

Families

# REPORTED REASONS FOR FAMILY HOMELESSNESS IN THE DUBLIN REGION: JULY TO DECEMBER 2018

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March 2019



**Feidhmeannacht um Dhaoiné ar Easpa**  
**Dídeine Réigiún Bhaile Átha Cliath**  
Dublin Region Homeless Executive

## Acknowledgements

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# 1. Introduction

This report follows up on previous DRHE family homelessness<sup>1</sup> 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 exploration of the primary reasons for homelessness reported by the families who newly experienced homelessness from July to December 2018.

## 1.1 New family presentations, July to December 2018

A total of 558 new families accessed homeless accommodation services during the last six months of 2018. As can be seen in Table 1 below, the number of families presenting varies each month but July 2018 was the busiest month for new presentations.

**Table 1. Number of new families accessing homeless accommodation, July to December 2018**

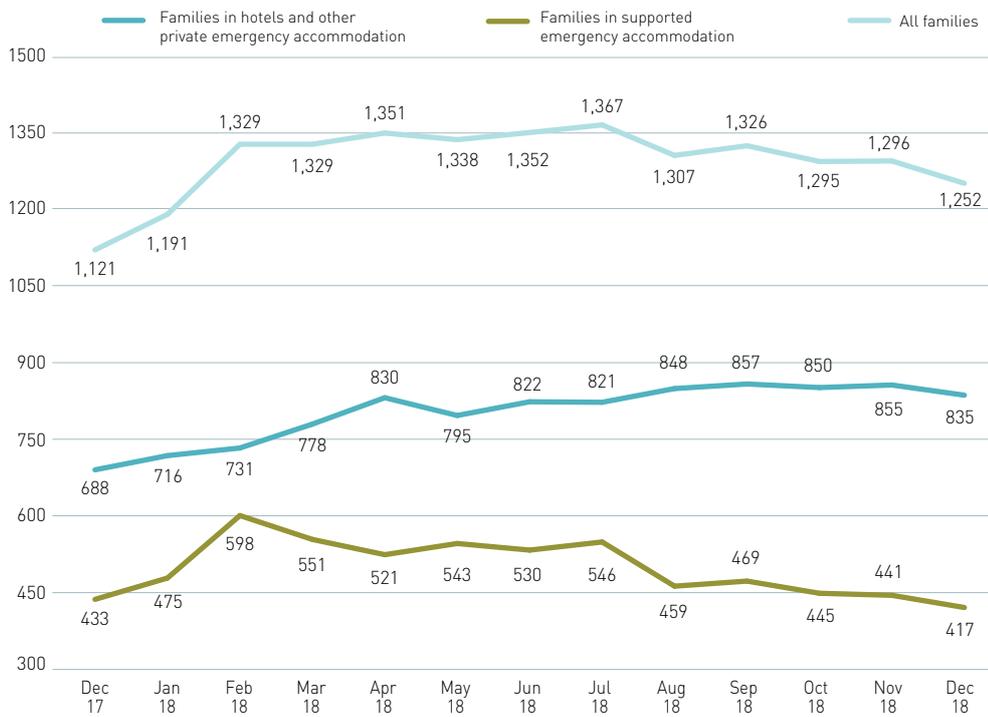
New Families accessing homeless accommodation	
Jul-18	122
Aug-18	113
Sept-18	88
Oct-18	89
Nov-18	96
Dec-18	50
Total	558

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<sup>1</sup>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; DRHE (2018), Reported reasons for family homelessness in the Dublin Region: January to June 2018.

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**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.

The net decrease in families accessing emergency accommodation between July and December 2018 was 115 or 8%. The number of families decreased from 1,367 in July 2018 to 1,252 in December 2018. Over the twelve month period December 2017 to December 2018, the number of families in emergency accommodation increased by 131 or 12%. While 1,112 new families accessed emergency accommodation for the first time in 2018, a number of families also departed to take up tenancies during the same period. Over this 12 month period a total of 1,960 new tenancies were created, 1,180 for families prevented from entering homelessness, and the remaining 780 families moved from emergency accommodation to tenancies.

### 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 System<sup>2</sup> (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 last six months of 2018 a total of 558 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 of Termination (NOT) 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 47% of families (n=259) 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 230 families (44%) in this category, of which 49 families stated the primary reason for their presentation as homeless is that they were departing an overcrowded living situation while 120 stated that there was some element of relationship breakdown that triggered their rooflessness. Other family circumstance (n=55) 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 47 families (or 9%) breakdowns as follows:

- Three families were issued with Notices of Termination from their local authority or approved housing body.
- Twenty nine families cited no income source as their reason for homelessness;
- One family became homeless as a result of a fire in their previous accommodation;
- Five families left properties after experiences of anti-social behaviour;
- Two families left direct provision centres and were granted Permission to Remain;<sup>3</sup>
- Three family units stated they became homeless upon leaving care;
- Four families left their tenancy in the private rented sector without a NOT.

There was insufficient information available on the remaining 22 families.

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

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### 3. Reasons for Homelessness

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

	Jul '18	Aug '18	Sept '18	Oct '18	Nov '18	Dec '18	TOTAL
<b>Private Rented Sector</b>							
Notice of Termination (NOT)	-	-	-	-	-	-	-
• First six months of tenancy	-	-	-	-	1	-	1
• Rent arrears	4	4	4	6	2	1	21
• Breach of tenant responsibilities/ Anti-social behaviour	1	1	1	-	-	-	3
• Landlord requires property for own or family use	8	13	5	4	7	2	39
• Landlord intends to sell property	22	18	12	19	20	5	96
• Landlord intends to renovate	3	5	5	5	1	-	19
• Landlord in receivership	1	2	-	1	1	-	5
• Unsuitable to accommodation needs of tenant	2	2	-	-	2	2	8
• Invalid NOT	2	1	1	1	1	1	7
• Unknown/insufficient details on type of NOT	17	9	11	12	8	3	60
<b>TOTAL PRIVATE RENTED SECTOR</b>	<b>60</b>	<b>55</b>	<b>39</b>	<b>48</b>	<b>43</b>	<b>14</b>	<b>259</b>
	50%	51%	46%	56%	46%	32%	47%
<b>Family Circumstance</b>							
Relationship breakdown							
• Parent	21	14	11	9	11	6	72
• Partner	2	6	5	4	5	2	24
• Other	3	-	6	6	4	5	24
Overcrowding	7	10	6	9	13	4	49
Family reunification	2	-	-	1	1	2	6
Other family circumstance	12	14	13	3	8	5	55
<b>TOTAL FAMILY CIRCUMSTANCE</b>	<b>47</b>	<b>44</b>	<b>41</b>	<b>32</b>	<b>42</b>	<b>24</b>	<b>230</b>
	39%	41%	48%	38%	45%	54%	44%
<b>Other</b>							
NOT/Surrendered social housing	1	-	2	-	-	-	3
Property repossessed (former homeowner)	-	-	-	-	-	-	-
No income source	7	6	3	3	8	2	29
Property damage due to fire	1	-	-	-	-	-	1
Experience of anti-social behaviour	-	-	-	2	-	3	5
Leaving direct provision - permission to remain	2	-	-	-	-	-	2
Leaving care	1	2	-	-	-	-	3
Voluntarily left property without NOT	1	1	-	-	1	1	4
<b>TOTAL OTHER</b>	<b>13</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>9</b>	<b>6</b>	<b>47</b>
	11%	8%	6%	6%	9%	14%	9%
<b>SUBTOTAL</b>	<b>120</b>	<b>108</b>	<b>85</b>	<b>85</b>	<b>94</b>	<b>44</b>	<b>536</b>
	100%	100%	100%	100%	100%	100%	100%
<i>Insufficient information</i>	2	5	3	4	2	6	22
<b>TOTAL</b>	<b>122</b>	<b>113</b>	<b>88</b>	<b>89</b>	<b>96</b>	<b>50</b>	<b>558</b>

### 3. Reasons for Homelessness (cont.)

#### 2.1 Private Rented Sector

For 47% (n=259) of the families the problem originated in the private rented sector, with various contributory factors briefly discussed below.

##### 2.1.1 Notice of Termination (47%)

As detailed in Table 3 below, landlords issued 259 families with a NOT. As long as the tenancy is not subject to a fixed term lease a landlord is entitled to terminate a tenancy during the first six months, one family received this type of NOT. Based on the detail provided by the remaining families at their initial assessment, 21 families stated they were issued with a NOT because of rent arrears, three families were issued an NOT due to anti-social behaviour or a breach of tenant responsibilities and 39 properties were being taken back by landlords for family use. In 96 cases the landlord issued a NOT with the intention to sell the property. In 19 cases families had to depart a property for repairs or renovations to take place while five 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 seven families were issued an invalid NOT. There was insufficient details available on the type of NOT for the remaining 60 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 July to December 2018**

Notice of Termination	No. of families
First six months of tenancy	1
Rent arrears	21
Breach of tenant responsibilities/anti- social behaviour	3
Landlord requires property for own or family use	39
Landlord intends to sell property	96
Landlord intends to renovate	19
Landlord in receivership	5
Unsuitable to accommodation needs of tenant	8
Invalid NOT	7
Unknown/insufficient details on type of NOT	60
Total	259

## 2.2 Family Circumstance

For most of the remainder (n=230 or 44%), homelessness had its origins in relationship breakdown, family conflict and/or lack of space within the family home.

### 2.2.1 Overcrowding (9%)

A total of 49 families stated their cause for presenting as homelessness as being the result of living in overcrowded accommodation.

### 2.2.2 Relationship breakdown (23%)

Of the 120 families that detailed relationship breakdowns, 72 were with parents, 24 with partners, while 24 families cited general relationship breakdown as the primary cause for presenting as homeless.

### 2.2.3 Family Circumstance - Other (12%)

There are a total of 61 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 55 families, homelessness came about as a result of a change in general family circumstance.

## 2.3 Other (9%)

Causation among the remaining 47 families breaks down as follows:

- Three families were issued with Notices of Termination from their local authority or approved housing body.
- Twenty nine families cited no income source as their reason for homelessness;
- One family became homeless as a result of a fire in their previous accommodation;
- Five families left properties after experiences of anti-social behaviour;
- Two families left direct provision centres and were granted Permission to Remain;<sup>4</sup>
- Three family units stated they became homeless upon leaving care;
- Four families left their tenancy in the private rented sector without a NOT.

## 2.4 Insufficient information

There are 22 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 percentages included in this report.

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4. 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>

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Notes



