

REPORTED REASONS FOR FAMILY HOMELESSNESS IN THE DUBLIN REGION: JANUARY TO JUNE 2018

August 2018

Acknowledgements

The Dublin Region Homeless Executive (DRHE) would like to thank Holly Morrin, Research Officer, DRHE, for compiling the data for this report. Thanks are also due to the staff in all four local authorities for diligent record keeping and support of the Research Unit.

Dr. Bernie O'Donoghue Hynes
Head of Research,
Dublin Region Homeless Executive

Block 1, Floor 2,
Dublin City Council Civic Offices,
Wood Quay, Dublin 8

Phone: 01 222 6861 or 01 222 6891

Email: drheresearch@dublincity.ie

Web: www.homelessdublin.ie

 @HomelessDublin

 HomelessDublin

ISBN: 978-0-9501654-6-2

Table of Contents

1. Introduction.....	2
1.1. New family presentations, January to June 2018	2
1.2 Methodology	3
2. Overview.....	4
2.1 Private Rented Sector.....	4
2.2 Family Circumstance	4
2.3 Other	4
3. Reasons for Homelessness.....	5
3.1 Private Rented Sector.....	6
3.1.1 Notice of Termination (52%).....	6
3.2 Family Circumstance	7
3.2.1 Overcrowding (7%)	7
3.2.2 Relationship breakdown (26%)	7
3.2.3 Family Circumstance - Other (8%).....	7
3.3 Other (7%).....	7
3.4 Insufficient information	7

1. Introduction

This report follows up on previous DRHE family homelessness¹ reports to further understand the issues contributing to the rise in the number of families experiencing homelessness in the Dublin Region. It uses administrative data to provide an up to date exploration of the primary reasons for homelessness reported by the families who newly experienced homelessness from January to June 2018.

1.1 New family presentations, January to June 2018

A total of 554 new families accessed homeless accommodation services during the first six months of 2018. As can be seen in Table 1 below, the number of families presenting varies each month but January 2018 was the busiest month for presentations.

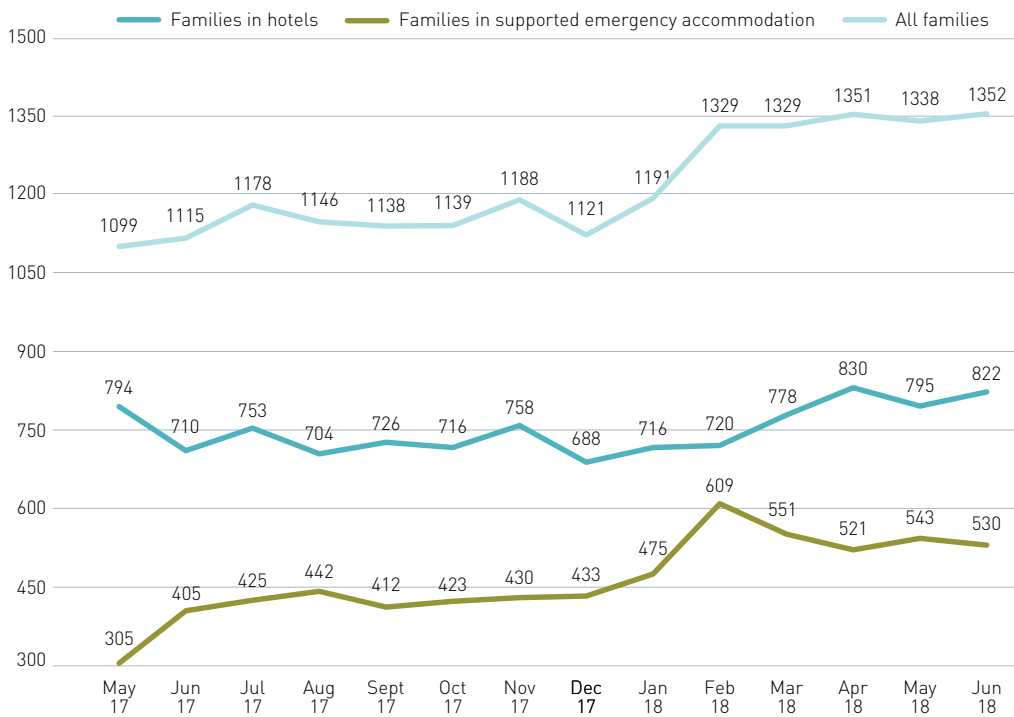
Table 1. Number of new families accessing homeless accommodation, January to June 2018

New Families accessing homeless accommodation	
Jan-18	109
Feb-18	102
Mar-18	82
Apr-18	90
May-18	79
Jun-18	92
Total	554

While 554 new families accessed emergency accommodation, a number of families also departed to take up tenancies during the same period. The net increase in families accessing emergency accommodation between January and June 2018 was 161 or 14%. As detailed in Figure 1, the number of families increased from 1,191 in January 2018 to 1,352 in June 2018.

1. H, Morrin & B, O'Donoghue Hynes (2018), A report on the 2016 and 2017 families who experienced homelessness in the Dublin Region. Dublin Region Homeless Executive.

Figure 1. Number of families in emergency accommodation in the Dublin Region each month



The monthly figures detailed here represent the number of families in emergency accommodation over a single week in the month.

1.2 Methodology

When families in the Dublin Region are at risk of homelessness or newly experiencing homelessness they present to the housing section of their local authority. Upon their first presentation families fill out an initial assessment form for placement and support purposes. Families are asked to detail the reason or reasons for their current experience of homelessness and provide details of their accommodation history. This report was compiled using a combination of such administrative data recorded by the four local authorities in the Dublin Region and Pathway Accommodation and Support System² (PASS) data. The process involved reviewing the primary reasons for homelessness given by the families at their initial presentation. The data was analysed using SPSS.

². PASS is a shared online bed and case management system utilised by every homeless service provider and all local authorities in Ireland.

2. Overview

In the first six months of 2018 a total of 554 new families were accommodated in emergency accommodation in the Dublin Region whom had no active or previous PASS record i.e. they were 'new' to homelessness. A review of the initial assessments conducted with families upon their presentation to homeless services reveals two primary reasons for homelessness; leaving private rented accommodation on foot of a notice to quit and leaving family or friend's accommodation due to relationship breakdown or overcrowding. A small number of families reported 'other' reasons for their presentation to homeless services.

2.1 Private Rented Sector

As detailed in Table 2, an analysis of these household's circumstances at presentation to homeless services reveals that for 52% of families (n=276) the primary reason for their homelessness related to a loss of or inability to secure private rented accommodation.

2.2 Family Circumstance

There are a total of 220 families (41%) in this category, of which 38 families stated the primary reason for their presentation as homeless is that they were departing an overcrowded living situation while 136 stated that there was some element of relationship breakdown that triggered their homelessness. Other family circumstance (n=40) and family reunification (n=6) make up the remainder.

It should be noted that further investigation is required to fully determine whether these factors arose as a direct result of losing private rented accommodation (e.g. departing private rented accommodation and moving in with other family members – so-called sofa surfing – and thereby residing in unsuitable and overcrowded living situations that can contribute to relationship breakdown).

2.3 Other

Causation among the remaining 37 families (or 7%) breaks down as follows:

- Two families were issued with Notices of Termination (NOT) from their local authority or approved housing body, the reasons for such are unknown;
- Eleven families cited no income source as their reason for homelessness;
- Eight families became homeless as a result of a fire in their previous accommodation;
- Eleven families left properties after experiences of anti-social behaviour;
- Four families left direct provision centres and were granted Permission to Remain³;
- One family stated 'leaving care' as their reason for homelessness.

There was insufficient information available on the remaining 21 families.

3. A person who has been refused a refugee or subsidiary protection declaration may be granted permission to remain in the State <http://www.ipa.gov.ie/en/ipa/pages/permissiontoremain>

3. Reasons for Homelessness

Table 2: Reasons for homelessness reported by families at presentation to homeless services in the Dublin region from January to June 2018

	Jan '18	Feb '18	March '18	April '18	May '18	June '18	TOTAL
Private Rented Sector							
Notice of Termination (NOT)							
• First six months of tenancy	-	-	-	-	-	-	-
• Rent arrears	5	14	7	2	3	2	33
• Breach of tenant responsibilities/ Anti-social behaviour	-	-	-	-	-	-	-
• Landlord requires property for own or family use	1	11	5	1	4	3	25
• Landlord intends to sell property	13	15	14	8	19	18	87
• Landlord intends to renovate	3	2	4	2	4	9	24
• Landlord in receivership	-	2	2	1	-	3	8
• Unsuitable to accommodation needs of tenant	-	-	-	1	2	5	8
• Invalid or illegal NOT	-	-	-	-	4	2	6
• Unknown/insufficient details on type of NOT	25	12	12	25	7	4	85
TOTAL PRIVATE RENTED SECTOR	47	56	44	40	43	46	276
	44%	57%	55%	47%	57%	52%	52%
Family Circumstance							
Relationship breakdown							
• Parent	20	15	10	20	8	7	80
• Partner	1	7	3	5	6	7	29
• Other	10	6	2	-	4	5	27
Overcrowding	10	6	6	4	4	8	38
Family reunification	3	-	1	-	-	2	6
Other family circumstance	10	3	10	4	8	5	40
TOTAL FAMILY CIRCUMSTANCE	54	37	32	33	30	34	220
	50%	38%	40%	39%	40%	39%	41%
Other							
NOT/Surrendered social housing	-	1	-	-	-	1	2
Property repossessed (former homeowner)	-	-	-	-	-	-	-
No income source	2	-	4	3	1	1	11
Property damage due to fire	1	2	-	4	1	-	8
Experience of anti-social behaviour	3	2	-	3	-	3	11
Leaving direct provision - permission to remain	-	-	-	1	-	3	4
Leaving care	-	-	-	1	-	-	1
TOTAL OTHER	6	5	4	12	2	8	37
	6%	5%	5%	14%	3%	9%	7%
SUBTOTAL	107	98	80	85	75	88	533
	100%	100%	100%	100%	100%	100%	100%
<i>Insufficient information</i>	2	4	2	5	4	4	21
TOTAL	109	102	82	90	79	92	554

3. Reasons for Homelessness (cont.)

3.1 Private Rented Sector

For 52% (n=276) of the families the problem originated in the private rented sector, with various contributory factors briefly discussed below.

3.1.1 Notice of Termination (52%)

As detailed in Table 3 below, landlords issued 276 families with a NOT. Based on the detail provided by the families at their initial assessment, 33 families stated they were issued with a NOT because of rent arrears, 25 properties were being taken back by landlords for family use and 87 were to be sold. In 24 cases families had to depart a property for repairs or renovations to take place while eight landlords had gone into receivership. Eight families were issued with a NOT as the dwelling was no longer suitable to the accommodation needs of the tenant and six families were subject to an illegal eviction. There was no detailed reason provided for the NOT for 85 of these families.

Table 3: Type of Notice of Termination reported at initial assessment for the families who newly presented to homeless services in the Dublin region from January to June 2018

Notice of Termination	No. of families
First six months of tenancy	-
Rent arrears	33
Breach of tenant responsibilities/ anti- social behaviour	-
Landlord requires property for own or family use	25
Landlord intends to sell property	87
Landlord intends to renovate	24
Landlord in receivership	8
Unsuitable to accommodation needs of tenant	8
Invalid or illegal NOT	6
Unknown/insufficient details on type of NOT	85
TOTAL	276

3.2 Family Circumstance

For most of the remainder (n=220 or 41%), homelessness had its origins in relationship breakdown, family conflict and/or lack of space within the family home.

3.2.1 Overcrowding (7%)

A total of 38 families stated their cause for presenting as homelessness as being the result of living in overcrowded accommodation.

3.2.2 Relationship breakdown (26%)

Of the 136 families that detailed relationship breakdowns, 80 were with parents, 29 with partners, while 27 families cited general relationship breakdown as the primary cause for presenting as homeless.

3.2.3 Family Circumstance - Other (8%)

There are a total of 46 families in this category of which six families stated that family reunification was the cause of their homelessness. In these instances, changes in household types (i.e. new family members joining them in Ireland) resulted in a different housing need and subsequently a need to present to homeless services when suitable accommodation could not be sourced. For the remaining 40 families, homelessness came about as a result of general family circumstance.

3.3 Other (7%)

Causation among the remaining 37 families breaks down as follows:

- Two families were issued with Notices of Termination from their local authority or approved housing body, the reasons for such are unknown;
- Eleven families cited no income source as their reason for homelessness;
- Eight families became homeless as a result of a fire in their previous accommodation;
- Eleven families left properties after experiences of anti-social behaviour;
- Four families left direct provision centres and were granted Permission to Remain;
- One family stated 'leaving care' as their reason for homelessness.

3.4 Insufficient information

There are 21 families with insufficient information in their initial assessment. In some of these cases no initial assessment was completed as the family may have only accessed emergency accommodation for one night. For the purpose of analysis insufficient information was not included in the calculation of the above percentages.

Notes

