficult to quantify and disaggregate and it is unfair to solely focus on Dublin inner city or Dundalk. However present data collection systems are inadequate and one of the recommendations of this report is that housing bodies, including the Private Rented Tenancies Board should collect disaggregated data on nationality and ethnicity to determine if this is a greater issue among migrant communities and to inform appropriate policy responses.

Overcrowding/home sharing in order to share costs

As well as some evidence of living in cramped conditions in older private rented properties, there is some emerging evidence of a hidden overcrowding related to families sharing their homes with other families/individuals to help pay basic housing costs. This is particularly evident among a minority of households of people from eastern and central Europe and Asia.

Drawing from data in the 2006 Census it is presumed that if two or more family units are living in the one dwelling or if couples with children are sharing their dwelling with other persons this is at the very least evidence that some families are pressurized into house sharing for economic reasons and it raises concern there is a level of overcrowding among some migrant families that needs further investigation.

The table in Appendix Two shows the highest level of family overcrowding is in the homes of Filipino nationals (25%); Lithuanian nationals (24%); Latvian nationals (19%); Polish (13%) and Chinese (11% which is also the average for non-Irish communities in Ireland). On the other hand, The Nigerian (7%); United Kingdom (6%) and United States of America (5%) have the lowest overcrowding rates among non-Irish nationals.

Homelessness is a problem, but more often a temporary crisis among the most vulnerable migrants

While still at relatively modest levels and with no evidence of a dramatic increase in recent months as a result of the economic downturn, there is increased evidence in recent years of people from migrant/minority communities accessing homeless services. Unlike many Irish homeless, those from migrant/minority communities using such services do so only in times of crisis and are more often seeking advice and subsidised meals rather than emergency accommodation.

Housing advice agencies in Dublin and Cork estimate that 25-30% of those using their services are from migrant/minority communities and this is more than double that of 2004.

- The most vulnerable to homelessness as measured by those accessing homeless services are middle aged men from central and eastern Europe with poorer language skills and with limited preparation before coming to Ireland⁷

The use of service profile of non-Irish accessing homeless services is very different to that of most Irish homeless. In general the services accessed are day facilities such as advice and food services. The use of emergency accommodation for extended periods of time is rare as many non-Irish can fall back on friends, family or other networks. The increasing use of squats by some homeless is a feature of recent trends in Cork, which may point to some of the visible problems being under the radar.

One of the most vulnerable communities experiencing homelessness is the Roma community who would rarely seek to access homeless services. It is important to note that those Roma with refugee status and leave to remain in Ireland are entitled to most of housing and social welfare supports available to Irish citizens. However more recent arrivals of Roma from east and central Europe have lead to some high profile instances of Roma living in squats or in temporary shelters/tents. This has lead to tensions between government policy that seeks to dissuade such immigration on the one hand and the concerns of NGO's and other bodies for the welfare and safety of children.

General housing problems, anti-social behaviour, racism and discrimination

In order of descending frequency, the problems of all those in the private rented sector includes deposit retention by the landlord; invalid notice of termination; repairs; rent arrears; poor/non meeting of minimum standards of accommodation and illegal evictions⁸. While these are problems commonly experienced by all in the private rented sector, recent figures from advice agencies would indicate that up to 30% of people seeking help from such agencies are from migrant/minority communities.

Access to credit remains a problem for many migrant and minority communities in Ireland. The requirements from financial institutions for credit or to open bank accounts in some instances, create added difficulties for new residents, although some banks are now more actively seeking to attract a more diverse customer base. Some lending institutions insist on potential customers from African countries undertaking HIV testing for each application for mortgage insurance purposes but do not necessarily insist that Irish citizens who have been in Africa for may years take similar tests. Little distinction is made between sub Saharan Africa where HIV is a endemic public health problem and other countries in Africa where the instance is

⁷ This is confirmed by research from the Homeless Agency in Dublin, Cork Simon community and in discussion with Alice Leahy of Trust homeless agency.

⁸ Threshold Housing Advice Agency. Annual Report 2006.

considerably lower.⁹ While the experience of most migrants/minorities in residential areas remains positive, there have been some very nasty incidents of anti-social behaviour, including harassment motivated by racism in some neighbourhoods. These incidents need to be addressed by a range of public agencies working together in a more systematic way than at present.

Racism falls into two main categories, criminal incidents and discrimination. The official figures show that there has been an increase in criminal incidents in Ireland in recent years. There were 66 such incidents in Ireland in 2004, rising to 173 in 2006 and 180 in 2007. Unofficial figures for 2008 predict a somewhat similar level to incidents in 2007 and 2008.

The most common forms of such racism in Ireland are public order offences (29% of all racially motivated offences); minor assault (23%); criminal damage¹⁰ (23%); assault causing harm (12%) and Incitement to hatred (5%)¹¹. Part One of this research details some of the specific incidents which have occurred in residential areas.

Supporting evidence from NCCRI's bi-annual racist incidents reports show the type of incidents reported in residential areas are consistent with the categories of crime reported to the Gardai.

In relation to discrimination, in a CSO survey on equality, analysed by the Equality Authority¹², 24% of non-Irish nationals feel they have been discriminated against (in general) over the preceding two years, just over twice the rate for Irish nationals. Among non-Irish nationals rates are higher amongst those from Africa and Asia. The higher likelihood of discrimination among non-Irish nationals persists in both of the work and four of the service domains (housing, shops/pubs/restaurants, financial services and transport), but are particularly pronounced in relation to job searching.

It is to be welcomed that additional powers are to be devolved to local authorities through the 2008 Housing Bill to address all forms of anti-social behaviour. This legislation along with the potential of city and county integration strategies, have the potential to impact on these problems (see also Appendix Three).

⁹ NCCRI, *Advocacy Paper 4. Potentially Discriminatory HIV Testing by Financial Institutions*. www.nccri.ie

¹⁰ *Excluding arson*

¹¹ *An Garda Síochána, (2007). Racially motivated offences recorded in 2006*

¹² *Equality Authority, (2008). The Experience of Discrimination in Ireland. Analysis of the QHNS Equality Module.*



IMPACT OF THE ECONOMIC DOWNTURN

SECTION 6



**“THE ECONOMIC DOWNTURN OF LATE 2007/2008
HAD A DIVERSE IMPACT ON MIGRANT AND
MINORITY COMMUNITIES.”**



The economic downturn of late 2007/2008 had a diverse impact on migrant and minority communities. For those in more secure employment the downturn may have some positive features in particular increasing the affordability of rented and owned property.

This section looks at some of the complexities of the downturn in the economy and contends that it provides an opportunity for the Irish government to meet its targets in providing social and affordable housing in Ireland. Consistent with the thrust of this report, the report contends that the downturn also provides a good opportunity to encourage long term residents in Ireland in secure employment should be encouraged to buy their own home (the rationale for this approach is outlined in section 4.2).

IMPACT OF THE ECONOMIC DOWNTURN ON MIGRANTS AND THEIR FAMILIES

The economic recession of late 2007/2008 has had a major impact on all employment sectors, but in particular on the construction industry where many of the EU nationals in Ireland have found employment. This has been the major factor in reducing the number of EU workers coming to Ireland to seek employment. The number of citizens from the EU's newer member states who registered

to work or to access public services in the Republic fell by 40 per cent in the first half of 2008, indicating a significant easing of the inward migration flow from central and eastern Europe.

The downturn in the construction industry is evident through the steep decline in housing completions for the first half of 2008. Preliminary figures issued by the Department of Environment for January to June 2008 show a decline of 29% in housing completions compared with the first half of 2007. However, it is also worth noting that 27,736 houses were completed in the first half of 2008, indicating that although this was the lowest number of house completions since 2002,¹ there were still considerable employment possibilities in the construction industry during this period.

There is no evidence that there will be a large scale exodus of migrant workers from Ireland, with the possible exception of those in the construction industry unable to source alternative employment.

Anecdotal evidence² suggests that some male breadwinners have left Ireland to seek employment at home or more often in a third country. Depending on how well Ireland's economy performs in the next few months and conditions in other countries, some families concerned are deferring difficult decisions.

¹ *Irish Times, Business Section, 1 August 2008. P2.*

² *NCCRI's regular meetings with minority communities in Ireland*

Because of the continued reliance of the economy in Ireland on migrant workers, even in times of recession, it is likely that onward migration will be confined to those in the construction industry. This may change if there is significant unemployment in other sectors, for example tourism and the agri-food industry.

It is unlikely that there will be high numbers of unemployed EU migrants in Ireland arising from the present economic downturn. As well as dissuading migrants from coming to Ireland, it should be noted that many migrants are not entitled or have only limited access to social welfare protections because of the Habitual Residence Condition introduced by the Government in 2004. This report notes that there has been no dramatic surge in people accessing homeless services in recent months.

Many migrant workers, particularly those with children are reluctant to move because they have integrated well into Ireland. In particular the widely recognised general quality of life and standard of schools in Ireland is consistently raised as factors for remaining in Ireland.

The economic recession is also hitting employment possibilities in other countries. The massive construction programme associated with the Olympic Games preparation in London in 2012 has been

a significant pull factor for onward migration for construction workers. Relative cheap air fares from London to Dublin and shortages of reasonably priced, good quality accommodation in London, could result in construction workers working in London but returning to Ireland at weekends.

The recession will impact on different nationalities in different ways. For example, the Filipino community is heavily concentrated in the nursing and care sectors and is likely to be more sheltered than the more vulnerable construction sector.

There are indications that some Filipinos may leave Ireland for reasons not related to the economy. For example, representatives have expressed frustration with the length of time it takes to obtain employment visas for spouses. Applications for family reunification and Irish citizenship are dealt with very slowly because of long waiting lists and inadequate resources. As a result, some people from the Filipino community are now actively seeking employment in the health sectors in Canada and the United States. A significant outflow of these workers will create added problems for the health sector in Ireland, particularly in the present climate of recruitment embargoes.

The recession may also impact on people from different regions of the same country. For example the overall unemployment rate in Poland in 2006 was 15%, but in some regions such as Warminsko Mazurskie in north-east Poland, the unemployment was as high as 24.7%, which means that emigrants from this region may be less likely to return home in time of recession.³

Many Chinese in Ireland are students working part time. Visa changes made make it more difficult for non EEA students to obtain student visas that allow them to work part time. It is likely that the number of Chinese coming to Ireland was already declining before the recession impacted. Many Chinese are employed in shops and restaurants. These are jobs that many Irish people have been unwilling to do, so for the short to medium term it is unlikely that the recession will have as big an impact as the recent visa changes on the Chinese community.

The fact that many Chinese are in low paid and part-time employment will continue to mean that they will be vulnerable in the housing market on the one hand, but on the other hand strong networks have ensured that very few Chinese people have ended up homeless.

IMPACT OF THE ECONOMIC DOWNTURN ON THE OVERALL HOUSING MARKET

This section contends that the economic down-turn has already aided the Irish government towards meeting its social and affordable home commitments. Because of present market conditions, this progress could now be rapidly accelerated and lower income migrants who have resided in Ireland for more than five years, should now be included in social and affordable housing initiatives.

The broad trend that emerges from regular analysis of the Irish private rented sector⁴ is that rents declined sharply between January 2002 and March 2004 and then they rose continuously, peaking in June 2007. In 2008 there has been a steady decline in rents across the country, although the decline has been sharper in some areas than others.

The steady rise in rents between 2004 and 2007 coincided with the period of highest inward migration into Ireland from central and eastern Europe following the expansion of the EU in 2004. Inward migration played a key role in pushing up rents during this period. One housing expert noted in May 2008 that the decline in rents 'is not all that surprising; indeed, it is only surprising that the decline is modest, given that the stock of properties available to rent nationwide increased from over 5,000 in May 2007 to almost 12,000 in

⁴ The Daft Reports www.daft.ie published quarterly are widely recognised as an important analysis of trends in the rental and mortgage market in Ireland.

May 2008'.⁵ Further proof of the impact of the oversupply of rental property is also reflected in a significant upturn in interest by landlords in the Rental Accommodation Scheme at the end of 2007 and beginning of 2008. The Rental Accommodation Scheme (RAS) has been in operation since 1995 and allows local authorities to contract (usually for 4 or 5 years) with owners of property for private renting to provide housing for long-term rent supplement recipients (of 18 months plus).

Generally the annual rent agreed with the landlord by the local authority is about 10% below market value, provided it does not exceed an annual rent of €1,200 (in Dublin), which is the maximum amount payable under Supplementary Welfare Allowance. Part One of this report highlighted the relatively slow uptake on the RAS scheme by landlords and the relatively few numbers of migrant/minority communities seeking to access the scheme, partly as a result of lack of information, but also low level of application success.

Housing officers in local authorities⁶ contend that before 2008 there was limited interest in the RAS scheme by private landlords. This is supported by the review of RAS in Part One of this report. One housing officer stated 'many landlords looked down their noses at the scheme because they felt they could do better in the open market. They are now scrambling to get into the

scheme'. Housing officers from a number of local authorities which operate the scheme indicated that present market conditions will also place them in a better bargaining position so they can insist on a cheaper letting agreement with the participating landlords.

The importance of the RAS scheme as a provider of social housing was illustrated by the Q1 Quarterly Housing Statistics January- March 2008 which showed that of the 1509 social housing units that were started or acquired in the first three months of 2008, 287 were acquired under the Rental Accommodation Scheme. In short, RAS accounted for 19% of all social housing units acquired or commenced during this period and are a significant boost to the Government's social/affordable homes policy.

The level of voids in the private rented sector and the general stalling of the property market has also led to a dramatic upsurge of interest and participation by developers in Part V of the Planning and Development Act. This is a scheme where developers sell new properties on to local authorities for social and affordable housing which is to some extent masking and delaying a potential crisis in the private rented sector and the housing market as a whole. Part V output was up 73% in first quarter of 2008.

⁶ Contacted by the author for this report

In short, because of the economic downturn, falling rents and house prices, more affordable housing has become available to be purchased or leased by local authorities for social and affordable house schemes. However, few people from migrant and minority communities are accessing such schemes because they do not qualify or did not know or were not prioritized for such schemes. The present market conditions has therefore the potential to benefit all low households, as long as there are not significant cut backs in RAS, Part V and social housing schemes.

While housing policy is inevitably influenced by short term considerations such as the current challenges in the economy, this report strongly advocates the need for continued focus on the medium to long term, consistent with overall housing objectives set out in the 2007 policy strategy 'Delivering Homes, Sustaining Communities'.



KEY ISSUES AND RECOMMENDATIONS FOR CONSIDERATION BY POLICY MAKERS

SECTION 7



“THE IRISH GOVERNMENT SHOULD FURTHER DEVELOP AN INTERCULTURAL APPROACH TO INTEGRATION AND HOUSING POLICY IN IRELAND.”



ONE

The Irish government should further develop an intercultural approach to integration and housing policy in Ireland. An intercultural approach places a strong emphasis on avoiding a 'one cap fits all approach'; to promote interaction and equality and to strive for cohesion as well as making reasonable accommodation of diversity without glossing over the challenges of racism. National Intercultural policies have already been drawn up in the areas of health, sport, policing, the media and education as part of the National Action Plan Against Racism and integration policy.

TWO

Because of the unique features of the Irish housing market, in particular the availability of relatively good quality private rented accommodation, to date there has been little need for central government or local authorities to intervene in the housing of migrant/minority communities in Ireland. A key recommendation from the research is that central government and local authorities now have to develop comprehensive proactive intercultural policies to maximise the potential housing and neighbourhood policy to contribute to the integration process. The principles already set out in Irish housing policy are an excellent basis to underpin this process.

However, such policy now has to be updated and targeted to reflect how Ireland has changed and is changing.

THREE

The clustering of minority ethnic communities in particular local areas is an inevitable consequence of rapid and sustained inward migration. A key challenge in housing and wider integration policy is to create the conditions where clustering does not develop into segregation, a process that is widely recognised as a negative impact on the integration process. Segregation is particularly negative for all in society, particularly when it is reinforced by low incomes, poorly maintained neighbourhoods, discrimination and deteriorating housing. These conditions are not yet evident in Ireland nor is there an inevitability that they will happen. However a multi-faceted approach is now required, some of the elements of which are detailed below.

FOUR

Key elements of building an intercultural dimension into housing strategy includes the following:

- Ensuring long term residents from both the EU and outside the EU have access to affordable home ownership schemes and social housing schemes and are not overly concentrated in the private rented sector

The access to such initiatives should not be immediate, but should be made available to non-Irish nationals (EU and non EU) after five years of residency in Ireland. The Housing (Miscellaneous Provisions) Act, 2008 should be amended to facilitate this change

- Housing should form a key part of an overall local integration strategy (city and county integration strategies). This includes ensuring that key local services, in particular local schools remain integrated and avoidance of the trend towards one or two schools in an area being perceived as the ‘school for minorities’. Community, sports and faith bodies also have a key role in promoting integration at local level
- Continued efforts to ensure there is continued effective monitoring and enforcement of regulation in the private rented sector, building on the important legislation, monitoring, and dispute mechanisms introduced by the government in 2004
- Improving the resources to the Private Tenancies Disputes Board, the Centre for Housing research and non governmental Housing advice/citizens information

centres, housing and homeless agencies. These bodies have an important and complementary role to play in providing advice, expertise, services, advocacy and supporting redress (depending on their remit). These bodies need to be continued to be fully supported to undertake this work, especially in times of economic downturn

- There is a need for additional government measures to ensure that private rented apartment buildings are adequately managed. Many apartment management companies are presently struggling or not operating effectively. As a result, minor problems have the potential to escalate into major problems over time, including anti-social behaviour, deterioration of apartments, the lack of upkeep of common areas and gaps in security
- Access to social housing was identified as a key integration issue by the EU agency ‘The Centre for the Improvement of Living and Working Conditions’ in 2008¹. It advocated that affordable housing policies, including a range of different types of supports allowances and tax measures should be accessible to ‘low income indigenous as well as migrant groups.’²

¹ *European Foundation of Living and Working Conditions, (2008). Housing and Integration of Migrants in Europe: Good Practice Guide*

² *European Foundation of Living and Working Conditions, (2008). Housing and Integration of Migrants in Europe: Good Practice Guide resume, p3*

- Anti-social behaviour in residential areas that is motivated by racism should be more effectively and systematically redressed than at present.
- The priority for the housing integration policies should in the first instance be focused on the main urban areas where most migrant and minority communities live in Ireland, in particular the greater Dublin area and Ireland's main cities and large towns
- A major targeted initiative should be launched to address the problems of homelessness experienced in the main by men from eastern and central Europe. This initiative should build on the work of existing homeless agencies. Components of this initiative could include translation of information, interpretation and language supports and the possible intervention by employment training agencies, without displacing Irish workers. This initiative should take into account the specific needs of migrant and minority communities and should also help prevent long term dependency on homeless services
- Periodic reports should be produced and published by the Department of Environment Heritage and Local Government and local authorities to reflect progress on integration, including a focus on housing and neighbourhood planning
- The Housing Forum provides a space for discussion on policy related to all housing issues in Ireland. It is proposed from Part One of this research that the Housing Forum should consider the inclusion of the NCCRI
- The collection of disaggregated data on nationality and ethnicity grounds should be undertaken by all housing bodies including those in social/affordable housing, the private rented sector and home ownership
- Drawing from existing research and policy, Traveller and asylum seeker specific accommodation should be included in an overall intercultural approach to housing and neighbourhood planning³

³ Note: This research excludes Traveller and asylum seeker specific accommodation as there has already been considerable previous research and focus on these areas.

APPENDIX 1: THE RESIDENTIAL TENANCIES ACT, 2004

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Residential Tenancies Act, 2004 has made a significant difference to the regulation of the private rented sector in Ireland and thus, the housing of most migrant communities and their families in Ireland.

IMPROVED TENANT RIGHTS

One of the major changes introduced on the 1st of September 2004 is the concept of the tenant gaining the right to remain in occupation after a six month probationary period. After the initial six months, the tenant may remain in occupation for a period up to 3.5 years. The tenancy becomes known as a Part 4 Tenancy. The landlord may terminate the tenancy during this period on specified grounds only

REGISTRATION

The majority of tenancies will have to be registered with the Private Residential Tenancies Board. It is the responsibility of the landlord to register the details with the Board. Either the landlord or the tenants are entitled to a copy of the details entered on the register.

PRIVATE RESIDENTIAL TENANCIES BOARD

The Private Residential Tenancies Board (PRTB) has been set up to resolve disputes between Landlord and Tenants, operate a system of tenancy registration and provide information and policy advice. Landlords and tenants may refer disputes to the Private Residential Tenancies Board for resolution by mediation, adjudication or tribunal hearing. The Board deals with:

- The refund or retention of deposits
- Alleged breaches of tenancy obligations, by either Landlords or Tenants

- Timing of rent reviews and the determination of rent levels following a review
- Failure to follow the correct procedure to terminate a tenancy
- Invalid reason for terminating a tenancy
- Determining proper notice periods
- Tenants vacating tenancies in the absence of a valid notice
- Tenants and sub-tenants remaining in occupation despite the receipt of a valid notice
- Claims for costs and damages from either the Landlord or the Tenant arising from failures to comply with their obligations
- Claims for costs or damages or both by a landlord or tenant alleging improper termination of a tenancy
- Failure to comply with a determination order made by the Board
- Penalisation of Tenants by Landlords
- Claims for rent arrears or other charges

MARKET RENT

Landlords are restricted from charging rent that is above the market rate. After the first twelve months of a tenancy, landlords can seek a rent review. Reviews cannot take place more frequently than annually unless there has been a substantial change in the nature of the accommodation during that period.

FURTHER INFORMATION

See the Website of the Private Rented Tenancies Board www.prtb.ie

APPENDIX 2: ASSESSMENT OF POTENTIAL OVERCROWDING AMONG NON-IRISH

51

	Couples with children and other persons in same household	A) Percentage of couples with children and other persons in the same household	Two or more family units in the same household	B) Percentage with two or more family units in the same household	Total in Private Households	Combined percentage of column A and B
Non-Irish <i>(Among 8 Selected Communities)</i>	20,255	8%	7,454	3%	255,915	11%
Filipino	1,803	20%	502	5%	9,197	25%
Lithuanian	4,153	17%	1,653	7%	24,351	24%
Latvian	1,856	14%	674	5%	13,091	19%
Polish	6,407	10%	1,635	3%	62,188	13%
Chinese	902	8%	350	3%	10,889	11%
Nigerian	988	6%	152	1%	15,361	7%
United Kingdom	3,789	3%	2,264	2%	109,221	6%
United States	357	3%	206	2%	11,637	5%

Analysis and index generated by the author based on data provided by the CSO in Census 2006. Non-Irish Nationals Living in Ireland

APPENDIX 3: HOUSING (MISCELLANEOUS PROVISIONS) BILL, 2008: NCCRI PROPOSALS FOR AMENDMENTS

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The Housing (Miscellaneous Provisions) Bill, 2008 was launched by John Gormely TD, Minister for Heritage and Local Government and John Finneran TD, Minister for Housing in July 2008. Key elements of the Bill relevant to this report are a new incremental purchase scheme to be introduced and new powers in relation to anti-social behaviour. The Bill gives effect to some of the social housing reforms outlined in the 'Delivering Homes, Sustaining Communities' policy document published in February 2007.

The Incremental Purchase allows for existing social housing tenants to become owners of houses newly built by housing authorities and voluntary and cooperative bodies.

The Bill also incorporates important provisions relating to anti-social behaviour which 'can threaten the sustainability of communities and further disadvantage vulnerable communities'. These include:

- New powers for elected members to adopt strategies for the prevention and reduction of anti-social behaviour in the local authority housing stock
- Extension of the definition of anti-social behaviour to cover graffiti and damage to property
- Extension of existing powers, including excluding orders on individual household members and to cover both rental and leased properties¹

In this report NCCRI advocates the development of a template for local authority anti-social behaviour strategies which includes a focus on integration and racism. This report also advocates that the Bill should be amended to allow all long term residents in Ireland to have equality of access to social and affordable housing, including for example the RAS scheme, Part V housing and the proposed Incremental Purchase Scheme. The Bill could also be amended to require local authorities to provide periodic reports on how housing along with other services, has contributed to the integration process in Ireland.

¹ Department of Environment, Heritage and Local Government, (25 July 2008). Press Release. www.environ.ie

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