

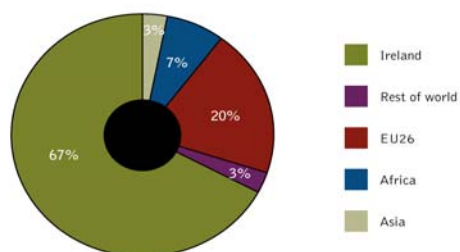
## Housing Poverty Amongst Migrants Living in the Private Rented Sector in Dublin City

Bob Jordan, Threshold 10 February 2009

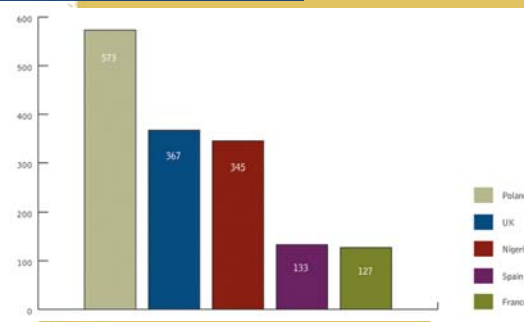
## Aims and Methodology

- Document experiences of non-Irish nationals on low incomes living in the private rented sector
- Telephone survey of 85 former Threshold clients in the Polish community conducted between September and December 2008.
- Case study interviews with further 22 Polish migrants
- Conducted by Polish researcher and UCD PhD student.

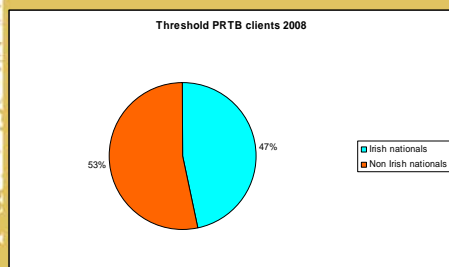
Threshold Clients by  
Country/Region of Birth



Number of Queries from  
Non-Irish Nationals in 2007

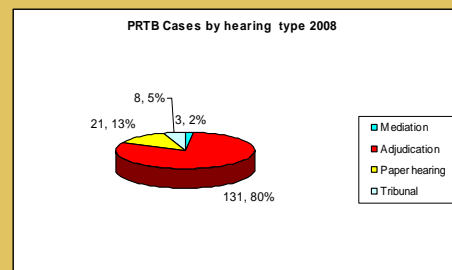


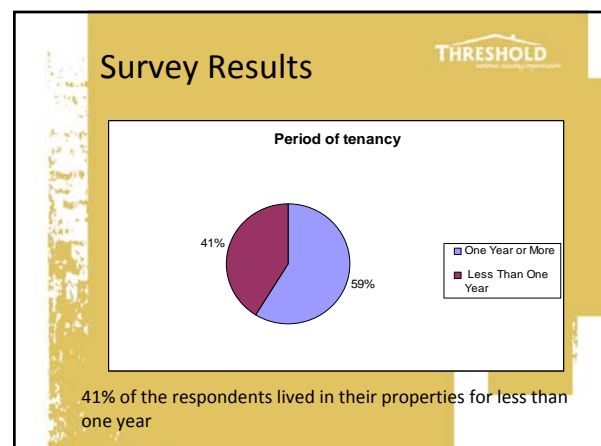
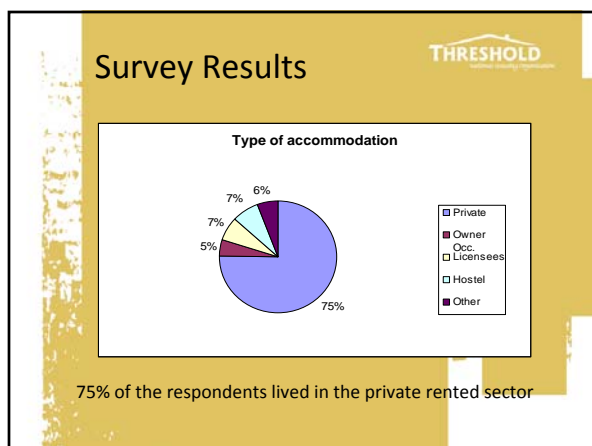
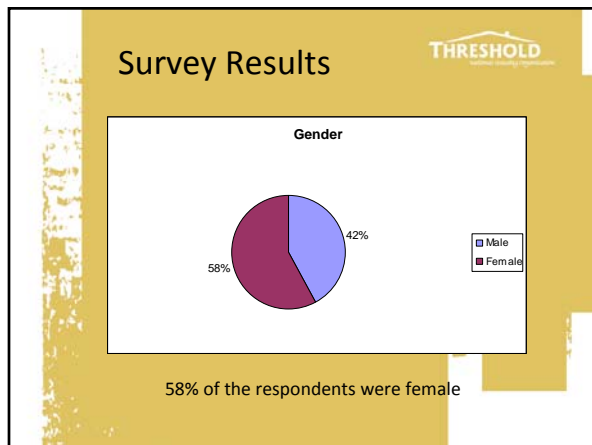
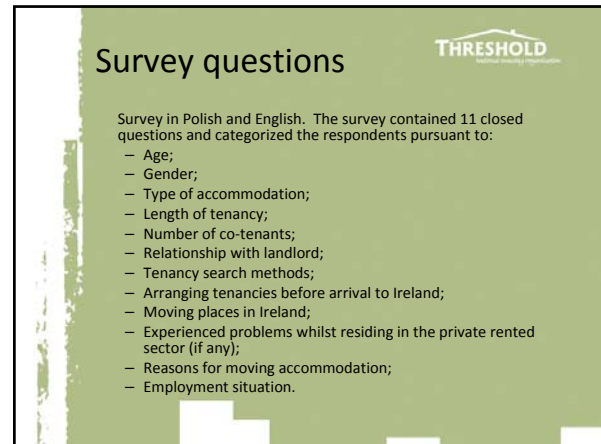
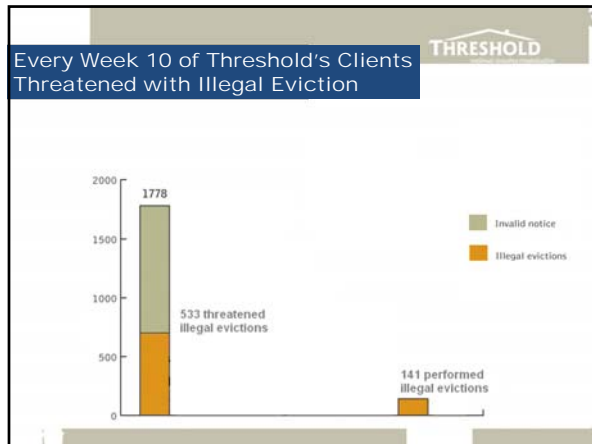
## Threshold and the PRTB

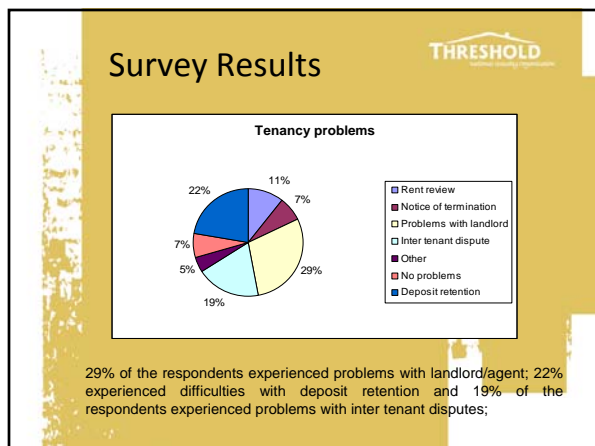
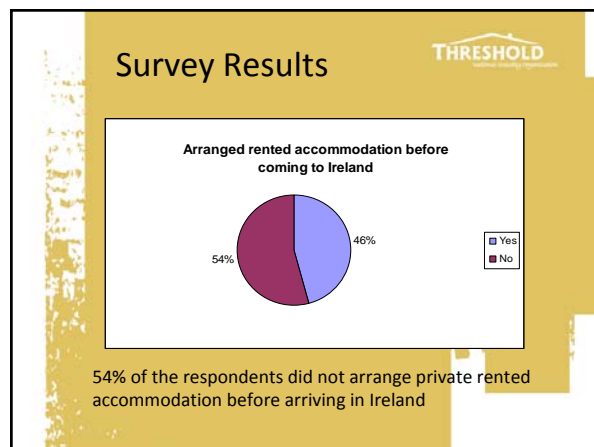
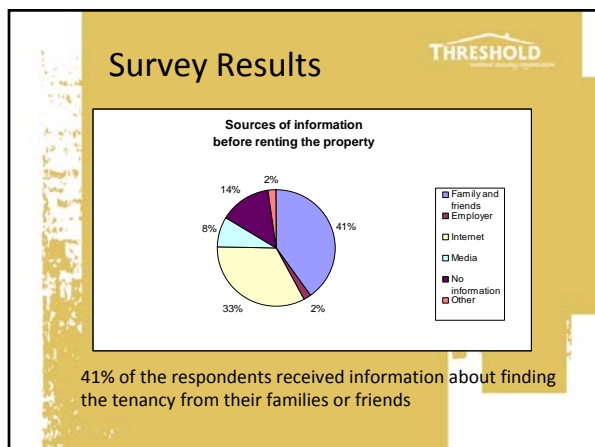
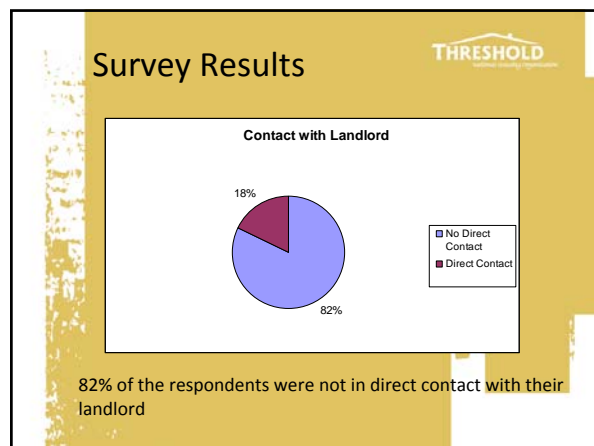
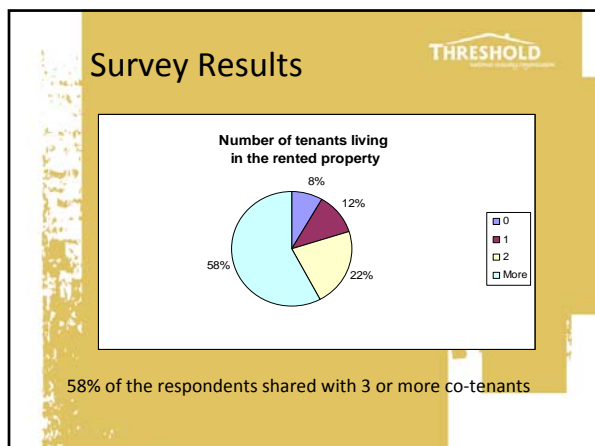


Threshold represented over 160 clients before the PRTB in 2008

## Threshold and the PRTB







## Clustering & Segregation



- Minimal evidence to suggest segregated neighbourhoods
- Case study interviewees maintained no preference to live near other migrants
- Evidence of clustering among rent supplement recipients

## Affordability



- Rented accommodation expensive but income higher than country of origin
- Rent supplement mostly adequate except for single persons
- Requirement to send remittances for family/friends in country of origin adds to burden of housing costs



## Standards



- Living space/overcrowding
- Toilet facilities
- Dampness
- Heating
- Fire safety
- Repairs

## Queries from non-Irish nationals in 2008/2009



- From February 2008 to February 2009 over 800 non-Irish clients contacted Threshold for assistance in solving their housing problems.
- This related to various issues including deposit retention, lease queries, notice of termination, inter-tenant disputes, standards of dwellings and illegal evictions.

## Queries in 2009 are about affordability



Since the beginning of 2009, significant increase in non-Irish nationals seeking help with:


- Rent and utility arrears
- Breaking leases
- Return of deposits
- Seeking cheaper accommodation
- Access to entitlements (HRC)



## Illegal Eviction

As a result of rent arrears some of the Polish tenants were either threatened with eviction or actually illegally evicted. Examples of illegal evictions include:

- Locks changed
- Tenant forcibly removed
- Goods removed
- Access to goods denied
- Intimidation, threats etc.
- Supplies such as ESB, gas, water being cut off
- Landlord gained entry to property and refused to leave



## Conclusions

- Rented sector an important source of affordable accommodation for migrants
- Standard of accommodation an issue
- Single people on welfare payments most vulnerable
- Potential for exploitation
- Negative impact of economic downturn
- Harder to access entitlements and housing rights

= Need for dedicated housing advocacy for this group