

Poverty in Public Housing in Limerick: The Limerick City Tenants Profile

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Deprivation and Poverty in Limerick

- Since 1991, Limerick City has consistently ranked as the second most disadvantaged of the 34 local authority areas in the State (Haase and Pratschke, 2005)
- Income poverty risk between 30 and 50 per cent above national average (Watson et. al., 2005)
- Modified consistent poverty 50 per cent above national average (Ibid)

Housing Tenure and Poverty

- Income-filtering effect of the housing market
- Policy-induced flows from public sector:
 - on-going (differential rents, tenant purchase schemes)
 - one-off (tenancy surrender grant)

Housing Tenure and Poverty

- Strong association between local authority renting and poverty / material deprivation (Watson et. al., 2003).
 - LA renters with highest level of enforced lack of housing appliances as well as other goods and services
 - LA renters fare worst on 2 out of 3 measures of housing affordability / financial strain

Housing Tenure & Poverty Surrogates / Deprivation Indices

Variable	Pearson's r
% Early school leavers	0.81
% Social classes 5 & 6	0.78
LFPR	-0.32
Unemployment rate	0.78
EDR 2002	0.70
% Households with no car	0.72
% Lone parent young families	0.77
Disabled per 1000 population	0.27
Sahru Index 02	0.66
Haase Index 02	-0.83

Source: McCafferty (2005)

Limerick City Tenants Profile

- Commissioned by Social Inclusion Unit, LCC, in February 2005
- Objective: “a comprehensive, socio-demographic, income and *spatial* profile of the tenants of Limerick City Council”
- Particular focus on income poverty

Main Elements of the Research

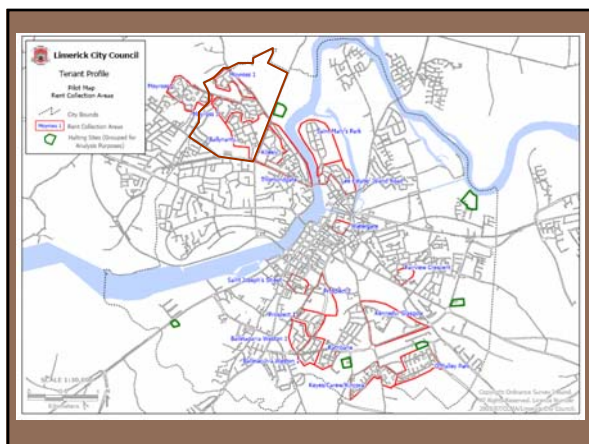
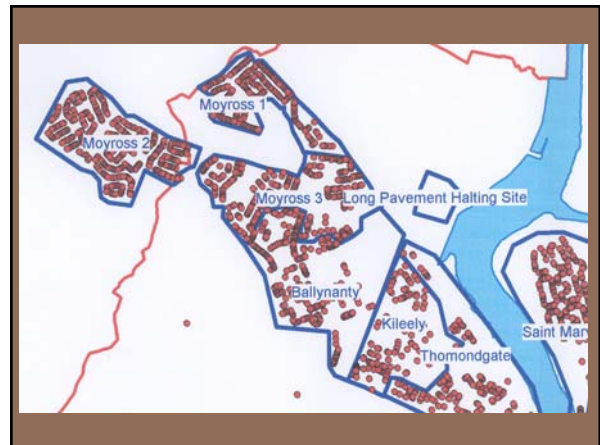
- A review of existing research on poverty / deprivation, and on community needs in Limerick
- A quantitative analysis of the socio-economic characteristics of tenants / tenant households
- Interviews with key informants on housing and poverty in local authority estates

Quantitative Data

- Rent assessment records of LCC
- Records available for all households renting under the Council's differential rents scheme
- Information on sex, age, income source, and income level of members of tenant households
- Data for 2,460 households (88 per cent of the total renting), containing 6,439 residents

Spatial Framework

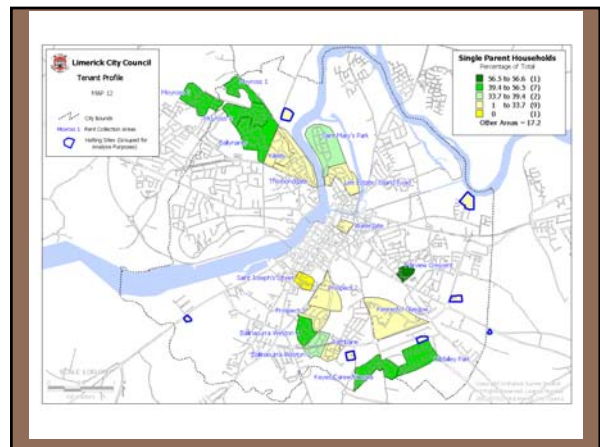
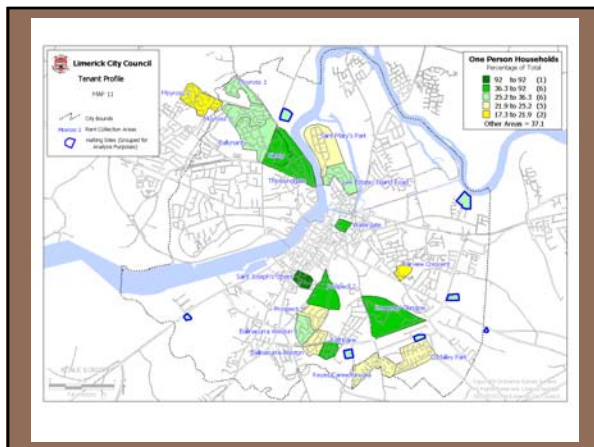
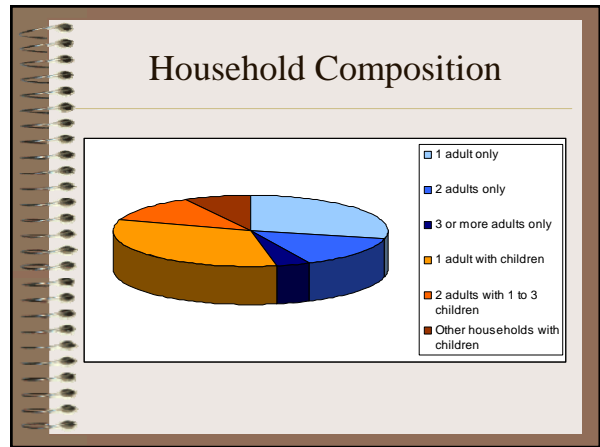
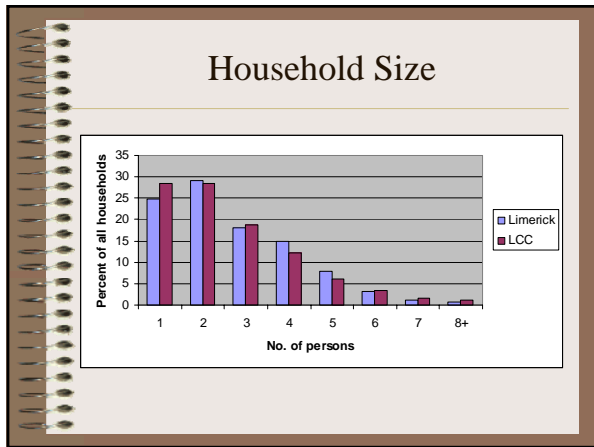
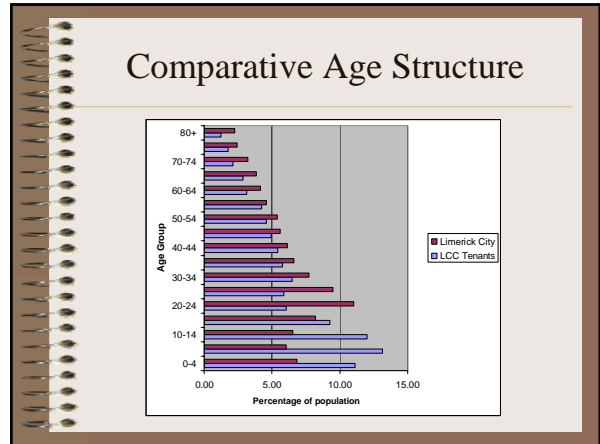
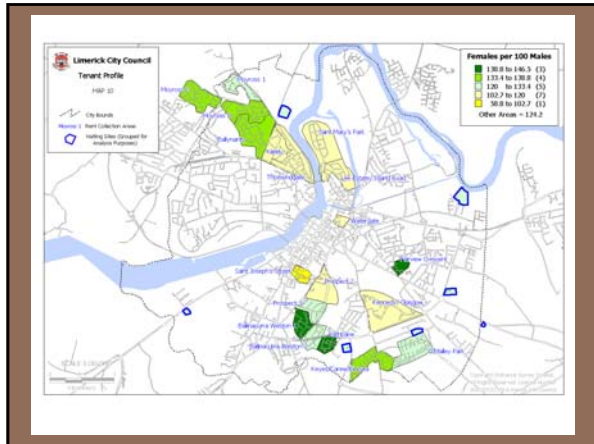
- Need for sub-ED analysis
- Household addresses geocoded using An Post's Geodirectory (93% 'hit rate' on first pass)
- Households assigned to 'Rent Areas' delimited by staff of LCC



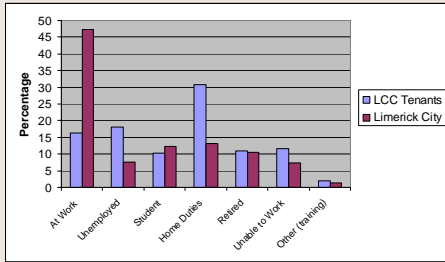
Sex Ratio

(Females per 100 Males)

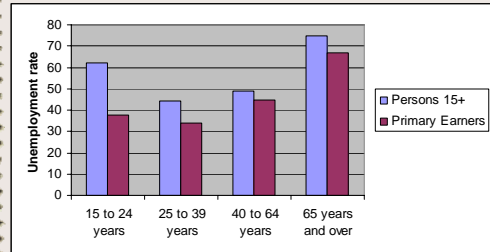
Limerick City	106.8
Limerick City Council Tenants	125.8
Primary Earners in LCC Housing	144.6
Heads of Household in LCC Housing	164.7



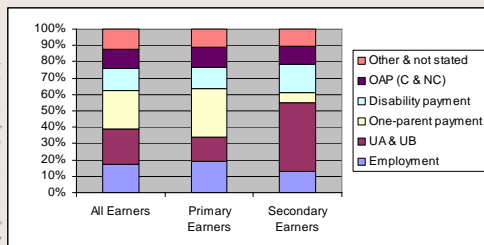
Labour Market Status (persons aged 15 years and over)



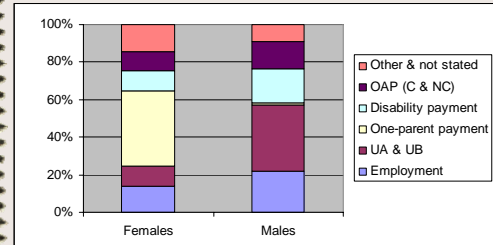
Unemployment by Age



Income Sources (all income recipients)



Income Source by Sex



Measurement of Income Poverty (1): Calculation of Equivalised Income

- Basic Household Income (BI) calculated as the sum of the incomes of all household members
- Estimated Child Allowance added to Basic Income to derive Total Household Income (TI)
- Number of adult equivalents (AE) calculated using equivalence scale (1.00 / 0.66 / 0.33)
- Equivalised income calculated as TI / AE

Measurement of Income Poverty (2): Assessment of Poverty Risk for Households and Individuals

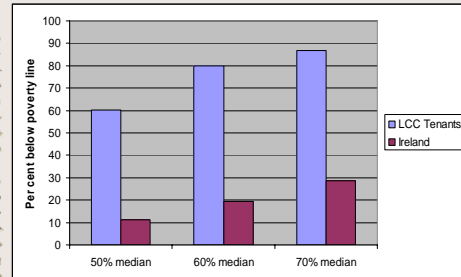
- Poverty thresholds drawn from EU-SILC (CSO, 2005)
- Use of median (not mean) equivalised income
- Poverty thresholds set at 50%, 60% and 70% of median
- Household and all members thereof classified as being 'at risk of poverty' if equivalised income below the relevant threshold

Poverty Thresholds

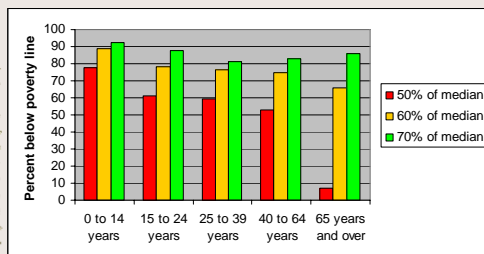
	EU-SILC 2004	Estimated Thresholds	Limerick Study
Central reference date	Dec 03	Sep 04	Sep 04
50% of Median	154.59	158.06	158.74
60% of Median	185.51	189.67	190.50
70% of Median	216.43	221.28	222.25

Note: Consumer Price Inflation Dec 03 – Sept 04 = 2.24%

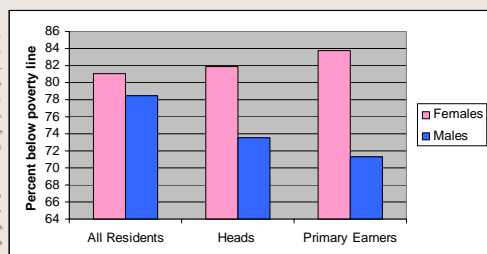
Rates of Poverty Risk (Individuals)



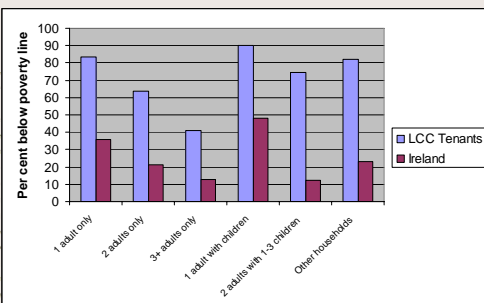
Poverty Risk by Age



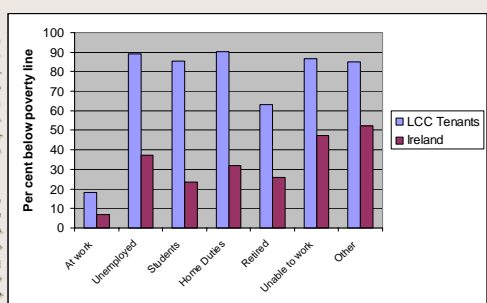
Poverty Risk by Sex

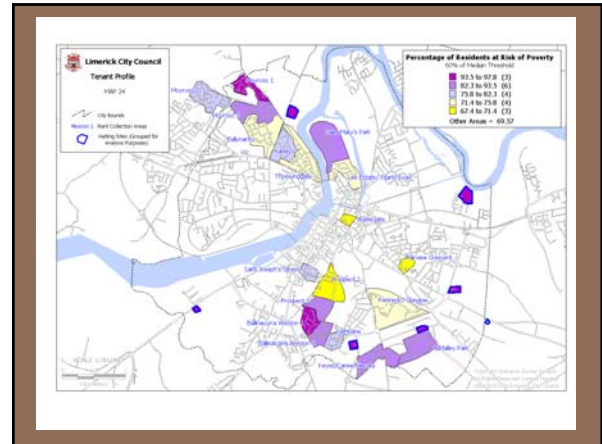
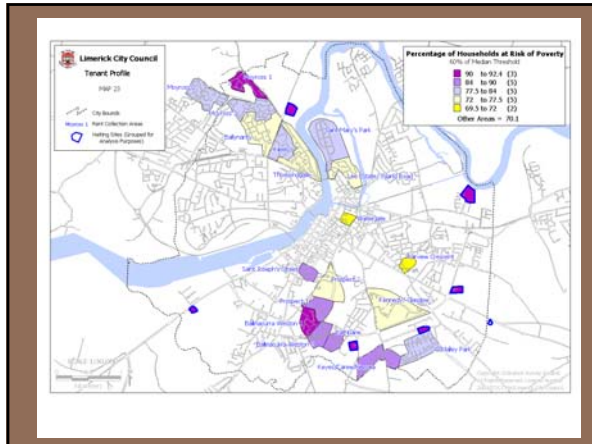


Poverty Risk by Household Type (60% Threshold)



At-Risk Rates by Labour Market Status (60% threshold, persons aged 15 years and over)





- ### Aspects of Place Poverty: Community Spirit / Social Capital
- Agreement that community spirit, neighbourliness and involvement have declined
 - Residents less likely to become involved in the local community
 - Apathy and sense of 'being ground down'
 - Rise in vandalism, anti-social behaviour, and intimidation

- ### Aspects of Place Poverty: Anti-social Behaviour
- Biggest single issue in local authority estates
 - Impacts on environment and social life
 - Intimidation: fear of being seen talking to the Gardai or of speaking out

- ### Summary of Findings (1)
- Imbalanced demographic profile (age and sex)
 - Predominantly lone parent and single person households
 - Very high levels of unemployment, youth unemployment
 - High levels of dependency on welfare, especially lone parent payments

- ### Summary of Findings (2)
- Income poverty is both pervasive and profound among LCC tenant households
 - Risk of income poverty (60% line) highest for:
 - persons under 15 years (88.6%)
 - households with 5 or more children (96.1%)
 - persons depending on one parent family payment (94.4%)

Policy Implications (1)

- Considerable variation even at micro-scale – inefficiency of EDs or parishes for targeting purposes
- Geographical element in spatial pattern, but this is largely due to socio-economic factors – implications for housing policy.....

Policy Implications (2)

- Differences in the kind of housing provided by area (e.g., houses vs flats vs bungalows) is a factor in determining social mix
- But concentration (e.g., of lone parents) may be more a function of allocation policy in a context where there are marked variations in demand between / within estates
 - Most desirable: areas with low proportion of rented stock / areas near centre
 - Least desirable: areas with high mobility