

ACCOMMODATION DISADVANTAGE

A Study to Identify Women's Accommodation Experiences, Useful Data Sources and Major Research Gaps



prepared by

Loretta O'Sullivan

Trinity College
Dublin

for

National Women's Council of Ireland

and

Threshold

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Foreword

The accommodation disadvantage experienced by many groups of women serves to exacerbate social exclusion and multiple deprivation. While there is plenty of evidence concerning the worsening housing crisis in Ireland, the impact on specific vulnerable groups is largely confined to anecdotal evidence. In particular, little is known about the extent to which women in vulnerable situations are further disadvantaged through their experience of accommodation problems.

Key government initiatives depend on a better understanding of how housing affects deprivation. A priority of the National Development Plan is improving social inclusion and developing the social housing infrastructure. The Plan has made a commitment to implement gender mainstreaming in most measures although progress has been hampered by the lack of quantitative and qualitative data on the situation and experience of women and men in a wide range of policy areas. Lack of gender specific information has also impeded efforts to identify specific policy measures to eliminate women's poverty under the themes defined in the Review of the National Anti-Poverty Strategy.

Threshold and the NWCI developed the idea for this research in order to stimulate progress with regard to research and data-collection on issues relating to women and accommodation. The research was devised with two specific objectives, firstly, to review and evaluate systematically available information sources concerning the accommodation situations and experiences of women, and secondly, to identify priority areas for primary research.

This scoping study prepared by Loretta O'Sullivan provides a wide-ranging review of the quantitative data presently available on the accommodation issues of concern to vulnerable women, and to a more limited extent on issues of concern to vulnerable men. It also identifies areas for further research based on the identification of specific data gaps and on a series of interviews with representatives of organisations working with women or operating as service providers in relevant areas.

The report is relevant to those working on issues relating to women's equality, accommodation or children's services as well as to those with research interests in related areas. Section 4, for example, outlines the potential usefulness for research and policy work on gender and accommodation of information contained in the primary statistical sources in Ireland and in a number of ad hoc studies.

The NWCI and Threshold are grateful to Ms. O'Sullivan for the breadth and depth of her research. Both organisations intend to build on her work by undertaking further action to promote sustainable housing for vulnerable women.

Director
Threshold



Director
National Women's Council of Ireland

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Accommodation Disadvantage

A Study to Identify Women's Accommodation Experiences, Useful Data Sources and Major Research Gaps

Executive Summary

This scoping study is a valuable resource document for practitioners and researchers in the fields of accommodation disadvantage and women's equality, as well as for those with an interest in related areas.

The study focuses on identifying the accommodation experiences and issues of concern to vulnerable women, and to a more limited extent the issues of concern to vulnerable men. With respect to these issues, the perspectives of representatives of organisations working with women or operating as service providers in relevant areas were sought. Secondly, a comprehensive analysis of quantitative data sources compiled by various state organisations and voluntary groups is undertaken. This analysis reveals the nature and limitations of currently available information connecting housing, social exclusion and gender. Finally, the study identifies key data gaps and critical areas for further research.

Objectives of the Study:

The main objectives of the study are as follows:

- To focus on disadvantaged social groups within the Irish housing system and identify the housing issues that they experience from a gender perspective;
- To identify housing issues that are of particular relevance to women;
- To examine existing quantitative data on these issues and source qualitative data, highlighting information gaps;
- To identify the key research questions that arise in terms of housing and gender.

Background to the Study:

The growing gap between rich and poor is presently reflected in many aspects of Irish society, and increasingly so in the housing market. Over the past decade, the phenomenon of accelerating housing demand and unmet housing need has reinforced existing difficulties in the Irish housing system and has given rise to a new range of problems and policy challenges. Foremost amongst these challenges is the need to achieve an improved understanding of the relationship between housing, social inequality and gender. While anecdotal evidence suggests that accommodation disadvantage serves to exacerbate experiences of exclusion and multiple deprivation amongst vulnerable groups, little qualitative or quantitative data is available. As such, knowledge of the housing needs, experiences and issues of concern to gender-related disadvantaged households is essential if progressive policy changes are to be implemented.

Any discussion of housing and social inequality must initially consider the structure of the housing system under review. In an Irish context, the housing system works as a continuum with social housing at one extreme and owner occupation in the private market at the other. The private rented sector has traditionally operated in between the two capturing transitional

movements in and out of alternatives at both ends. However, the dominance of private sector home ownership has been effective in consigning the non-market sector to playing a minor and specialist role in the provision of housing for marginally excluded households. In turn, the lower priority status afforded the non-market sector has resulted in years of under-investment in social housing and consequent difficulties for this sector in meeting the needs of disadvantaged households.

The present affordability fallout from rapid price inflation in both the private housing and rental markets has been directly transmitted into a growing demand for social housing - the latter is now perceived as a viable housing option by low middle income households who have been squeezed out of the private markets. Unfortunately, the shortage of social housing units has meant that the sector is ill equipped to deal with such demand. As a result, a situation has arisen whereby disadvantaged households find themselves having to compete for housing in a sector that is supposed to cater solely for their needs. The growing length of waiting lists, increased instances of homelessness and the failure of households to register with Local Authorities all tell a story of housing inequality and exclusion. For example, the 2002 Local Authority Assessment of Social Housing Needs identifies some 48,413 households as being in need of housing (Department of the Environment and Local Government, 2002).

The structure of the Irish housing system readily promotes inequality and gives rise to a range of 'winners' and 'losers'. Drudy and Punch (2002) discuss the groups that typically gain and those that typically lose in a housing system characterised by market provision. Unsurprisingly, speculators, investors, developers, landowners and financial institutions are amongst the 'winners' while the 'losers' include the unemployed, homeless, tenants, first-time buyers and ethnic minorities (Drudy and Punch, 2002). For the purpose of this study, these 'losers' are classified under four broad headings, each of which contains sub-groups of disadvantaged households. The following table depicts the territory of the scoping study and highlights the fact that some households experience multiple disadvantage.

With respect to these vulnerable household types, the nature of the relationship between inequality and housing is highlighted by the scoping study. It should be noted that disadvantage within the Irish housing system is not limited solely to access and affordability but includes a variety of other relevant issues. Location and the proximity of housing to essential services and support facilities is a key concern, as is the nature of the residential and community environment. Thus, these broader links between housing and quality of life are also incorporated into the study's analysis of the social inequality / housing connection.

Recent literature has begun to examine the relationship between gender and housing disadvantage; a prominent argument being that 'market dominated housing policies disadvantage women, particularly female-led households' (Novac et al., 1996). Lower rates of private home ownership and the vulnerability of women to housing disadvantage are generally associated with lower aggregate earnings and reduced labour market participation on the part of many women in the wake of motherhood. In an Irish context, the priority status afforded owner occupation in the housing policies pursued by successive governments, and the difficulties of female headed households in accessing this tenure type given economic constraints and family status, imply a high concentration of women in private rented and social accommodation. The problems associated with accessing and affording housing in these tenure types are thus indicative of inequalities of relevance to women. On the basis of this rationale, the scoping study explores the housing experiences of disadvantaged households from a gender perspective, paying particular attention to the experiences of vulnerable women.

Table 1: Disadvantaged Households – ‘Losers’ in the Irish Housing System

<u>Lone Parents</u>	<u>Low Income Households *</u>
Homeless Women who have Experienced Violence Low Income Mothers Substance Abusers and Recovering Addicts De-Institutionalised Disabled Lone Mothers Asylum Seekers	Lone Parents Single Persons Relationship Breakdown Disabled People Older persons
<u>Homeless & Temporarily / Insecurely Housed</u>	<u>Travellers</u>
Homeless Substance Abusers and Recovering Addicts De-Institutionalised Women who have Experienced Violence Asylum Seekers	Traveller Communities Lone Parents Disabled Travellers Single Travellers

* The category ‘Low Income Households’ includes women and men in low-paid and / or part-time employment, unemployed individuals and households that are dependent on welfare benefits.

Overall, the study seeks to combine the three strands of social inequality, housing and gender by highlighting the existing housing experiences and potential gender issues facing disadvantaged households. These household types should not be treated as a homogeneous unit in the sense that each of the broad categories identified in the above table comprises women and men from different backgrounds and in diverse situations. The common element is that members of a particular household type such as lone parents, can be classified as disadvantaged in terms of housing access and welfare. However, it is likely that the type of disadvantage experienced will differ considerably across members of each category given different situations and circumstances. It then follows that sub-groups within a particular household type will have varying issues of concern in relation to housing. This scoping study represents a starting point in the move towards a greater understanding of these issues.

Study Methodology:

The study applies a methodology comprising three steps and a combination of field and deskwork. The approach adopted is briefly described below:

Step 1: Sourcing Qualitative Information

The initial focus of the study is on sourcing qualitative information on the relationship between housing, social inequality and gender. In order to gather data, interviews were held with various groups that represent disadvantaged households and gender interests (refer to table 3A for details of participants in the interview process). In addition, contact was made with providers of housing services. The interview methodology was questionnaire based (see Appendix) and information was obtained in relation to accommodation needs, existing housing situations and housing issues of concern. The researcher conducted interviews, either by phone or in person, over the months of June and July 2002.

Step 2: Data Analysis

Quantitative data compiled by various state organisations and voluntary groups was then examined. This examination identified currently available data connecting housing, social exclusion and gender along with indicators of the welfare qualities of housing. Such indicators included data on sustainable community environments and location. This quantitative information was then matched with the qualitative findings obtained from interviewees. The above process was undertaken with a view to identifying missing key components and unsurprisingly, a number of data deficiencies were found. The nature of these gaps and potential fieldwork were considered and the study makes general recommendations concerning the future collection and content of such data.

Step 3: Identifying Critical Research Questions

The preceding analyses highlighted various housing and gender issues of concern to disadvantaged households along with deficiencies and gaps in existing data. This final step draws together these qualitative and quantitative findings and refines the issues raised by the scoping study into a number of important topics for further research.

Main Findings:

The following tables provide an overview of the main findings as detailed in sections 3, 4 and 5 of the study. These findings are presented in terms of qualitative information on housing and gender issues, the limitations of existing quantitative data and critical research questions. Please refer to the main text of the study for further details.

Table 2: Overview of Qualitative Findings

<u>Housing Issues of Concern by Gender and Broad Household Type</u>	
<i>Household Type:</i>	<i>Housing Issues for Women:</i>
Lone Parents	Childcare; Emergency accommodation; Hidden homelessness; Discrimination in the private rented sector; Anti-social legislation; Welfare dependency; 'Deserving' versus 'undeserving' households; * Differing perceptions on the part of Local Authorities
Low Income Households	Affordability; Security of tenure and privacy; Access problems and hidden homelessness; 'Deserving' versus 'undeserving' households
Homeless and Temporarily / Insecurely Housed	Emergency accommodation and hidden homelessness; Lack of supports;

Travellers	Anti-social legislation; 'Deserving' versus 'undeserving' households; Segregation versus integration
<i>Household Type:</i>	<i>Housing Issues for Men:</i>
Aggregate Household Types	Parenting in difficult circumstances; Eviction Access to and status on Local Authority lists; Anti-social legislation; Relationship breakdown, loss of home

* This refers to the practice on the part of Local Authorities of isolating out particular household types as being more vulnerable than others, and providing housing on this basis. A system of prioritising one set of needs over another implies that some household types are 'deserving' of housing whereas other equally needy social groups are viewed as 'undeserving'.

Table 3: Limitations of Existing Quantitative Data

<u>Government Publications</u>
<ul style="list-style-type: none"> ▪ Limited disaggregation of data by gender; ▪ General failure to recognise the heterogeneity of the household unit when presenting information on housing - heterogeneity refers to both household composition in terms of single persons, lone parents etc. and household types such as homeless people and asylum seekers; ▪ There is no quantitative data available on the housing situations of the following groups: <ul style="list-style-type: none"> - Recovering addicts / substance abusers, - Women who have experienced domestic violence, - Asylum seekers. ▪ Insufficient information is available in terms of housing and the following household types: <ul style="list-style-type: none"> - Homeless people, - De-institutionalised individuals, - Disabled people. <p>With respect to these social groups, government publications recognise that they are in need of housing but fail to provide any data on their existing housing situations and experiences;</p> ▪ The dual reporting mechanism adopted results in a failure to link data on housing, gender and social exclusion. Presenting data in such a two-fold manner is problematic as one of the above aspects is always missing from the analysis. <p>Government publications examined in the course of the scoping study were as follows:</p> <p>The Household Budget Survey (CS0), Assessment of Social Housing Needs Survey (LA and DELG),</p> <hr/> <p>Quarterly National Household Survey – Housing and Households Module (CSO), Housing Statistics Bulletin (DELG), Census of Population (CSO),</p>

Labour Force and Quarterly National Household Survey (CSO),
 Census on Households Accommodated by Dublin City Council (Dublin City Council and the Housing Unit),
 Statistical Information on Social Welfare Services (DS&FA).

Ad Hoc Sources

- The gender dimension of studies is limited;
- General failure to highlight the inter-connection between housing, gender and disadvantaged households - tables are typically presented using a dual reporting mechanism so that one of the three categories is excluded;
- Many reports treat the specific household type that they are researching as a homogenous unit and fail to recognise the differing composition and household types that make-up a particular social group eg. a recovering addict may be a lone parent and homeless or single and a recipient of welfare benefits;
- The majority of ad-hoc sources consider the housing situations of households at a particular point in time and do not examine the changing situations and experiences that occur in the longer term ie. follow up studies are lacking;
- There is no quantitative data available on the housing situations of disabled people;
- Insufficient information is available with respect to housing and the following household types:
 - Recovering addicts / substance abusers,
 - De-institutionalised individuals,
 - Relationship breakdown,
 - Travellers.
- Quantitative data on the experiences of households in emergency accommodation is lacking (with the exception of large-scale accommodation centres where data on conditions is available).

Ad hoc data sources consulted by the study included the following:

Monitoring Poverty Trends in Ireland: Results from the 2000 Living in Ireland Survey (ESRI),
 Counted In (ESRI and the Homeless Initiative),
 Sleeping Rough Report (Dublin Simon, Focus Ireland & Dublin Corporation),
 Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (Focus Ireland)
 One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (RCSI and The Children's Research Centre),
 The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (RCSI and Eastern Health Board),
 Wherever I Lay my Hat A Study of Out of Home Drug Users (Merchants Quay Project),
 Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (Dublin Simon and Merchants Quay Ireland),
 Survey on Prisoners and Homelessness (Prisoners Aid through Community Action - PACE),
 Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (Sonas Housing Association),
 A Lost Opportunity? A Critique of Local Authority Traveller Accommodation Programmes (ITM),
 A Study of Labour Market Progression of Refugees, with Emphasis on Related Housing Issues (Clann Housing Association),

From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (Clann Housing Association),
 Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector, 1998 (Threshold),
 Congress Report on Survey of Childcare Practices: Identifying Members' Childcare Needs (ICTU)

Drawing on the combined findings of these data sections, the study identifies a range of critical housing, disadvantage and gender related issues that merit either substantive quantitative or qualitative research, or in some cases both. While these selected research questions (as presented in table 4) are of particular interest given the objectives of this study, it should be noted that they represent only a small sub-set of all potential topics and that there is a general need for additional research.

Table 4: Critical Research Questions

<u>Issues for Future Research</u>
<ul style="list-style-type: none"> ▪ The growing welfare dependency of lone parents given the lack of affordable childcare facilities; the reduced housing options and low housing welfare associated with low incomes and welfare dependency ▪ The growing problem of hidden homelessness and the changing profile of homeless women; the under-supply and inappropriate nature of existing emergency accommodation for women facing homelessness ▪ The negative welfare characteristics of housing for women living in the private rented sector; affordability problems, discriminatory barriers to entry and experiences of vulnerability, insecurity and lack of privacy ▪ 'Undeserving' households - the difficulties experienced by female drug addicts in accessing and maintaining Local Authority housing; anti-social legislation and the perceived unfairness of allocation policies given a system of prioritisation and the need for households to prove themselves as 'deserving' in order to access Local Authority housing ▪ The relationship between disability, income and housing; how have disabled men and women fared in accessing and affording suitable housing? ▪ What are the consequences of inadequate housing provision for prisoners upon release?-instances of homelessness and negative welfare characteristics of emergency placements; long term housing for de-institutionalised women ▪ Issues surrounding sustainable communities; the trade-off between housing individuals of a similar socio-economic status close to each other and facilitating the development of more integrated / less 'ghettoised' communities with appropriate services and facilities ▪ Inadequate provision of alternative accommodation for Traveller households facing eviction; experiences of Traveller women in parenting and carrying out home duties in difficult circumstances eg. temporary sites, on the roadside, ▪ The housing problems experienced after marriage / relationship breakdown; options for men who have left the family home ▪ An analysis of the existing housing situations and experiences of non-resident fathers

Overall Recommendations:

The study make a number of recommendations as to the practices and policies that must be adopted so as to ensure that a comprehensive data and knowledge base of issues surrounding social inequality, gender and housing is put in place; these recommendations are as follows:

- All housing data should be disaggregated by gender and by household type;
- Government publications should gather information on a regular basis and in a consistent manner so as to facilitate comparisons over time. Moreover, the content of existing data should be extended (see table 4F in the main text) and presented using a multiple reporting mechanism;
- Increased standardisation and data management protocols to facilitate the linking of data are needed;
- The use of common identifiers is also desirable, particularly with respect to small or one-off datasets so as to render these datasets a higher 'value-added';
- New research is needed on a variety of issues relating to housing, social inequality and gender.

Concluding Comments:

The development of policies aimed at eliminating social exclusion and disadvantage from the housing system is a critical issue for Irish society. A necessary pre-requisite for any progressive policy changes is an improved understanding of the key concerns affecting marginalised social and gender groups. This understanding is in turn based upon the availability of detailed research and appropriate quantitative data. By providing a mechanism for identifying research gaps and data deficiencies, this scoping study represents a first step in the move towards an improved understanding of the social inequality, gender and housing inter-connection.

Section 1 – Introduction

1.1. Study Rationale:

Over the past decade, the phenomenon of accelerating housing demand and unmet housing need has reinforced existing difficulties in the Irish housing system and has given rise to a new range of problems and policy challenges. One area of growing concern is the issue of access to housing. This refers to the ability of different groups in society to find an appropriate, affordable and secure home. While this ability differs considerably across household types, little research has been undertaken on the exact nature of the relationship between housing access and social inequality.

However, disadvantage within the Irish housing system is not limited solely to access but includes a variety of other relevant issues. Location and the proximity of housing to essential services and support facilities such as childcare and day centres, is a key concern given the isolation experienced by many social groups. In addition, the nature of the residential and community environment is a significant determinant of whether housing is viewed as desirable or not. Thus, these broader links between housing and quality of life must be incorporated into any analysis of the social inequality / housing connection.

The development of policies aimed at eliminating social exclusion and disadvantage from the housing system is a critical issue for Irish society. As a starting point, it is necessary to identify the differential experience of various social groups in their efforts to find housing and the suitability of the housing provided. A question that arises in this regard is whether housing disadvantage is more prevalent among vulnerable household types that can be specifically characterised in terms of gender. Of further interest is the type of disadvantage experienced and the housing issues of concern to the individual gender groups. As such, this study proposes to examine the issue of housing inequality from a gender perspective.

The connection between social exclusion, gender and housing is of specific interest to the groups sponsoring this research, but also of national importance as recognised by the National Development Plan. Among its priorities, the NDP includes the aim of improving social inclusion and further developing social housing infrastructure. A commitment to gender mainstreaming is clearly given, though to date, achieving this commitment has been hampered by the absence of qualitative and quantitative data on the existing situations and experiences of women in a wide range of policy areas. The National Anti-Poverty Strategy faced similar barriers in its review of women and poverty. The lack of gender-disaggregated data on the NAPS themes undermined the process of developing policy measures to eliminate women's poverty.

Therefore, there is a critical need to improve understanding of these issues in order to provide a sound basis for progressive policy changes with regard to social inequality, gender and housing. This scoping study represents a starting point in the move towards a greater understanding.

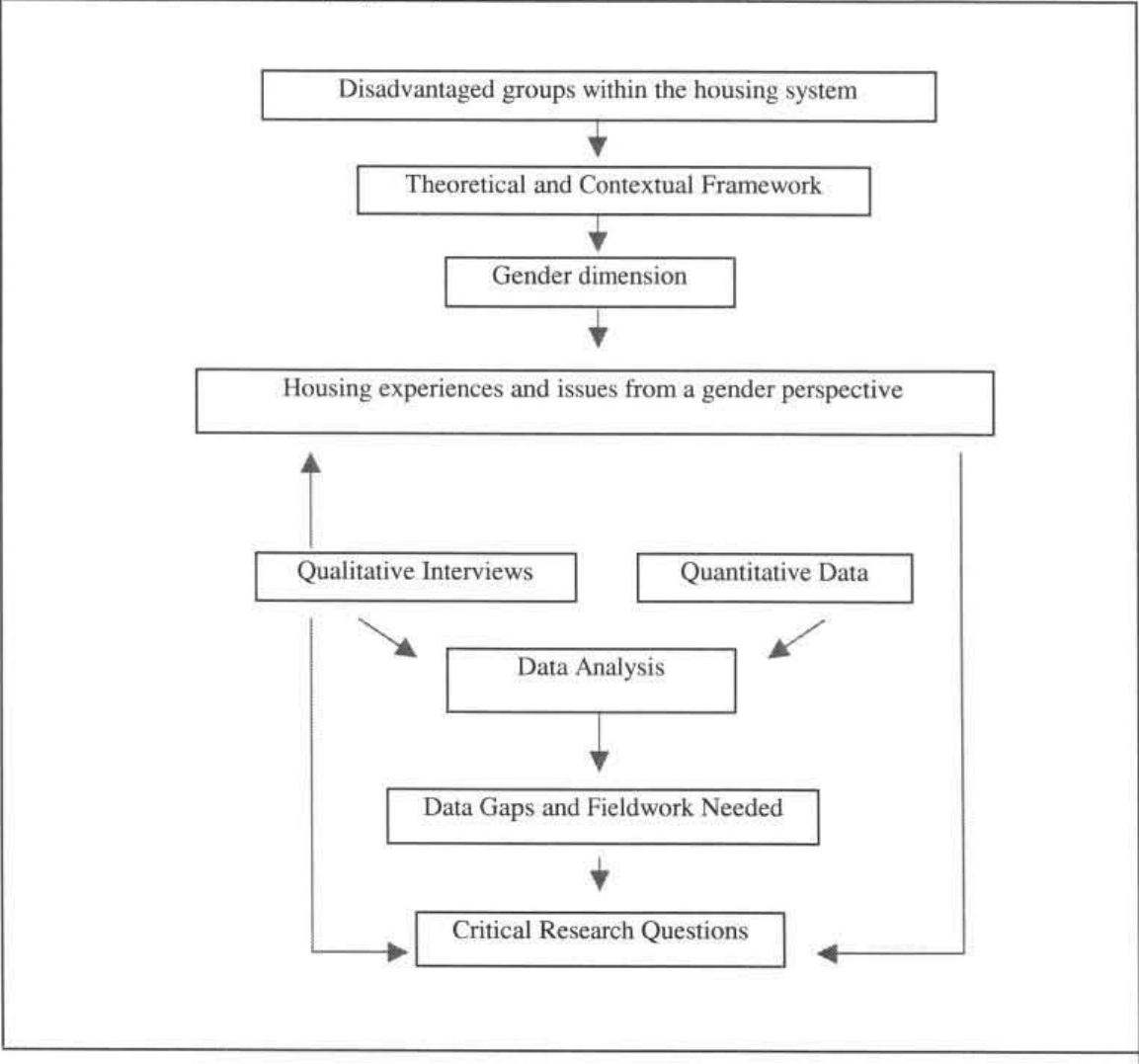
1.2. Objectives of the Study:

The main objectives of the study are as follows:

- To focus on disadvantaged social groups within the Irish housing system and identify the housing issues that they experience from a gender perspective;
- To identify housing issues that are of particular relevance to women;
- To examine existing quantitative data on these issues and source qualitative data, highlighting information gaps;
- To identify the key research questions that arise in terms of housing and gender such as homelessness, access to poor quality housing, affordability and poor residential environments.

Overall, this study will facilitate the drafting of substantial proposals for future work on housing issues from a disadvantaged household and gender perspective. A conceptual overview of the framework to be applied in achieving these objectives is presented in Table 1A.

Table 1A: Overview of Scoping Study Framework



1.3. Study Structure:

The above framework underlies the structure of the scoping study, which comprises six sections. The content of each of these sections is outlined below.

Section 1: Introduction

Section 2: Theoretical and Contextual Overview

This section of the study draws together the three strands of social inequality, gender and housing and explores the relationship between them in both a theoretical and an Irish context. A range of household types are identified as disadvantaged within the Irish housing system and a graphical overview of the changing profile of these households is presented.

Section 3: Housing Disadvantage and Gender Issues

Qualitative data sourced by interviewing representatives of various groups that work with disadvantaged and gender-related households is discussed in this section. The interview methodology was based on a questionnaire (see Appendix) and information was obtained in relation to accommodation needs, existing housing situations and housing issues of concern. In addition, contact was made with providers of housing services. Details of the qualitative information obtained from participants in the interview process are presented in this section. Examination of the data obtained is twofold in that it is considered in terms of a general conceptual framework, and in a manner tailored to meet the objectives of the scoping study.

Section 4: Data Analysis

This section of the study presents a detailed analysis of relevant quantitative information compiled by various state organisations and voluntary groups. Existing data is then matched with qualitative information on the housing situations, experiences and issues of concern, as identified by interviewees in section 3. Unsurprisingly, this process reveals a number of deficiencies in available data. The nature of these gaps and potential fieldwork is considered in a series of tables which in turn lead to general recommendations concerning the future collection and content of such data.

Section 5: Critical Research Questions

The discussion in section 5 refines the housing and gender issues of concern to disadvantaged households (as identified in section 3) into a number of interesting topics for further research.

Section 6: Conclusion

This section presents an overview of the study's main findings and final conclusions on the relationship between social inequality, gender and housing in Ireland.

Section 2 – Theoretical and Contextual Overview

2.1. Introduction:

A report published by the Organisation for Economic, Co-operation and Development in May 1999, describes the growth of the Irish economy as ‘stunning’ and refers to the fact that ‘no other OECD members have been able to match its outstanding outcomes in a variety of dimensions’. And indeed, growth rates averaging at 8.7% over the five years to 2000, average employment increases of more than 5% per annum and high levels of productivity all combine to tell a story of economic success for Ireland from the mid-nineties onwards (Central Bank of Ireland, 2001). However, against the background of this success another story has unfolded – that of growing income divergence and social exclusion. The widening of the gap between rich and poor is reflected in many aspects of Irish society, and increasingly so in the housing market, where excess demand and structural constraints have translated into rapid house price inflation in the private market. Spillover effects in terms of rent escalation, added to low levels of social housing provision, have led to severe affordability and access problems for low income households. Whether these problems are more prevalent amongst low income households that can be specifically characterised in terms of gender is a question that arises in this regard.

This section of the study seeks to draw together three strands – social inequality, housing and gender - and explore the relationship between them in both a theoretical and an Irish context. Section 2.2. considers the social inequality / housing connection and identifies a range of households that are presently excluded, or disadvantaged, in terms of the Irish housing system. Section 2.3. examines the relationship between housing and gender, while section 2.4. provides a graphical overview of the changing profile of the household types identified above, adopting a gender perspective where possible. Finally, a table that allows for the connection between the three strands of inequality, housing and gender to be mapped is presented in section 2.5.

2.2. Housing and Social Inequality:

The following section considers the relationship between social inequality and housing within a theoretical and contextual framework. The discussion begins by describing the structure of the Irish housing system with reference to the economic and social theory that underlies this structure. Consideration is then paid to the current housing ‘crisis’ and the inequality implications for disadvantaged households across the broad housing spectrum.

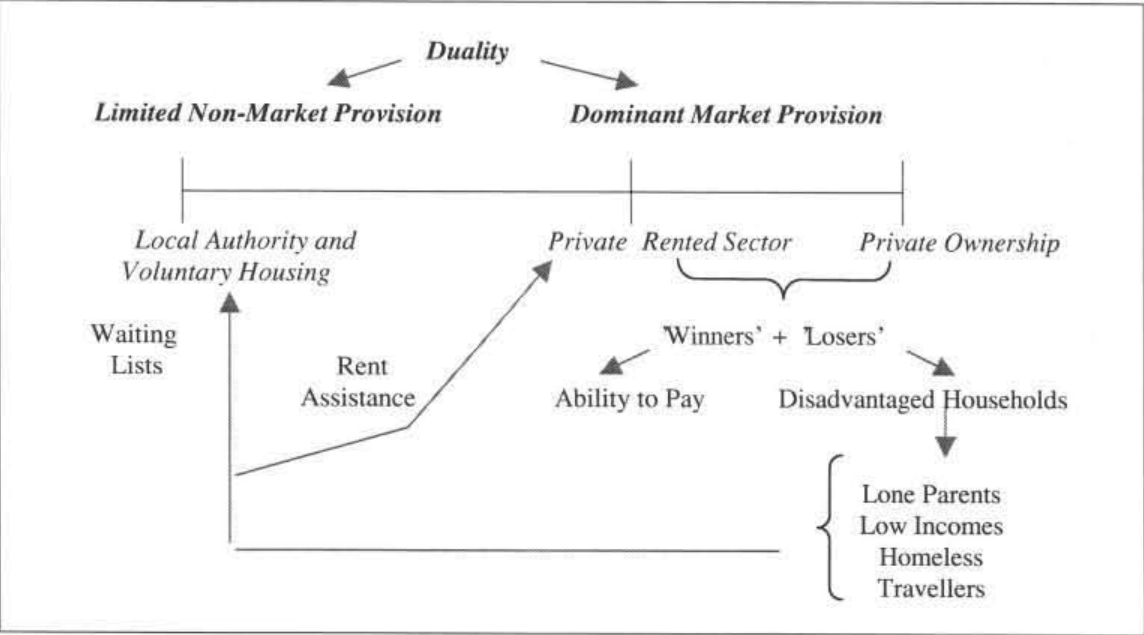
2.2.1. Theoretical Perspective:

The Irish housing system operates as a continuum with social housing at one extreme and owner occupation in the private market at the other. The private rented sector has traditionally operated in between the two capturing transitional movements in and out of alternatives at both ends. There is a tendency for the market to operate at the latter end of this spectrum – increasingly the system is being driven by market forces and characterised by a high concentration of private home ownership with limited non-market social provision. As such, the Irish system accords with the theoretical ‘dualist’ model whereby the production of housing for private ownership or rental purposes is given prominence, with social housing playing a minor and specialist role in providing housing for marginally excluded households (Drudy and Punch, 2002).

A combination of a historical regard for security of tenure and successive government policies has lead to the present bias towards home ownership (Balchin, 1996). In essence, housing in an Irish context has been ‘commodified’. Treating housing as a commodity for sale abstracts from welfare considerations and the notion of shelter as a basic need and right. As a commodity, housing is subjected to the rigours of the market process - price and quantity are determined by supply and demand for the good and the ability of households to own a home is based on an ability to pay principle. This approach necessarily excludes a range of social groups who simply to do not have the ability to pay. Moreover, this criterion can be used by the market as a tool of segregation, in that it prevents low income households from accessing housing in certain locations, thereby reinforcing inequalities in the system.

Social housing which represents the non-market element of housing provision is responsible for meeting the needs of households who do not have an ability to pay, and therefore, cannot compete for housing in the owner occupied or private rented markets. Housing in this context is regarded as a public good and provision is in direct response to needs. However, in line with the ‘duality’ concept discussed above, the social sector has been afforded a minor or residual role in the Irish housing system (Fahey, 1999). Social housing accounted for just over 9% of total house completions in 2001 - an indication of the sector’s limited ability to meet the housing needs of a growing number of disadvantaged households (Department of the Environment and Local Government, 2001).

Table 2A: The Irish Housing System Continuum



A housing system characterised by the dominance of market forces promotes inequalities and a range of ‘winners’ and ‘losers’ can be identified. Drudy and Punch (2002) present a table detailing groups that typically gain and those that typically lose in this situation. Unsurprisingly, speculators, investors, developers, landowners and financial institutions are amongst the ‘winners’ while the ‘losers’ include the unemployed, homeless, tenants, first-time buyers and ethnic minorities (Drudy and Punch, 2002). In an Irish context, these ‘losers’ can be classified under four broad headings, each of which comprises sub-groups of disadvantaged households. Details are presented below in Table 2B.

Table 2B: Disadvantaged Households – ‘Losers’ in the Irish Housing System

<u>Lone Parents</u>	<u>Low Income Households *</u>
Homeless Women who have Experienced Violence Low Income Mothers Substance Abusers and Recovering Addicts De-Institutionalised Disabled Lone Mothers Asylum Seekers	Lone Parents Single Persons Relationship Breakdown Disabled People Older persons
<u>Homeless & Temporarily / Insecurely Housed</u>	<u>Travellers</u>
Homeless Substance Abusers and Recovering Addicts De-Institutionalised Women who have Experienced Violence Asylum Seekers	Traveller Communities Lone Parents Disabled Travellers Single Travellers

* The category ‘Low Income Households’ includes women and men in low-paid and / or part-time employment, unemployed individuals and households that are dependent on welfare benefits.

With respect to these vulnerable household types, the nature of the relationship between inequality and housing is highlighted in section 3 of the study. In this section, qualitative data on existing housing situations, experiences and issues of concern is analysed in detail.

2.2.2. Inequality and the Irish Housing ‘Crisis’:

2.2.2.1. The Private Housing Market:

Private house market prices entered a predominantly upward cycle in Ireland during the 1990s. This trend not only grew in magnitude towards the latter end of the decade, but has also continued into the present century. Relevant Irish housing literature, be it empirical or descriptive, is in common agreement as to the range of factors fuelling current price inflation in the private sector. The buoyancy of the economy is deemed to have had a considerable impact in terms of income and employment opportunities. These factors combined with falling interest rates and the demographic make-up of the population have all served to exert increasing pressure on the demand for housing (IMF, 2000). Given a number of supply constraints, such excess demand has naturally translated into price increases as can be seen from the graphical analysis overleaf.

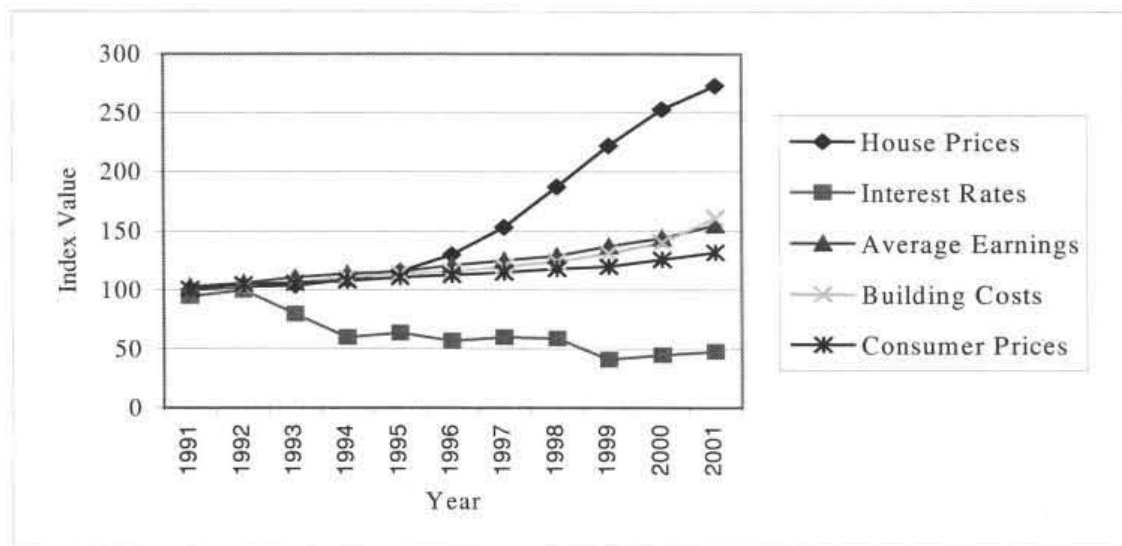
The persistent nature of the current upswing has given rise to a series of problems, with reference increasingly made to the housing ‘crisis’. Aspects of this ‘crisis’ include the following:

- Affordability and access difficulties given the growing gap between the average cost of housing and average earnings;
- Speculation on the part of investors fuelling demand and consequently prices;
- Supply constraints including the hoarding of land by owners;

- Artificially stimulated demand in that individuals are buying now given expectations of further house price increases;
- Large profit margins on developments;
- A growing situation of urban sprawl, bringing in its wake associated problems such as traffic congestion and poor residential environments as service providers struggle to keep pace with demand;
- Reduced labour mobility.

While the above problems are very real, the most significant effect of accelerating prices in the private sector has been the creation of an insurmountable barrier to entry for low income households. As discussed previously, the commodification of housing in the Irish context implies that access to market provided housing is dictated by an ability to pay. The limited ability of disadvantaged households (listed in Table 2B) to satisfy this entry criterion results in exclusion from the marketplace, segregation and a considerable loss of housing welfare and tenure choice. As such, the present phenomenon of rising house prices in the private sector has served to reinforce and strengthen inherent inequities in the Irish system. Moreover, the dominance of owner occupation (estimated at approximately 80%) as a tenure type implies that any upset in this market will necessitate a feed through effect into the private rented and social sectors, thereby generating inequalities further down the line.

Graph 2A: Trends in the Private Housing Market

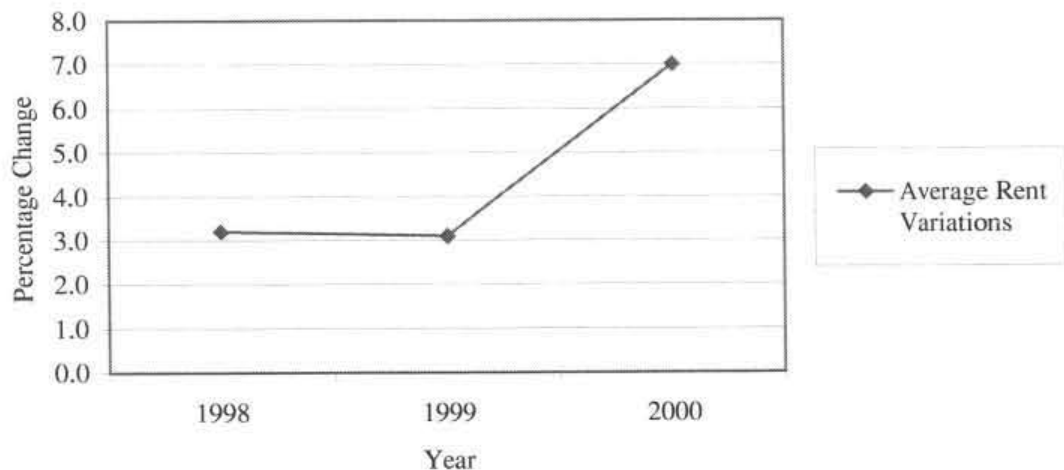


Source: Annual Housing Statistics Bulletin (DELG)

2.2.2.2. The Private Rented Sector:

With respect to the private rental sector, market provision has traditionally admitted access on an ability to pay basis, in a manner similar to that employed by the private ownership market above. While historically small in size, a combination of affordability concerns in the private housing market and an insufficient supply of social housing units has resulted in increased demand for accommodation in the private rented sector. Given the underlying market characteristics of private rental provision, excess demand has translated into rent escalation and consequently, a reduced ability to pay and increased housing inequality amongst low income households. Graph 2B provides an overview of recent rent inflation.

Graph 2B: Trends in the Private Rental Market



Source: National Property Survey (IPAV)

Notes: This graph shows the percentage change in average rents (apartments and houses combined) from January to July of each year (January to June in 2000)

While housing inequality in this sector primarily reflects income inequalities, a broader definition of the term is applicable, in that the experiences of disadvantaged households indicate a range of inequalities and barriers to access other than income. These barriers include the following:

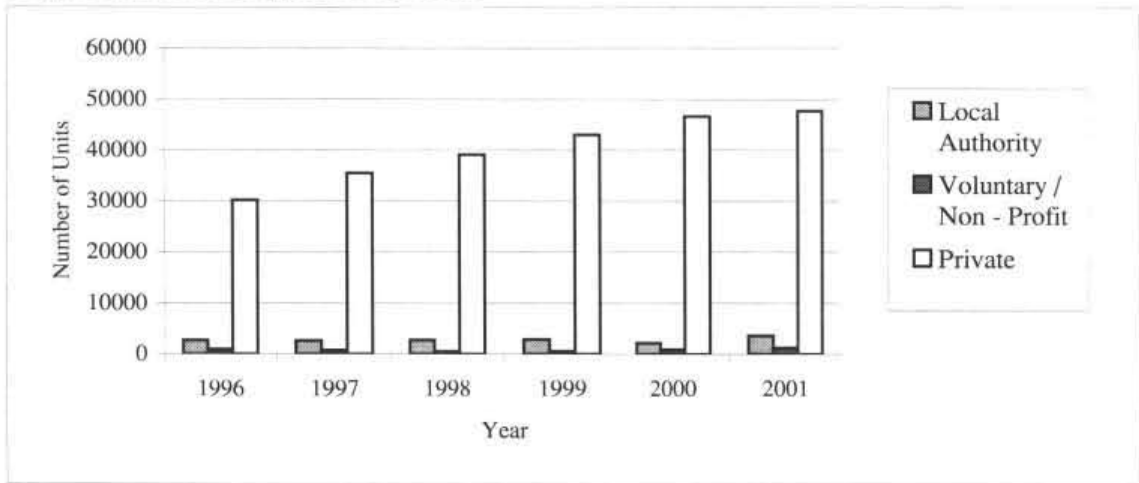
- Selective choosing of tenants on the part of landlords given excess demand – refusal on the grounds of children, ethnicity and past behaviour;
- Unwillingness to accept households in receipt of rent allowances / SWA payments from the state;
- Provision of sub-standard accommodation;
- Insecurity of tenure owing to the fact that the market is largely unregulated.

2.2.2.3. The Social Housing Market:

The affordability fallout from rapid price inflation in both the private housing and rental markets has been directly transmitted into a growing demand for social housing. This sector – traditionally the domain of disadvantaged social groups in a ‘dualist’ housing system, and often characterised by segregation and poor residential environments in the Irish case – is being increasingly perceived as a viable housing option by low middle income households who have been squeezed out of the private market.

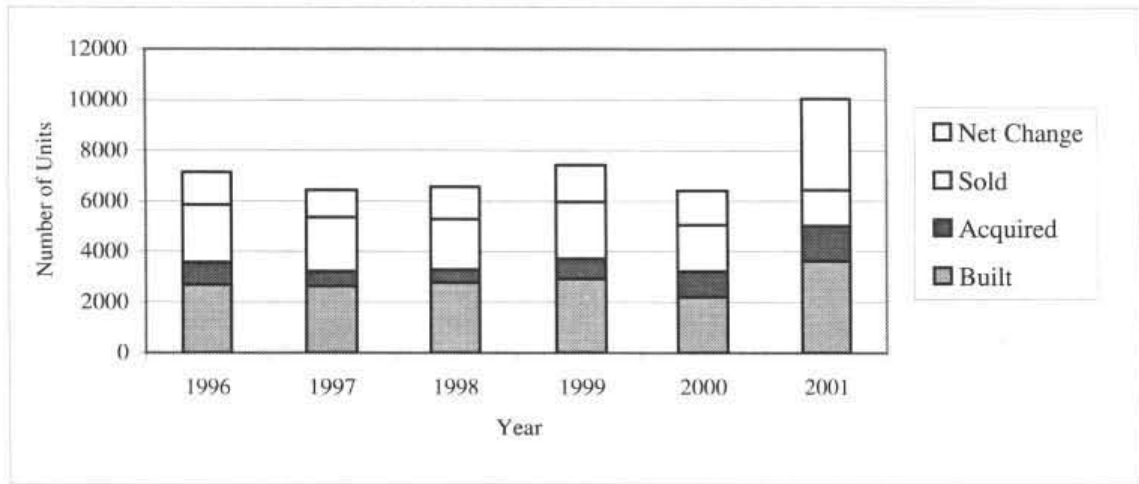
However, the sector is presently ill equipped to deal with such demand. Structural problems, such as supply constraints and a slow-down in building activity have, along with policies of privatisation, led to relatively small gains in the sector’s net asset position (See graphs 2C and 2D). These gains are insufficient to cover existing needs. For example, the 1999 Local Authority Assessment of Social Housing Needs identified 3,493 households as being suited to social housing yet the net assets of Local Authorities at that time amounted to only 1,457 housing units.

Graph 2C: House Completions by Sector



Source: Annual Housing Statistics Bulletin (DELG)

Graph 2D: Local Authority Housing Activities



Source: Annual Housing Statistics Bulletin (DELG)

Furthermore, the shortage of social housing units has given rise to a situation whereby disadvantaged households now find themselves having to compete for housing in a sector that is supposed to cater solely for their needs. The growing length of waiting lists, increased instances of homelessness and the failure of households to register with Local Authorities all tell a story of housing inequality and exclusion. As such, non-market provision, which is designed to counteract unfairness in the housing system, is in fact promoting inequality given its failure to meet existing housing need.

2.2.2.4. Government Policies:

As mentioned previously, the dominance of owner occupation in the housing system has been encouraged via the implementation of a range of favourable policies by a succession of Irish governments. Such policies include grants for first-time purchasers, mortgage interest relief, the abolition of a short-lived property tax and a negligible capital gains tax in that it is not applicable to a household's primary residence. Clearly, this biased treatment of households who have an ability to pay reinforces existing inequalities in the system.

In concluding this section, attention is drawn to the fact that the Irish housing 'crisis' is not merely one of affordability constraints in the private market, but incorporates the so called hidden 'crisis' - that of an increasing number of households who are finding themselves excluded from all aspects of the housing market. The growing number of 'losers' with respect to inequality and the Irish housing system is a serious cause of concern, and one that requires urgent attention if housing inequality is not to become an endemic feature of Ireland's societal framework.

2.3. Housing and Gender Inequality:

This section examines the issue of housing from a gender perspective. Women are the specific focus of the analysis given the argument that 'market dominated housing policies disadvantage women, particularly female-led households' (Novac et al., 1996). As the Irish housing system is characterised by the domination of market provision, it is interesting to consider if the above statement holds in an Irish context. Moreover, the factors that influence the vulnerability of women to experiences of disadvantage and exclusion in such a housing system are discussed.

2.3.1. Contextual Overview:

Traditionally, the relationship between women and housing has been indirect in that the 'normal' route into a situation of permanent housing was through membership of a male breadwinner household (Doherty, 2001 and Yeates, 1999). However, the changing social and economic role of women has gradually led to a reduction in the level of this dependency, though it has not been fully eliminated - difficulties for women in the UK in accessing owner occupied housing without a male partner have been highlighted in studies by Morris and Winn (1990) and Gilroy (1994). Given the similarities between this market structure and the Irish housing system, similar experiences in accessing the private sector can be inferred for Irish women.

The shift away from male dependency has altered the housing experiences of female headed households - there is a growing tendency for such households to be disproportionately over-represented in the private rented and social sectors and under-represented in owner occupation. For example, lone parents formed 43% of households on Local Authority housing lists in 1999 (DELG, 1999). Gender disaggregated statistics are not available with respect to this figure, but the fact that 98% of recipients of the One Parent Family Payment in the same year were women suggests that the majority of these lone parent households were headed by females (DS&FA, 1999). Given the concentration of women in private rented and social accommodation, the difficulties associated with accessing and affording housing in these tenure types are indicative of inequalities of particular relevance to women.

2.3.2. Determinants of Housing and Gender Inequality:

The vulnerability of women to experiences of housing disadvantage, in a system characterised by market provision and weak regulation, is influenced by three factors (Edgar, 2001) as follows:

- Economic status;
- The impact of family status on economic status and housing;
- The extent to which housing and social policies enable women to realise housing opportunities.

2.3.2.1. Economic Status:

The risk of exclusion from the housing market is highly correlated with poor economic status and an inability to gain access to well-paid and secure employment. Reflecting an overall improvement in the economic climate, labour force participation amongst Irish women has increased rapidly in recent years. While this initially appears positive from the perspective of increasing access to housing, it should be noted that much of this employment has been of a part-time nature and that the pay gap between the genders has not been fully eliminated in all sectors. In addition, welfare dependency amongst female headed households, especially single women and lone mothers is a cause of concern as these household types represent the social groups most at risk of poverty (Nolan and Watson, 1999). Combined, these factors highlight considerable gender disadvantage with respect to housing.

2.3.2.2. Family Status:

For many women, a key determinant of economic status is family status. Pascall (1997) extends this statement, arguing that not only is female economic status linked to family status, but that women's housing prospects are also closely related to the family make-up. Firstly, marital status and motherhood often lead to reduced labour market participation on the part of women. In the Irish case, the lack of affordable childcare facilities has also been identified as having a significant impact on the nature of female work practices (ICTU, 2001). As discussed above, access to housing is positively related to earnings, a relationship that is undermined by reduced labour market participation and the loss of associated earnings and autonomy. Secondly, family status can play an important role in shaping the housing experiences of women in that security of tenure and property rights may differ depending on whether a woman is single, cohabiting or married (Edgar, 2001). The gender structure of housing rights in Ireland is examined by Yeates (1999) who argues that 'housing provides an illustration of how access to and control over a particular type of resource – property – is gendered'. Attention is paid to matrimonial property rights and the tendency for property to be registered solely in the husband's name (First Commission on the Status of Women, 1972). Findings indicate that unless wives are joint owners of the family home, their entitlement to residency is dependent on their ability to demonstrate that they have either directly or indirectly contributed to the purchase or increased value of the family home (Yeates, 1999). Moreover, this weak form of protection does not extend to women in cohabiting households. As such, relationship breakdown translates into housing inequality for many Irish women, the extent of this inequality being closely related to family status.

2.3.2.3. Housing and Social Policies:

The final factor influencing the vulnerability of women to housing exclusion is the nature of housing and social policies. Given the priority status afforded owner occupation in the housing policies pursued by successive Irish governments, and the likely difficulties of female headed households in accessing this tenure type, it may be said that these policies have worked to the disadvantage of women. In addition, inadequate non-market provision results in limited options for women who face affordability difficulties in the rented sector.

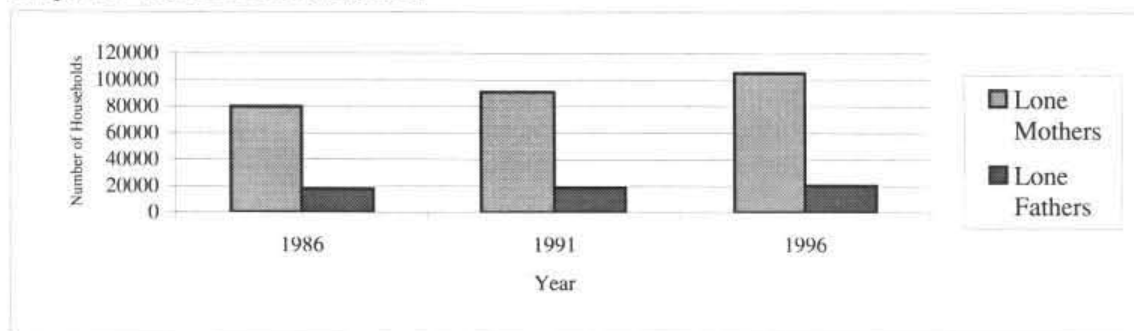
As noted in section 1, disadvantage within the housing system does not refer solely to access and affordability concerns, but also relates to the residential and community environment. In this context, studies that examine the relationship between gender and the form of the built environment consider issues such as safety and design. Woods (1994) provides an overview of findings – poor lighting, excessive shrubbery, car parks and underground walkways are identified as sources of specific danger for women, while housing designed solely for nuclear families is seen as an 'architectural impediment to supportive living'.

As such, it may be concluded that market dominated housing policies have the potential to disadvantage women. On the basis of this justification, section 3 of the present study explores the housing experiences of disadvantaged households from a gender perspective, paying particular attention to the experiences of women.

2.4. Social and Gender Inequality:

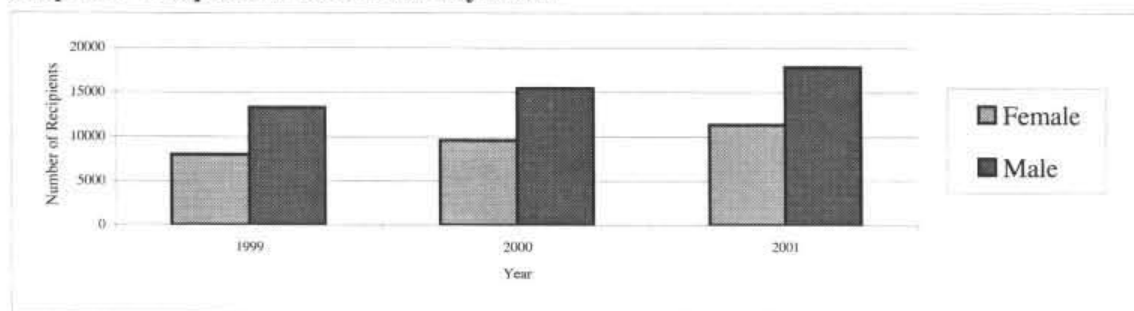
Table 2B identified a range of household types that can be classified as 'losers' or disadvantaged within the Irish housing system, namely lone parents, low income households, those who are homeless and temporarily / insecurely housed and travellers. This section seeks to provide an overview of the changing profile of these broad social groupings in recent years. Presentation is in graphical format and adopts a gender-disaggregated approach where possible.

Graph 2E: Lone Parent Households



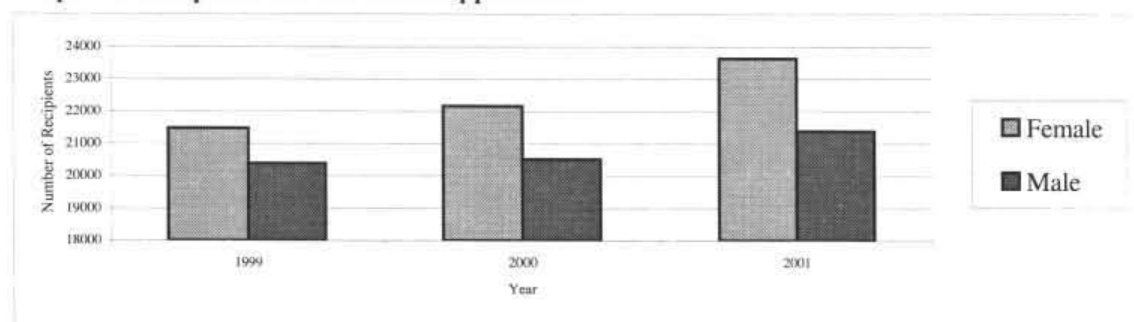
Source: Census (CSO)

Graph 2F: Recipients of SWA Basic Payments



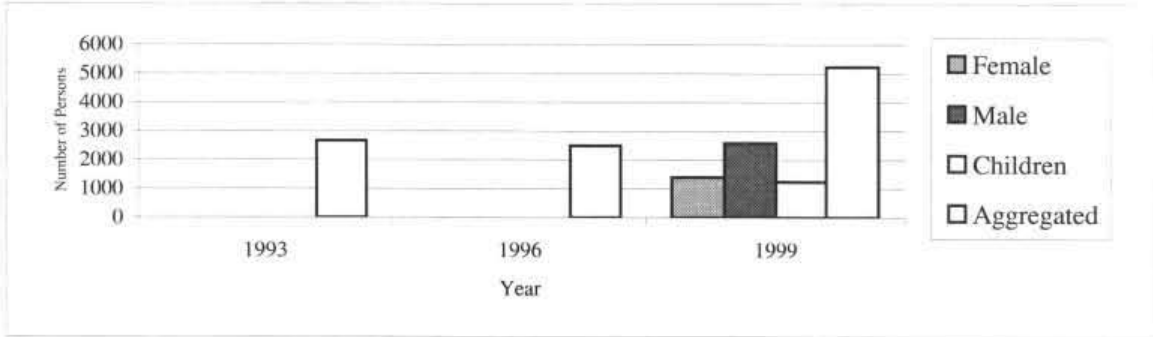
Source: Statistical Information on Social Welfare Services (DS&FA)

Graph 2G: Recipients of SWA Rent Supplements



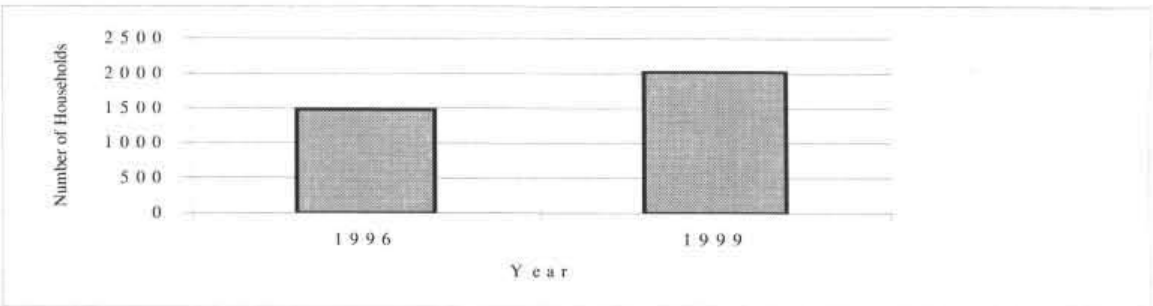
Source: Statistical Information on Social Welfare Services (DS&FA)

Graph 2H: Homeless Persons



Source: Assessment of Social Housing Needs Survey (LA and DELG)
Notes: Figures from the 1999 Assessment are not directly comparable with 1993 and 1996 figures

Graph 2I: Traveller Households in Need of Permanent Accommodation



Source: Assessment of Social Housing Needs Survey (LA and DELG)

Unsurprisingly, these graphs highlight an increase in the number of potentially disadvantaged and excluded households within the Irish housing system. Upward trends are particularly pronounced for women - this is the case across all female household types although the large jump in the number of low income women in receipt of SWA rent allowances in 2001 is especially notable, in that it is indicative of the extent of the affordability problems experienced by this household type.

The number of lone father households has exhibited stable growth over the period 1986 – 1996 and these households have remained a relatively small component of the lone parent social grouping. Reflecting the increase in the number of female recipients of SWA rent supplements in 2001, the number of males receiving this allowance also rose.

Gender disaggregated statistics are not available for homeless persons prior to 1999. As such, comparisons made are on an aggregate basis though as noted above, aggregate figures for 1999 are not directly comparable with those of earlier years given the adoption of a new method of data collection for the 1999 Assessment. Nevertheless, a rough idea of the trend amongst homeless persons can be obtained from graph 2H - a large increase in the number of households excluded from the Irish housing system is evident between the beginning and end of the decade.

Little data is available on the number of traveller families in the state. A CSO release based on Census data provides a figure of 5,380 for female travellers and of 5,511 for males in 1996, while the Assessment of Social Housing Needs Survey provides an indication of the number of travellers in need of social housing. Conclusions drawn on the basis of this latter source suggest that housing disadvantage amongst travelling persons is rising.

2.5. Mapping the Social Inequality, Housing and Gender Connection:

The following section seeks to draw together the three strands of social inequality, housing and gender by highlighting the existing housing experiences and potential gender issues facing disadvantaged households. These household types should not be treated as a homogeneous unit in the sense that each of the broad categories identified comprises women and men from different backgrounds and in diverse situations. The common element is that members of a particular household type such as lone parents can be classified as disadvantaged in terms of housing access and welfare. However, it is likely that the type of disadvantage experienced will differ considerably across members of each category given different situations and circumstances. It then follows that sub-groups within a particular household type will have varying issues of concern in relation to housing.

The map below forms the starting point in linking the three strands of this study and represents our initial expectations as to the connection between social inequality, housing and gender in an Irish context.

Table 2C: Mapping the Social Inequality, Housing and Gender Connection

<u>Household Type</u>	<u>Gender Issues</u>	<u>Housing Experiences</u>
<p><i>Lone Parents</i></p> <p><i>Sub-Groups:</i> Homeless, Experience of Violence, Low Income Mothers, Substance Abusers & Recovering Addicts, De – Institutionalised, Disabled Lone Mothers, Asylum Seekers</p>	<p>Primarily Women</p> <p>Separated / divorced fathers who have the left the family home and cannot provide sleeping accommodation for visiting children</p> <p>Low Incomes Childcare Safety issues for women who have experienced violence</p>	<p>Private owner occupied, private rented, social housing</p> <p>Typically private rented accommodation, possibly of poor quality</p>
<p><i>Low Income Households</i></p> <p><i>Sub-Groups:</i> Lone Parents, Single Persons, Relationship Breakdown, Disabled People, Older Persons</p>	<p>Women dependent on social welfare payments</p> <p>Women facing unemployment or in low-paid or temporary employment (women on average tending to be on lower incomes or vulnerable to super-exploitation in the work force)</p> <p>Problems faced by many women in going out to work eg. limited or no access to childcare facilities, distance of workplace from home</p> <p>Separated or divorced women but also men who have left the family home</p>	<p>Private rented, social housing</p> <p>Private rented, social housing</p> <p>Private owner occupied, private rented, social housing</p> <p>Problems of affordability and vulnerability may arise for women; in the case of men,</p>

	Men (especially single) facing unemployment or in low-paid employment	private rented accommodation is typical, possibly of poor quality Private rented, social housing
<i>Homeless and Temporarily / Insecurely Housed</i> <i>Sub-Groups:</i> Homeless, Substance Abusers and Recovering Addicts, De-institutionalised, Experience of Violence, Asylum Seekers	Homeless women, men but with different experiences / problems eg. safety issues for women given their vulnerability to (sexual) assault Substance Abusers and Recovering Addicts especially single women and those bringing up children De-institutionalised (experiences upon leaving prison, psychiatric facility etc.) Women who have experienced violence Asylum seekers, issues for women such as childcare and isolation	Streets, shelters, emergency, transitional accommodation Short-term accommodation provided while in recovery centre; may be excluded from social housing due to 'anti-social' behaviour Private rented, transitional, homeless Private rented, social housing, friends, short-term emergency accommodation Private rented, social housing, transitional
<i>Travellers</i> <i>Sub-Groups:</i> Aggregate Travellers, Lone Parents, Disabled Travellers, Single Travellers	Primarily women who parent and carry out home duties in difficult circumstances Eviction	Halting sites, group housing, Local Authority housing

2.6. Conclusion:

This section of the study has explored the relationship between social inequality, housing and gender in a theoretical and an Irish contextual framework. A range of household types are identified as disadvantaged within the Irish housing system and the quantitative figures presented suggest that the aggregate numbers experiencing such disadvantage are increasing over time. Moreover, women appear to be particularly excluded and indeed, the present structure of the Irish housing system fits easily within theories of housing and gender inequality. As a final point, the starting analysis of the scoping study in mapping the connection between these three strands is highlighted. This is further refined and developed in section 3.

Section 3 - Housing Disadvantage and Gender Issues

3.1. Introduction:

A key aim of the scoping study is to focus on disadvantaged groups within the Irish housing system and to identify the housing issues that they experience from a gender perspective; the primary concern being the identification of housing issues that are of particular relevance to women.

To achieve this objective, interviews were held with various groups that represent disadvantaged households and gender interests. The interview methodology adopted a questionnaire format and information was obtained in relation to accommodation needs, existing housing situations and housing issues of concern. In addition, contact was made with providers of housing services, namely Dublin City Council and the Department of the Environment and Local Government. The researcher conducted interviews, either by phone or in person, over the months of June and July 2002.

This section of the study presents details of the qualitative information obtained from participants in the interview process. Section 3.2. begins by listing the various groups consulted while section 3.3. outlines the conceptual framework that underlies the presentation of the findings. A series of detailed tables based on this framework is presented in section 3.4. These tables identify the housing / accommodation needs, experiences and issues of concern that emerged in the course of the qualitative research. A gender dimension is noted where appropriate. The tables are intended as a means of enabling readers to easily access information of specific interest, and to identify existing gaps and potential research topics in areas of particular concern.

While these tables facilitate a general to specific approach in analysing the data, the purpose of this scoping study is to focus on disadvantaged groups and to highlight the housing issues of concern from a gender perspective. Given this, the discussion employed in the remainder of section 3 imposes a specific structure on the findings so as to enable this aim to be met. Firstly, the discussion of housing needs and experiences undertaken in section 3.5. classifies disadvantaged households according to the household types proposed in section 2, those of lone parents, low income households, households that are temporarily / insecurely housed and travellers. The heterogeneity and gender dimension of these aggregate households is recognised by the analysis and sub-groups within each household type are examined. Secondly, issues of concern are considered in section 3.6. These issues cover worries regarding housing, such as the quality of physical buildings, but also refer to wider associated concerns relating to local environment characteristics and service provision - for example, transport facilities and childcare. This section is again tailored to satisfy the study's objectives in that it adopts a specific gender focus.

All qualitative information discussed in section 3 of the scoping study is based on the pooled responses of participants in the interview process.

3.2. Participants in the Interview Process:

The following table lists the organisations that agreed to be interviewed for the purpose of the study. These comprised a combination of state organisations and voluntary bodies

representing specific disadvantaged groups and gender interests¹. Details on the broad social types represented by participants in the interview process are provided below.

Table 3A: Participants in the Interview Process

<u>Organisation</u>	<u>Client Group</u>
Access Ireland	Asylum Seekers
Age Action Ireland	Older People
Chrysalis	Drug Users
Department of the Environment and Local Government (DELG)	Funding for Housing
Disabled Women's Working Group	Disabled Women
Dublin City Council (Social Inclusion Unit)	Local Authority Tenants
Focus Ireland	Homeless
Irish Council for Social Housing	Federation of Housing Associations
Merchant's Quay Project	Drug Users
National Women's Council of Ireland (NWCi)	Women's Interests
People with Disabilities in Ireland Ltd. (PDIL)*	Disabled People
Saol Project	Women in Treatment for Drug Addiction
Simon Community	Homeless
Sonass Housing Association	Women who have Experienced Violence
The Homeless Agency	Homeless
The Irish Traveller's Movement	Travelling Community
Threshold	Housing and Homelessness
Women's Committee of the Irish Congress Of Trade Unions (ICTU)	Women's Interests

* The representative interviewed from PDIL was interviewed in the capacity of a person with a disability. Personal views and experiences were discussed. These do not necessarily reflect the views of PDIL.

3.3. Conceptual Framework:

3.3.1. General Framework:

Based on the responses of interviewees, a wide range of accommodation needs, experiences and housing concerns were identified by the scoping study. Given the heterogeneity of households units, such variety was to be expected and is reflected in the information tabulated in section 3.4. In presenting these findings, the study seeks to explore the relationship between the housing system, household types, socio-economic characteristics and existing housing experiences and issues. This idea can be conceptualised in terms of a four-dimensional box as presented below in Table 3B.

In Table 3B, households are classified as lone parents, single persons, older persons and couples living with children. This broad classification is similar to the categories employed in the Census and allows for a general to specific approach in considering the housing experiences of various household types. The housing system comprises social and private housing along with the private rental sector, emergency accommodation such as B&Bs and

¹ Please note that this list of disadvantaged social and gender groups is not exhaustive. For example, lesbians and minority ethnic groups (other than asylum seekers) are not included in the study due to a lack of both qualitative and quantitative data. As such, general and specific research into the needs, experiences and housing / residential environment issues of concern to these groups is recommended.

hostels, and accommodation types that are specific to members of the travelling community. Socio-economic status refers to particular characteristics of households that can lead to social inequality and potential disadvantage in terms of housing. The appropriateness of existing housing and issues of concern form the final dimension of the box.

Table 3B: General Conceptual Framework – 4 Dimensional Box

Housing Provision						
	Local Authority	Private Rented Sector	Owner Occupied	Emergency Acc	Halting Sites / Group Housing	
Socio-Economic Status						Broad Household Composition
Low Incomes / Welfare Dependent						Lone Parents
Women who have Experienced Violence						Single Person Households
Recovering Addicts / De-Institutionalised						Older Person Households
Substance Abusers						Couples living with Children
Disabled						
Asylum Seekers						
Travellers						
	Cost / Access Problems	Quality of Housing	Insecurity of Tenure / Maintenance	Particular Housing Issues of Concern	Residential / Community Environment	
Housing Experiences / Issues						

The nature of the box is such that it is possible to relate any element on one side to any of the elements on the other three sides. The starting and end points are arbitrarily decided by the reader and may be based on personal or professional interest. The framework is designed to enable the reader to easily pinpoint information of specific interest and can be used as a mechanism for selecting future research topics. However, in practice it is not possible to draw a four-dimensional box in a one-dimensional space. The tables presented in section 3.4. are necessarily one-dimensional but the information is displayed in a manner that retains the essence of the above conceptual framework. Housing provision and the household type are fixed in any given table but vary across tables. Housing experiences and socio-economic characteristics are fixed in each case.

As an example, consider a reader who is interested in the quality of housing accessed by lone parents living in the private rented sector. From Table 3C (presented in section 3.4.), the reader can see that experiences differ depending on the socio-economic characteristics of the household – lone parents who are dependent on social welfare payments typically access accommodation that varies in standard, with overcrowding being a feature of shared accommodation. On the other hand, the quality of housing available to disabled lone parents is poor. In this case, lone parent households are taken as the starting point of the analysis and this element of the box is combined with specific aspects of housing provision, housing experiences and socio-economic status.

Equally, the reader might begin by expressing an interest in the housing issues of concern to recovering addicts and de-institutionalised individuals. Combining this socio-economic characteristic with a particular component of the housing system such as emergency accommodation and a specific household type, for example, single people, reveals that a need for appropriate supports, and resistance on the part of local people to pre-release housing, are issues of concern to recovering addicts and de-institutionalised single people living in emergency accommodation.

The above examples are merely intended to illustrate the usefulness of the conceptual framework, as ultimately it is the reader's choice as to where to begin and how to combine the four dimensions of the box.

3.3.2. Structured Framework:

As stated previously, a key aim of the scoping study is to focus on disadvantaged groups and to highlight their housing needs, experiences and issues of concern from a gender perspective. To satisfy this objective, the discussions in sections 3.5. and 3.6. impose a specific structure on the qualitative findings tabulated in section 3.4. This structure represents a combination of the general conceptual framework outlined above and the map presented in section 2.

Disadvantaged households are categorised under four headings as follows:

- Lone Parents,
- Low Income Households,
- Homeless and Temporarily / Insecurely Housed,
- Travellers.

Within each of these broad household types, various sub-groups are identified. Classification in this manner brings together the 'Broad Household Composition' and 'Socio-Economic Status' categories in Table 3C and the 'Household Type' category of Table 2C. The addition of a gender dimension, and consideration of the housing needs and experiences of these households, underlies the discussion in section 3.5. This framework also links directly to the discussion in section 3.6. – it forms the starting point in identifying the critical issues of concern for women and men who are disadvantaged in terms of housing.

3.4. Overview of Qualitative Findings:

The following tables present an overview of the qualitative information obtained from participants in the interview process. The data is tabulated on the basis of the general conceptual framework as discussed in section 3.3.1.

Table 3C: Overview of Qualitative Findings

Housing Provision: Local Authority Housing					
Broad Household Composition: Lone Parent Households					
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
S o c i o - E c o n o m i c S t a t u s	Low Incomes / Welfare Dependent	Length of waiting lists	-	-	Non segregation and social mix is desired in LA housing estates; Lack of affordable childcare; Poor transport in rural areas
	Women who have Experienced Violence	Eligibility problems given an interest in an another home	-	Good standard of LA housing	Lack of choice as to the nature of housing tenure; Supports needed
	Recovering Addicts / De-Institutionalised	Access difficulties	Insecurity given the nature of anti-social legislation	Fear of labelling and prejudicial behaviour; Supports eg. dealing with neighbours, managing money	Poor quality of estates - located on the fringe of urban areas; Limited access to services; Lack of access to childcare
	Substance Abusers	Access difficulties	Eviction on the grounds of anti-social behaviour	Residential respite needed with medical supports; Deemed to be 'undeserving'	Non segregation and social mix is needed in LA estates; Lack of affordable childcare facilities
	Disabled	Limited housing available	-	Ease of adaptability varies	Lack of childcare facilities; Nature of anti-social legislation
	Asylum Seekers	Affordability problems; Variable status across LA housing lists	-	Life-time adaptable social housing is needed	Inaccessible creches, centres; Travelling distances if children are attending special schools
	Travellers	Housing is of a standard size & design that is not always suitable	Excess capacity implies extra costs eg. heating costs	Balance between integration & housing near people with a similar ethnic background	Lack of childcare, social support; Poor transport in rural areas; Isolation
			Newly built accommodation is of a varying quality	Set size and design of housing	Racism experienced in certain Local Authority estates

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Local Authority Housing						
Broad Household Composition: Single Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
Social Exclusion Statistics	Low Incomes / Welfare Dependent (Relationship Breakdown)	Low priority status on LA waiting lists; Shortage of single person accommodation	Debt arrears due to domestic problems	Housing design is not customised to meet needs; Poor quality standard	Low status/ inability to access lists - no list or deterrents; (Space needed if children are visiting their fathers overnight)	Typically poor residential environments; High welfare with community involvement and management
	Women who have Experienced Violence	Low priority status on LA waiting lists	-	Good standard of LA housing	Lack of choice as to the nature of housing tenure; Supports needed	Poor quality of estates - located on the fringe of urban areas; Limited access to services
	Recovering Addicts / De-Institutionalised	Low priority status on LA waiting lists/inability to access lists until the day of release; Affordability problems	Concerns over running costs and expenses eg. furniture; Insecurity given the nature of anti-social legislation	-	Choice as to the type of accommodation and supports provided	Undesirable segregation; Housing in ghettos far from the area of origin and from services results in isolation
	Substance Abusers	Access problems due to low priority status combined with drug using behaviour	Insecurity and eviction due to anti-social behaviour and the power of tenants committees	-	Deemed to be 'undeserving'	Nature of anti-social legislation; Segregation in LA estates
	Disabled	Difficulties in accessing LA housing	-	-	Lack of visibility, life-time adaptable and accommodation suitable for PAs; Loss of independence	Segregation and little social mix; Difficulties in accessing housing in the local area upon becoming disabled
	Asylum Seekers	Affordability problems; Variable status across LA housing lists	-	-	Balance between integration & housing near people with a similar ethnic background; Welfare dependency trap	Low welfare experiences when housed in 'problem estates'; High transport costs and isolation in rural areas
	Travellers	Low priority status on lists	-	Varying quality	Standard size and design	Racism in 'problem estates'

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Local Authority Housing						
Broad Household Composition: Older Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
S o c i o - E c o n o m i c	Low Incomes / Welfare Dependent	-	-	Lack of tenure choice; Housing with supports / independence as desired; Housing in secure areas	Feelings of anxiety in areas dominated by teenagers; Disconnection between housing and services for older people	
	Substance Abusers	-	-	Experiences of homelessness	-	
	Disabled	-	-	Limited options upon becoming disabled; Need for inclusion in the wider community	Segregation and little social mix; Isolation; Disconnection between housing for older people and services, additional difficulties if the individual is disabled	
Broad Household Composition: Couples living with Children						
S t a t u s	Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
	Low Incomes / Welfare Dependent	Length of waiting lists	-	-	-	Lack of affordable childcare facilities
	Asylum Seekers	Affordability problems; Variable status across LA housing lists	-	-	Balance between integration & housing near people with a similar ethnic background; Welfare dependency trap	Lack of childcare, social support; Poor transport in rural areas

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Private Rented Sector					
Broad Household Composition: Lone Parent Households					
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
S o c i o - E c o n o m i c S t a t u s	Low Incomes / Welfare Dependent	High rents; Indirect discrimination on the grounds of children, SWA payments	-	Standard varies depending on income levels; Overcrowding in shared accommodation	Inability to move off the OPF payment Lack of affordable childcare facilities; Poor transport in rural areas
	Women who have Experienced Violence	Indirect discrimination on the grounds of children; Affordability problems	-	Lack of choice as to the nature of housing tenure; Supports needed	Lack of access to childcare; Inability to access counselling services
	Recovering Addicts / De-Institutionalised	Access problems given a combination of children and past anti-social behaviour	Supports needed to help maintain accommodation eg. budgeting skills	Poor standard	Fear of labelling and prejudicial behaviour; Supports eg. dealing with neighbours, managing money Lack of affordable childcare facilities
	Substance Abusers	Access problems due to anti-social behaviour	Help needed to maintain and furnish accommodation	Very low standard in most cases	Lack of choice; Little privacy from landlords Affordable childcare is lacking - inappropriate reliance on family and friends
	Disabled	Discrimination on the grounds of children; Unsuitable accommodation	-	Poor	Little choice Inaccessible creches, centres; Travelling distances if children are attending special schools
	Asylum Seekers	Affordability problems; Discrimination on the grounds of children and racism	Eviction for racist reasons	Variable standard	Limited choice; Unaware of rights Lack of childcare, social support; Poor transport in rural areas; Isolation
	Travellers	Discrimination; Affordability problems	Difficulties in meeting expenses eg. electricity bills	-	Prejudicial attitudes of landlords -

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Private Rented Sector						
Broad Household Composition: Single Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
S o c i o - E c o n o m i c S t a t u s	Low Incomes / Welfare Dependent (Relationship Breakdown)	Affordability problems; Discrimination if SWA recipient; (Accommodation suitable for children visiting overnight is unaffordable)	Rent arrears; Insecurity of tenure; Vulnerability and lack of privacy for women	Variable standard	Involuntary sharing given a 'buying to let' policy on the part of landlords; Lack of privacy for women	-
	Women who have Experienced Violence	Affordability problems	-	-	Lack of choice as to the nature of housing tenure; Supports needed	-
	Recovering Addicts / De-Institutionalised	Access difficulties; Affordability problems given welfare dependency or low incomes	Insecurity of tenure; Cost of furnishing and running expenses	Variable standard	Choice as to the type of accommodation and supports provided	-
	Substance Abusers	Access and affordability difficulties	Insecurity of tenure; Cost of furnishing and running expenses	Variable standard	Insecurity of tenure	-
	Disabled	Unsuitable accommodation; Affordability difficulties due to welfare dependency or low earning potential	-	Poor standard; Confinement to one room given a lack of accessibility	Loss of independence for women who have to stay in the family home; Lack of visibility and suitable accommodation for PAs	Difficulties in accessing medical centres, transport facilities etc.
	Asylum Seekers	Discrimination; Affordability difficulties	Insecurity of tenure; Eviction on racist grounds	Variable, sub-standard in some cases	Unaware of rights	Poor transport, limited services, isolation etc. in rural areas
	Travellers	Discrimination; Affordability problems	Difficulties in meeting expenses eg. electricity bills	-	Prejudicial attitudes of landlords	-

Table 3C (contd): Overview of Qualitative Findings

Table 3C (contd): Overview of Qualitative Findings						
Housing Provision: Private Rented Sector						
Broad Household Composition: Older Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
S o c i o - E c o n o m i c	Low Incomes / Welfare Dependent	Affordability problems given low incomes; Inadequate pensions; Rent increases	Insecurity of tenure - fear of home loss; Vulnerability of single women	-	Involuntary sharing; Tenure choice; Need for secure housing and community supports	Poor social networks amongst older single men; Isolation
	Substance Abusers	Affordability difficulties	-	-	Experiences of homelessness	-
	Disabled	Unsuitable accommodation; Affordability difficulties due to inadequate pensions	-	Poor standard; Confinement to one room given a lack of accessibility	Limited options upon becoming disabled; Need for inclusion in the wider community	Difficulties in accessing medical centres, transport facilities etc.; Isolation
Broad Household Composition: Couples living with Children						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
S t a t u s	Low Incomes / Welfare Dependent	High rents; Indirect discrimination on the grounds of children, SWA payments	-	Standard varies depending on income levels	-	Lack of affordable childcare facilities
	Asylum Seekers	Affordability problems; Discrimination on the grounds of children and racism	Eviction for racist reasons	Variable standard	Limited choice; Unaware of rights; Welfare dependency trap	Lack of childcare, social support; Poor transport in rural areas

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Owner Occupied Housing					
Broad Household Composition: Lone Parent Households					
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
S o c i o - E c o n o m i c S t a t u s	Low Incomes / Welfare Dependent	Incomes are too low to be eligible for a mortgage	-	-	-
	Women who have Experienced Violence	Affordable housing schemes should lower the deposit and repayments so that owner occupied housing is viable	-	-	Property order must be sought if the women is a joint owner of the family home - this often results in a settlement sum
	Recovering Addicts / De-Institutionalised	Welfare dependency or low incomes so owner occupation is not an option	-	-	-
	Substance Abusers	Welfare dependency or low incomes so owner occupation is not an option	-	-	-
	Disabled	Low earning potential so not in a position to avail of the affordable housing scheme	-	-	Cannot continue payments given low earning potential & costs if extra facilities are needed
	Asylum Seekers	-	-	-	-
	Travellers	-	-	-	-

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Owner Occupied Housing					
Broad Household Composition: Single Person Households					
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
S o c i o e c o n o m i c S t a t u s	Low Incomes / Welfare Dependent (Relationship Breakdown)	Incomes are insufficient to purchase a home	-	(Homelessness amongst welfare dependent men upon leaving the family home)	-
	Women who have Experienced Violence	Affordable housing schemes should lower the deposit and repayments so that owner occupied housing is viable	-	Property order must be sought if the women is a joint owner of the family home - this often results in a settlement sum	-
	Recovering Addicts / De-Institutionalised	Welfare dependency or low incomes so owner occupation is not an option	-	-	-
	Substance Abusers	Owner occupation is not an option	-	-	-
	Disabled	Welfare dependency or low incomes limit access to owner occupied housing	-	-	-
	Asylum Seekers	Limited access - dependent on the level of family resources, savings and employment	-	-	-
	Travellers	-	-	-	-

Table 3C (contd): Overview of Qualitative Findings

Table 3C (contd): Overview of Qualitative Findings						
Housing Provision: Owner Occupied Housing						
Broad Household Composition: Older Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
S o c i o - E c o n o m i c	Low Incomes / Welfare Dependent	Downsizing or moving from rural to urban areas is expensive	Difficulties in affording maintenance and upkeep, 'Asset rich-income poor'	Sub-standard - problems of dampness, structural flaws, inadequate heating etc.	Lack of choice if downsizing; Housing with supports and independence as required; Community supports	Poor social network of single older men; Isolation
	Substance Abusers	-	-	-	-	-
	Disabled	-	-	-	Lack of tenure choice upon becoming disabled; Need for community supports	Isolation; Difficulties in accessing services
Broad Household Composition: Couples living with Children						
S t a t u s	Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
	Low Incomes / Welfare Dependent	Owner occupation is a limited option	-	-	-	-
	Asylum Seekers	Limited access - dependent on the level of family resources, savings and ability to access secure employment	-	-	-	-

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Emergency Accommodation						
Broad Household Composition: Lone Parent Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
Socio-Economic Status	Low Incomes / Welfare Dependent	Under supply of emergency accommodation	-	Variable standard; Lack of storage space, play areas, cooking facilities etc.	Hidden homelessness - overcrowding in small parental homes, inter - generational difficulties	City centre locations give rise to a loss of connection with the area of origin and family support networks
	Women who have Experienced Violence	Under supply of refuges	-	Variable standard; Lack of storage space, play areas, cooking facilities etc.	Need for safe emergency accommodation	-
	Recovering Addicts / De-Institutionalised	Affordability difficulties with respect to B&B accommodation	-	Variable standard; Lack of storage space, play areas, cooking facilities etc.	Overcrowding and inter-generational difficulties in the family home	Emergency accommodation can act as a pathway back into drug usage and crime
	Substance Abusers	Access problems if previously used on the premises or were rude to staff etc.	-	Variable standard; Lack of storage space, play areas, cooking facilities etc.	Residential respite with medical supports	Lack of childcare facilities; Little privacy and no break from children can lead to increased drug usage
	Disabled	Hostels are not accessible	-	Variable standard; Lack of storage space, play areas, cooking facilities etc.	Loss of dignity given lack of accessibility	-
	Asylum Seekers	-	-	Problems with B&Bs as above; Variable conditions in large-scale accommodation centres	Loss of independence; Vulnerability of children	Locations in rural areas result in no access to services; Lack of childcare facilities
	Travellers	-	-	-	-	-

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Emergency Accommodation						
Broad Household Composition: Single Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
Socio-Economic Status	Low Incomes / Welfare Dependent (Relationship Breakdown)	Inadequate hostel places for women	-	Variable standard; Lack of storage space, loss of independence, no privacy etc.	Hidden homelessness - living in overcrowded conditions; Shortage of hostel places for women	City centre locations give rise to a loss of connection with the area of origin and family support networks
	Women who have Experienced Violence	Under supply of refuges	-	Variable standard; Lack of storage space, loss of independence, no privacy etc.	Need for safe emergency accommodation; Hidden homelessness - staying in unsafe relationships	-
	Recovering Addicts / De-Institutionalised	Inadequate hostel places for women; Long waiting lists for drug treatment centres	-	Variable standard; Lack of storage space, loss of independence, no privacy etc.	Need for appropriate supports; Resistance on the part of local people to pre-release housing	Emergency accommodation can act as a pathway back into drug usage and crime
	Substance Abusers	Inadequate hostel places for women	-	Variable standard; Lack of storage space, loss of independence, no privacy etc.	Tension and increased drug usage if the individual remains in the family home; Supports needed	A safe environment in which chronic alcoholics can drink and be homeless is desired - need for supported / transient accommodation
	Disabled	Shortage of suitable emergency accommodation	-	Accommodation is not accessible	Loss of dignity given inappropriate accommodation	-
	Asylum Seekers	-	-	Problems with B&Bs as above; Variable conditions in large-scale accommodation centres	Loss of independence	Locations in rural areas result in no access to services
	Travellers	-	-	-	-	-

Table 3C (contd): Overview of Qualitative Findings

Housing Provision: Emergency Accommodation						
Broad Household Composition: Older Person Households						
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment	
S o c i o - E c o n o m i c	Low Incomes / Welfare Dependent	Inadequate hostel places for women	-	Variable standard; Lack of storage space, loss of independence, no privacy etc.	Hidden homelessness - involuntary sharing; Shortage of hostel places for women	City centre locations give rise to a loss of connection with the area of origin and family support networks
	Substance Abusers	Inadequate hostel places for women	-	Variable standard; Lack of storage space, loss of independence, no privacy etc.	Shortage of hostel places for women; Need for supported / transient accommodation	A safe environment in which chronic alcoholics can drink and be homeless is desired;
	Disabled	Shortage of suitable emergency accommodation	-	Accommodation is not accessible	Loss of dignity given inappropriate accommodation	-
Broad Household Composition: Couples living with Children						
S t a t u s	Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
	Low Incomes / Welfare Dependent	Lack of suitable emergency accommodation for families	-	Variable standard; Lack of storage space, lack of play areas, health risks etc.	Undesirable separation of families - fathers are often placed in hostels, women and children are put in B&Bs	Location of hostels in city centre areas implies dangers for children, lack of play areas etc.
	Asylum Seekers	-	-	Problems with B&Bs as above; Variable conditions in large-scale accommodation centres	Loss of independence; Vulnerability of children	Locations in rural areas result in no access to services; Lack of childcare facilities

Table 3C (contd): Overview of Qualitative Findings

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Housing Provision: Halting Sites / Group Housing					
Housing Experiences and Issues:	Affordability / Access Problems	Insecurity of Tenure / Maintaining Accommodation	Quality of Accommodation	Housing Issues of Concern	Issues relating to the Residential / Community Environment
Broad Household Composition: Lone Parent Households					
Low Incomes / Welfare Dependent	Problems accessing accommodation - some halting sites have no accommodation that is suitable	Excess capacity is not desirable as extra costs are incurred; Fear of eviction	Varying quality of group housing; Lack of services	Difficulties in parenting given a lack of services on sites; Set size and design	Isolated locations; Limited access to transport, schools, childcare facilities etc.
Broad Household Composition: Single Person Households					
Low Incomes / Welfare Dependent	Access problems	Extra capacity is not desired; Insecurity of tenure	Lack of services; Varying quality of group housing	Inadequate service provision eg. lack of water, heating etc; Set size and design	Isolation
Disabled	Access difficulties	-	Inaccessible accommodation	Consideration of needs	Badly designed sites
Broad Household Composition: Older Person Households					
Low Incomes / Welfare Dependent	-	Insecurity of tenure	Lack of services	Inadequate service provision eg. lack of water, heating etc.	Isolation
Broad Household Composition: Couples living with Children					
Low Incomes / Welfare Dependent	-	Fear of eviction with nowhere to go	Lack of services; Varying quality of group housing	Difficulties for women in parenting and carrying out home duties given a lack of services	Isolated locations; Limited access to transport, schools, childcare facilities etc.

3.5. Housing / Accommodation Needs and Existing Situations:

Based on the responses of interviewees, a wide range of accommodation needs and experiences were identified by the study. Given the heterogeneity of disadvantaged household units, such heterogeneity was to be expected. However, despite these differences, there is a common element of need amongst all household types. This is the very basic need of 'affordable accommodation'. Most participants outlined difficulties experienced by their clients in finding accommodation. Expectations as to housing characteristics and welfare were not high - people were prepared to accept accommodation that would 'do' rather than what was desired or ideal. Nevertheless, upon finding such accommodation, it was generally not affordable. This situation highlights the extent of structural problems in the housing market and the extent to which these problems, combined with high demand, have fed through and generated serious affordability concerns across a broad spectrum of households.

This section of the study considers the existing housing situations of disadvantaged households and identifies the experiences of these social groups in their efforts to find an appropriate, affordable and secure home. However, disadvantage within the Irish housing system is not limited solely to access and affordability but includes a variety of other relevant issues. Location and the proximity of housing to essential services and support facilities such as childcare and day centres, is a key concern. In addition, the nature of the residential and community environment is a significant determinant of whether housing is viewed as desirable or not. A further question of interest is whether housing disadvantage is more prevalent among vulnerable household types that can be specifically characterised in terms of gender. Given this, the presentation of responses is aggregated across interviewees by household type, with a gender perspective adopted as appropriate.

3.5.1. Lone Parents:

Lone parent households are predominately comprised of mothers and children. For example, 97% of the families who claimed the One Parent Family Payment in 2000 were female headed households (DS&FA, 2000). In addition, all interview participants referred to their lone parent client base as female. Given this, the interview methodology reflects a bias towards the accommodation needs of women who are lone parents. The experiences of men living with and looking after children are not well documented - the Census provides a figure for the number of male headed one parent households while the Threshold service indicates the number of lone parent male callers. No quantitative data is available on this group in terms of housing needs, existing accommodation etc. Research in this area is clearly lacking and without detailed data on the housing experiences of male lone parents the scoping study cannot correct for the bias introduced. This is a limitation of the study that should be noted.

This section presents the key accommodation needs and experiences of lone parents (women living with children) as identified by participants in the interview process. To the extent that these needs can be discussed in aggregate, there is a general need for adequate childcare facilities and services, tenure choice and accommodation of a suitable size. In terms of access to housing, lone mothers are at the top end of the priority scale applied by Local Authorities. Nevertheless, the process of social housing provision is slow; waiting lists are long and problems exist regarding the location and type of housing provided. In relation to the private rented sector, discrimination and affordability concerns are paramount. These experiences are common to all lone parents and are compounded by the role of lone mothers as sole carers and breadwinners. This role means that these women are very dependent on childcare services and facilities that are generally inadequate.

For individual groups within the lone parent household type, interviewees identified a variety of additional housing needs and experiences. These specific experiences combined with the

above common elements highlight a significant degree of housing disadvantage amongst lone parent households.

The existing housing situations of different lone parent households are discussed below.

3.5.1.1. Homeless Lone Parents:

- Homeless mothers and children are typically housed in emergency B&B accommodation. Lack of storage space, play areas for children, cooking facilities and the destabilising nature of B&B housing render the use of this type of accommodation undesirable on a long-term basis. A possible alternative is increased hostel places for women and children. However, there is a need to ensure that these are appropriate – restrictions such as clocking in and out should be removed as they hamper efforts to gain employment and eviction during the day means that women and children are left with nowhere to go. The quality of existing emergency accommodation varies considerably, while some B&Bs and hostels are of a good standard, many are not.
- Emergency accommodation is located in city centre areas. This is problematic in that it is not the area of origin of many homeless one-parent families. Ideally accommodation should be provided in the community where the family was originally from. This reflects a practical need to reduce costs, as often children do not change school upon becoming homeless. Accommodation far from the original home location results in high transport costs and a loss of contact with the wider community and other family members. Difficulties also arise if the woman is working and is required to have both herself and her children in different places on different sides of the city for 9am.
- In terms of the residential environment, city centre locations are viewed as undesirable given the dangers of traffic and limited play areas. However, this unsuitability is counteracted by the fact that homeless services are located in these areas. As such, homeless lone mothers can access childcare services and day centres, though there is a lack of safe facilities where women and children can undertake activities as a family.
- With regard to longer-term accommodation, transitional housing may be required in some cases but for most women the desire is to move on. Many homeless lone parents are reliant on Local Authority housing. This reliance is due to the huge access and affordability problems experienced by this household type in the private rented market. A combination of a homeless past, children and SWA payments leads to wide-scale discrimination. Owner occupation is not an option for these women given that they are either dependent on social welfare payments or in low-paid employment.

3.5.1.2. Lone Mothers who have Experienced Violence:

- An exception to the provision of accommodation in the area of origin is the case of women who have experienced violence. These women and their children are in serious need of safe emergency, transitional and long-term accommodation. Supports are needed rather than a mere 'bricks and mortar' approach.
- Emergency accommodation for women and children who have experienced violence is provided in refuges or in B&Bs. While the former accommodation type is suitable in terms of providing these women with a safe environment, the under-supply of refuges has given rise to increased use of inappropriate B&B accommodation.
- Long-term accommodation takes the form of Local Authority, private rented and owner occupied housing. With respect to the PRS, access is an issue given discrimination on the standard grounds of children. A problem that arises in terms of Local Authority accommodation is a convention whereby an individual is not eligible for LA housing if

he / she has an interest in another home. As such, women who are joint owners of the family home, but have left due to violence, are not eligible for social housing. In some cases, Local Authorities are prepared to offer a temporary letting on the basis that a property order is obtained. This usually translates into a permanent situation and the woman pays part of the settlement she receives to the Local Authority. However, this approach is not standard across all LAs. Moreover, the qualitative findings highlight the desire for tenure choice; women should have some say in whether they become Local Authority tenants, live in the private rented sector and so on.

- Where social housing is provided, the quality is regarded as being of a good standard. However, interviewees pointed to the fact that the quality of estates is often problematic. These tend to be located on the fringe of urban areas and consequently, access to services is limited. Accessing counselling services is an essential support need but one that is often not available due to the difficulties that lone mothers experience in having children minded. Given the lack of facilities and childcare, such residential environments substantially reduce welfare amongst this household type.

3.5.1.3. Low Income / Welfare Dependent Lone Parents:

- Existing housing situations for these households cover the private rented sector and social housing. In terms of the PRS, indirect discrimination on the part of landlords is a common experience. Where landlords do offer tenancy to welfare dependent lone parents, the rent is often pitched at a high level in the hope that it will be paid by the Community Welfare Officer. As such, limited access to the PRS and exploitation make this sub-set of lone parents vulnerable to housing disadvantage. Further exclusion arises in situations where lone parents cannot afford to move off the One Parent Family payment and hence become trapped and dependent on welfare benefits. For lone parents who have succeeded in accessing social housing, there is a need to ensure that ghetto communities are not created. Non-segregation of one-parent families is desirable so as to generate a better dynamic in estates and a varied social mix.
- The quality of accommodation available to low income lone parents varies from unhygienic to high quality; the standard being dictated by income and willingness to pay. In some cases, lone parents are sharing accommodation and overcrowding is a feature of their present housing situation.
- Participants in the interview process again identified a lack of affordable childcare facilities and limited tax breaks with respect to childcare costs as key welfare-reducing factors for low income mothers. In addition, poor transport facilities in rural areas have a negative impact on households' contentment with their residential environment.

3.5.1.4. Lone Parents who are Substance Abusers and Recovering Addicts:

- Recovering and using addicts who are lone parents typically experience multi-faceted problems. For the majority of lone parents in this situation, standard housing is appropriate – supported housing is not needed for the average drug user in the long-term, but there is a need for appropriate services to help the woman to become drug free or minimise drug use. In cases where the individual does not want to become drug free, residential respite with medical supports is necessary for both the drug user and her family.
- Accommodation utilised by this household type ranges from the family home and B&B accommodation to social and private rented housing. Low incomes or welfare dependency mean that owner occupation is again not a viable housing option. Experiences with accommodation in the family home point to situations of overcrowding

and inter-generational difficulties, while B&B accommodation is both expensive and unsuitable as discussed above. As a homogeneous unit, recovering addicts and substance abusers find it difficult to access accommodation in the private rented sector. Where drug usage or addiction in the past is combined with lone parent status, access problems are multiplied. Accessing and maintaining Local Authority housing is also difficult for this household type. A key concern in this respect is the nature of anti-social legislation that can be used to evict families on the grounds of anti-social behaviour. Participants in the interview process pointed to a belief that Local Authorities and residence committees are in some cases abusing this legislation and employing it with excess vigour.

- In addition, the suitability of social housing provided to date is poor in terms of meeting the needs of these lone parents. Housing is typically too small to accommodate families and structural problems such as leaks and erosion were identified in older flat complexes. Dublin City Council is undertaking considerable renovations at present but there are some concerns regarding the quality of materials used.
- With regard to residential and community environments, certain categories of lone parents (ex-prisoners, drug users, women who worked as prostitutes etc.) are often housed in estates where anti-social behaviour is endemic. There is a need for a movement away from the placement of these lone parents into ghetto communities and towards a greater social mix. One means of achieving this objective is the enforcement of the 20% social housing requirement in new private developments. Wider welfare issues of concern include access to childcare. The experiences of recovering and using lone mothers highlight a deficit in affordable childcare and the need to rely on family members or friends that may not always be appropriate. Again, the lack of such services undermines the attempts of recovering addicts to gain and maintain employment and may lead to additional drug usage by mothers living in B&Bs who have no privacy and no break from their children.

3.5.1.5. De-Institutionalised Lone Parents:

- Many lone parents are homeless upon leaving prison. Emergency accommodation is provided in B&Bs or in some cases in the extended family home. In situations where transitional housing is available, this experience is viewed as positive. Typically, supports are required to help prepare these women to live independently with their children. Supports should take the form of assistance in terms of managing finances, dealing with neighbours who may exhibit prejudicial behaviour towards a female lone parent with an addiction background and so on. In other cases, some type of pre-release housing is viewed as essential to the woman's ability to cope when she is fully released from prison. However, a major fear amongst ex-prisoners is that of labelling. This outcome is likely if services and housing are tailor-made for lone parents who were imprisoned in the past. For example, placement in housing or locations close to other ex-prisoners can act as a gateway to recommitting crime. Given this, standard housing is required with supports provided outside of the accommodation environment such as a key worker support mechanism.
- Longer-term housing takes the form of Local Authority or private rented accommodation. The experiences of this household type in terms of access and affordability, along with the residential aspects of housing, are identical to those of lone mothers who are substance abusers or recovering addicts. Please refer back to section 3.5.1.4. for details.

3.5.1.6. Disabled Lone Mothers:

- Disabled women who are lone parents require additional social housing. This need reflects the limitations of private sector accommodation as an option for this lone parent sub-group. These women face discrimination by landlords on two fronts – on the grounds of children and the fact that accommodation is generally inappropriate. In addition, lone mothers with a disability are often not in a position to avail of the affordable housing scheme. While it may be possible to obtain the initial deposit, continuing payments is problematic given low earning potential and the fact that the costs of disability are high, for example, extra facilities may be required at any point in time and cannot be budgeted for in advance.
- Interviewees identified a number of housing / residential environment factors that reduce the quality of life of disabled lone mothers and their children. Access to creches, medical and local centres is rendered impossible in many cases by unsuitable footpaths and inaccessible transport. Additionally, in situations where children are attending special schools, travelling distances are problematic and add to the social exclusion experienced by this household type.

3.5.1.7. Lone Parents who are Asylum Seekers:

- Prior to the introduction of the direct provision scheme, emergency accommodation for lone parent asylum seekers was provided in B&Bs. For the reasons discussed previously, this accommodation type was inappropriate. Direct provision has resulted in the establishment of large-scale accommodation centres throughout the country. Conditions vary considerably - some provide cooking facilities while others lack space for children to play or study. Overall, this accommodation is not suitable for these women and their children especially when centres are located in rural areas with no access to services.
- Longer-term housing experiences for lone parent asylum seekers are in the private rented and social housing sectors. Affordability is a key issue in both cases with discrimination being an additional problem in terms of the PRS.
- With regard to the community environment, isolation is a key feature of life in Ireland for these women. Difficulties in accessing culturally appropriate childcare in general, and social support networks and transport if housed in a rural area, combine to reduce the welfare of these lone parents. In this context, there is a need for accommodation that is located closer to urban centres and also near people with a similar ethnic background. This latter aspect has the effect of creating a ready-made social environment and reduces the sense of isolation experienced. However, care should be taken to provide housing in a manner that will facilitate integration and a pathway into the wider community.

3.5.1.8. Traveller Lone Parents:

- Lone parents within the travelling community have a variety of accommodation needs and experiences. Please refer to section 3.5.4. for a detailed discussion.

3.5.2. Low Income Households:

Households that experience difficulty in obtaining access to appropriate and affordable housing, and those that suffer from low housing welfare, typically fall into a low income category. Low incomes can be explained by a variety of factors – welfare dependency, the threat of unemployment, low-paid or temporary employment, inequality in pay scales and

problems in going out to work. As such, this household type comprises a cross-section of social groups ranging from lone parents and separated women and men to older people and the unemployed. The common element is that these individual households are increasingly experiencing exclusion from the Irish housing system. Moreover, in cases where low incomes are combined with other forms of disadvantage such as a disability or an addiction problem, the effect is to worsen the experience so that the household is doubly excluded.

At a broad level - ignoring the heterogeneity and gender dimension of low income households - there is a need for the provision of affordable housing in the private rented sector and the implementation of set standards and practices. In addition, reforms are needed with respect to the welfare entitlements system so as to enable people to move from welfare dependency into employment and to cover private sector rental costs upon making this move. Local Authorities operate a system of differential rents based on incomes, which has meant that affordability is less of an issue for the average household accommodated in this sector. However, accessing the social housing market is problematic. The unacceptable length of waiting lists highlights the need to speed up the process of allocation and provision so that households do not slip into spells of homelessness while awaiting housing.

The specific needs and housing experiences of different groups and genders within the low income household type are discussed in the following sections.

3.5.2.1. Single Person Households:

- Accessing accommodation is the main concern for single men and women. Rapid house price inflation in recent years has resulted in a situation where single incomes are insufficient to purchase a home at almost any income level. As such, owner occupation is not a viable housing option for low income single men and women. With respect to the gender dimension of single person low income households, women on average earn less than men making them very vulnerable to housing disadvantage. On the other hand, single men are considered to be of a lower priority status and tend to find it more difficult to access either the private rented or social housing sectors.
- Accommodation experiences in the private rented sector point to affordability problems, rent increases, arrears and insecurity of tenure. Women in particular experience a high degree of vulnerability and a lack of privacy while living in private rented accommodation. Accessing Local Authority housing is difficult for single person households given low priority status on LA waiting lists (men tend to have greater difficulties in this respect). Moreover, participants in the interview process indicated that many LAs deter single people from accessing housing waiting lists by highlighting their low priority status. In other cases, Local Authorities do not have an accommodation list for single people. These are issues that should be resolved immediately. In cases where social or voluntary housing is obtained, a system of differential rents based on incomes means that rents are affordable for most. However, situations often arise whereby both single men and women experience debt arrears due to domestic problems.
- Existing housing situations for those who cannot access the PRS, and are on waiting lists for social and / or voluntary housing, range from homelessness to hidden homelessness. Hidden homelessness refers to a situation whereby single people are living in overcrowded family homes or sleeping on the floor in a friend's house. This is particularly prevalent amongst single women.
- In terms of the suitability and quality of accommodation, interviewees identified a failure on the part of Local Authorities to customize housing to meet the smaller space requirements and individual needs of single households. A legacy of poor physical environments and low quality housing are typical features of the Local Authority estates

in which single people are accommodated. However, the welfare characteristics of existing housing are reasonably high in estates where community involvement and management is present. With respect to the voluntary sector, the standard of the housing stock is good and customization of housing to meet the needs of single person households is common. The standard is variable in the private rental market.

- Overall, the existing housing experiences of single men and women indicate a high degree of exclusion from all aspects of the housing system. A key need in this respect is an increase in the supply of accommodation for single person households, particularly for those on low incomes or facing unemployment.

3.5.2.2. Relationship Breakdown:

- Men, who have left the family home, whether single, separated or divorced, fall into the category of single person households. As such, the housing situations and experiences of men following relationship breakdown are identical to those of single men as described above, though it should be noted that incidences of homelessness are particularly prevalent amongst older men who are dependent on SWA payments. With respect to housing welfare, further issues arise for these men if they have children. For example, additional space is required if children are to stay with their fathers on overnight visits. Experiences to date indicate that accommodation suitable for this purpose is often unaffordable. As such, these men suffer an additional welfare loss.
- The housing situations and experiences of lone parents and single women discussed previously also capture the experiences of women in the aftermath of the breakdown of a relationship. Please refer back to these sections for details.

3.5.2.3. Disabled People:

- A variety of needs were identified with respect to housing and disability. Firstly, the need for life long adaptable housing was highlighted; the idea being that accommodation should be based on a common model and adapted to meet individual and changing requirements over time. Related to this is the concept of visibility accommodation - PRS and LA housing should ensure that at least one room and a bathroom on the ground floor of all new developments are accessible to disabled people. Participants in the interview process pointed to a need for the entire ground floor to be accessible so as to reduce isolation and to maximise independent living. In situations where the disabled person is single, living alone and requiring the overnight help of a Personal Assistant (PA), two-bedroom accommodation is needed. At present this is lacking and PAs are required to sleep on sofas – an inappropriate situation.
- Existing housing for disabled people is in the private rented and social housing sectors. Irrespective of gender, a disability often means that the individual either cannot work and is dependent on welfare benefits or alternatively is in low-paid employment. Given this, owner occupation is difficult. In addition, the unavailability of suitable housing and dependency on social welfare benefits means that the PRS is often a limited option. Where accommodation has been obtained in this sector, experiences indicate a poor standard and the confinement of individuals to one room in the home due to a lack of accessibility. Difficulties in accessing Local Authority housing lists are commonplace unless the household has children. In terms of gender, lack of access to the social housing sector results in a greater loss of independence for single disabled women than for men. The lower earning potential of disabled women limits access to the PRS and these women often have no option but to remain in the family home. As such, disabled single women are particularly prone to experiences of housing disadvantage.

- With respect to the community environment and residential aspects of housing, existing housing situations highlight an undesirable degree of segregation and difficulties in accessing medical centres, transport and general services. Accommodation for disabled people is typically provided on the ground floor of complexes – this fosters a sense of specialisation and a lack of a social mix. As such, existing housing situations are characterised by low welfare provision in terms of housing in itself and also in terms of the residential environment. In addition, isolation is especially prevalent amongst elderly disabled men and women. In the case of elderly households where callers are infrequent, there is need for greater inclusion of these individuals in the wider community.

3.5.2.4. Older Person Households:

- Existing housing situations for older person households include nursing homes, sheltered housing schemes, social housing, accommodation in the private rented sector and owner occupation. While there is no typical accommodation type, a high percentage of these households are resident in owner occupied housing. The suitability of such housing varies depending on individual circumstances. However, common experiences in this respect are difficulties in affording maintenance and the upkeep of homes. This situation of 'asset rich but income poor' is reflected in sub-standard accommodation where problems such as dampness, structural flaws and inadequate heating are usual.
- Participants in the interview process identified single elderly men and women as vulnerable household types but for different reasons. In the case of women concerns relate to security of tenure with the need for good, secure accommodation being paramount. Experiences of elderly single women in the private rented sector indicate a high degree of vulnerability and the desire on the part of some is to be housed by voluntary housing associations. This arises from a belief that such accommodation is more secure and also the legitimate fear that their pensions will be insufficient to cover continuous rent increases in the PRS. As such, there is considerable need for the provision of secure housing for older single women so as to ensure their peace of mind. Elderly women, whether single or married, tend to have a better social network than older men, particularly single men. For this reason elderly single men are regarded as vulnerable with needs relating to the provision of supports and activities so as to encourage their participation in the community and counteract isolation.
- In terms of Local Authority housing, the experiences of both genders reflect feelings of anxiety and unease in neighbourhoods dominated by teenagers, and again, a desire to live in secure areas. In general, existing residential environments exhibit a disconnection between housing for older person households and services such as community supports, transport, shops and social activities. Given this situation, there is a need for improved planning in the provision of housing and services for these households. Moreover, the heterogeneity of older people should be recognised when undertaking such planning as needs vary depending on gender, the level of income, disability and location.
- Above all, older person households require tenure choice. At present, housing options in the face of life transitions such as children leaving home, bereavement and disability are limited. In cases of owner occupation, downsizing or moving from a rural area into a more urban setting is expensive with little choice. Moving to more appropriate accommodation within the social housing sector is also difficult given little spare capacity in the housing stock of Local Authorities, and the under-development of voluntary housing for older person households. Choice and a range of affordable accommodation options between the existing extremes of nursing homes and standard housing is needed. These options should include schemes of group living with supports and independence as required. For older people who do not want to be 'ghettoised', housing that matches their needs should be available along with community supports.

3.5.3. Homeless and Temporarily / Insecurely Housed:

Households that fall under this heading are diverse in nature with diverse accommodation needs. At a very basic aggregated level, these households require secure housing, though a mere 'bricks and mortar' approach is often not a sufficient response. In many cases supports are required ranging from acquiring skills in finance and household management to medical supports. These households typically suffer from a low level of welfare in terms of housing and residential community characteristics. As such, they are particularly prone to exclusion from the Irish housing system.

The needs and housing experiences of individuals within the category of homeless and temporarily / insecurely housed are discussed below.

3.5.3.1. Homeless:

- Emergency accommodation for homeless people takes the form of hostels and B&Bs. The type of accommodation provided on a short-term basis varies depending on the composition of the household; lone parents are typically housed in B&Bs, families comprising two parents and children are often split up with the mother and children placed in a B&B while the father is housed in a hostel, couples without children have mixed experiences, single men are accommodated in hostels whereas the experiences of single women point to inadequate hostel places for this gender group and as a result, reliance on B&Bs and on family / friends to provide accommodation. Interviewee participants indicated considerable dissatisfaction amongst their client groups with respect to the nature of existing emergency accommodation. Please refer back to section 3.5.1.1. for a detailed discussion.
- For single homeless women, accessing emergency accommodation is a major concern. There are fewer hostel places for women than men as traditionally there has been less demand amongst this household type. Nevertheless, the number of places available to women is insufficient to meet existing demand. Furthermore, interviewees noted an increase in the number of women reporting to homeless services and a changing profile - women are not necessarily lone parents with children but single and older women, many of whom have drug and sexual abuse histories. This changing profile highlights the need for increased emergency hostel accommodation for single women. To date, this lack of short-term accommodation has meant that hidden homelessness is a feature of life for many of these women. Existing housing situations include sleeping on the floor in friends' homes, remaining in unsafe relationships or living in overcrowded conditions in the family home. Moreover, where emergency hostel or B&B accommodation is obtained, city centre locations often result in a loss of connection with the original community environment; this is an issue of particular distress to women. Overall, this social and gender group are subject to severe housing disadvantage.
- Long-term accommodation for homeless individuals and families is in the private rented and social sectors. These households are typically in receipt of welfare assistance or in low-paid employment. As such, owner occupation is not viable. Experiences indicate huge problems in accessing the PRS across the board. If the household is comprised of parents and children, discrimination is on the grounds of children whereas the existing situations of single men and women include both affordability and accessibility difficulties. Private sector landlords require often letters of references from employers or general references. Homeless single people are not in a position to provide such references and therefore, cannot access accommodation in the PRS. With respect to Local Authority housing, experiences are similar to those of other social groups. Couples and children receive a high status on waiting lists whereas single men and women are at the bottom end of the scale. In situations where a homeless past is combined with

personal problems such as addiction etc. access difficulties are reinforced. These are discussed in the following sections.

3.5.3.2. Substance Abusers and Recovering Addicts:

- Accommodation utilised by this household type ranges from street sleeping and emergency accommodation to longer-term housing in the private rented or social housing sectors. Emergency accommodation for homeless using / recovering addicts takes the standard form of hostels and B&Bs. The general welfare qualities of such housing are low, and the gender experiences of these households in accessing emergency accommodation are identical to those of homeless men and women who do not have an addiction problem (See above discussion). Furthermore, recovering drug addicts often indicate a negative experience if placed in emergency accommodation with other addicts as a pathway back into drug usage is readily provided.
- Drug treatment centres are an additional source of short-term accommodation. However, experiences with respect to these centres indicate long waiting lists. Moreover, in situations where the individual does not want to become drug free, the typical housing experience is a return to the family home, increased tension and increased drug usage. This experience is especially prevalent amongst young single women.
- For substance abusers and recovering addicts, private rented and Local Authority housing is mainstream in the long-term, though experiences indicate acute access and affordability difficulties in both cases. Access to LA housing is limited while welfare dependency acts as a barrier to entering the PRS. With respect to affordability, participants in the interview process highlighted the fact that money concerns cover the cost of furnishing and running accommodation as well as paying rents. Existing housing situations within the PRS are characterised by insecurity of tenure and varying quality. These features imply a low level of housing welfare. Similarly, accommodation provided by Local Authorities is lacking in welfare characteristics. The typical housing situation of all recovering addicts vis-à-vis social housing is segregation in suburban estates. Such residential environments are undesirable – homeless services are concentrated in city centre areas and the policy of housing recovering addicts in areas far from their original community results in a sense of isolation. Interviewees identified the provision of accommodation in Local Authorities estates for which there is low demand ie. ghettos, as one of the main causes of a return to homelessness and drug usage amongst these individuals. Furthermore, the nature of anti-social legislation, along with the power of resident committees, translates into considerable insecurity of housing tenure. As such, low housing welfare and vulnerability in terms of housing exclusion are common experiences for this household type, irrespective of gender.
- In terms of gender, single men often experience greater difficulty in accessing social housing. The low priority status of single men in general on LA housing lists, combined with drug using behaviour or an addiction in the past, results in considerable housing disadvantage for this group. In many cases, young men and women abusing drugs end up sleeping rough and in need of support. The type of supports required may differ according to gender; for example, young women who have become involved in prostitution require additional supports.
- In situations where substance abuse takes the form of chronic alcoholism the result is often homelessness. The majority of people in this situation are single men and their housing needs centre on a safe environment in which they can drink and be homeless. However, the current use of emergency accommodation for this purpose is not appropriate and results in a poor standard of housing welfare for this household type. There is a need to provide supported and transient accommodation for these individuals.

3.5.3.3. De-Institutionalised:

- For de-institutionalised female prisoners, release often translates into homelessness. A combination of short notice vis-à-vis the release date and a lack of welcome in the family home usually results in placement in emergency shelters, hostels or in B&B accommodation. Similar to the experiences of recovering drug addicts, this type of accommodation increases the prospect of de-institutionalised women coming in contact with other ex-prisoners and provides a pathway back into crime. The general lack of supports upon release, along with the inappropriate nature of existing emergency accommodation, results in a loss of housing welfare for these households. In situations where pre-release housing is provided, resistance on the part of local people fosters a negative atmosphere that reduces the residential environment aspects of housing. Moreover, for all women, interviewees stressed the need for choice - in terms of the type of accommodation provided and the nature of the supports available on release.
- Longer-term accommodation is provided for this household type in the private rented and social housing sectors. With respect to LA housing, it is not possible for de-institutionalised women to be assessed or placed on housing lists prior to release. As a result, the standard experience is a long waiting period before social housing is accessed. Difficulties are also experienced in entering the private rental market given welfare dependency or low incomes. Existing long-term housing situations and experiences for de-institutionalised women are the same as those for recovering / using addicts given that housing provision for both sets of households is of a similar type and in the same locations. Refer back to section 3.5.3.2. for additional details.
- A growing problem is the issue of mentally ill patients being discharged from psychiatric facilities with nowhere to go. These individuals find themselves homeless and seeking services from homeless agencies that are not capable of dealing with their specialised medical and support needs. Thus, the key accommodation need amongst this household type is the provision of supported housing and / or transient accommodation.

3.5.3.4. Women who have Experienced Violence:

- For women who have experienced violence, safe emergency, transitional and long-term housing units are required so as to prevent these women from becoming homeless or drifting back to their abusive partners if they have nowhere else to go. In addition, tenure and location choice is a key need in respect of long-term housing. The housing experiences of childless women who have experienced violence are identical to those of women who are victims of violence and have children. The only distinction being that women without children receive a lower priority status on Local Authority housing lists. Please refer to section 3.5.1.2. for a detailed discussion of these experiences.

3.5.3.5. Asylum Seekers:

- Emergency accommodation for asylum seekers comprises accommodation in B&Bs, and since the introduction of direct provision, in large-scale accommodation centres. Both of these accommodation types are inappropriate. Lack of privacy, basic facilities and a loss of independence are aspects of existing emergency accommodation that substantially reduce the welfare qualities of housing for this household type.
- Accommodation for asylum seekers in the long-term includes housing in the private rented sector, Local Authority housing and owner occupation. Access to this latter accommodation type is dependent on the level of savings and / or family resources along with obtaining secure employment. Most asylum seekers access insecure / contract employment so private home ownership is a limited option. With respect to the private

rented sector, experiences point to wide-scale discrimination, while access to social housing is uncertain given some variation in the priority status of asylum seekers across LA housing lists. Affordability is problematic in that members of this household type tend to be trapped in a state of welfare dependency. Unless, it is possible to access certain schemes, incomes earned are too low to cover PRS and LA rental costs. Overall, the housing experiences of individual asylum seeker households reflect the experiences of individual Irish social and gender groups; the main difference being that common difficulties are accentuated for asylum seekers.

- With respect to the nature of the community and residential environment, existing LA housing for asylum seekers exhibits mixed welfare characteristics. In situations where households are placed in 'problem estates', social problems tend to worsen and asylum seekers have reported negative housing experiences in such areas. Increasingly, households are moving out of Dublin due to high, unaffordable accommodation costs. However, this has facilitated a reduction in the welfare characteristics of housing and community environments as customised services, such as training schemes, ethnic shops and social networks, are based in Dublin. Housing in rural locations thus results in increased transport costs and a sense of isolation. In terms of overall residential environments, there is a need to achieve a balance between the creation of ethnic clusters and the sense of community this evokes and the creation of ghettos. The development of pathways that can connect asylum seekers with their Irish neighbours is needed. Good practice in this respect has been in new estates where management mechanisms have been applied to achieve integration. Similar practices need to be widely adopted.
- The above experiences and existing housing situations are common across gender types within asylum seeking households. However, gender plays a prominent role in relation to childcare as women have primary responsibility for the care of children. Existing experiences highlight a lack of childcare facilities. The lack of such facilities, combined with the fact that asylum-seeking women have no other networks to draw on, gives rise to a poor welfare experience for these women.

3.5.4. Travellers:

At an aggregate household and gender level, traveller representatives highlighted the need for a greater number of halting sites. Both permanent and transient sites are required. A particular concern with regard to the latter is the inadequate provision of services on such sites to date. In addition, a need for more permanent group housing units was expressed. The accommodation needs and experiences of aggregated and individual household types within the travelling community are outlined below.

3.5.4.1. Aggregate Traveller Households:

- Accommodation for traveller households ranges from the roadside and halting sites to group and standard Local Authority housing. There is a perceived willingness on the part of Local Authorities to provide social and group housing for members of the travelling community. However, newly built accommodation is of a varying quality and the lack of culturally appropriate accommodation gives rise to considerable housing disadvantage.
- Participants in the interview process highlighted experiences of wide-scale discrimination towards travellers by private sector landlords. Such discrimination is aimed at members of the traveller community as an ethnic group rather than being directed towards specific household types such as lone parents, single or disabled people. Experiences vis-à-vis standard housing in certain Local Authority estates are similar. Where accommodation is accessed in the PRS, affordability is a major problem across all

traveller household types. Difficulties arise in terms of paying rents but also with respect to meeting running expenses such as electricity and heating.

- Temporary / emergency accommodation is provided in halting sites. The welfare characteristics of this accommodation are very low – sites are depressing, overcrowded and lacking in services. For lone parents and women in general, poor services negatively impinge on their role as carers and give rise to difficulties in terms of washing children and preparing food. The lack of essential services such as water, sanitation, heating, electricity and refuse collection can also lead to serious health problems, particularly among younger children. Additional pressures are placed on traveller women in that both permanent and temporary accommodation tends to be located in isolated areas. The residential / community environment aspects of existing housing in these areas is poor given limited access to services, schools and transport. Thus, a need amongst all traveller households, and especially for women with children, is the provision of appropriate physical accommodation with services.

3.5.4.2. Lone Parents:

- Accessing accommodation is a particular concern for women who are lone parents and travellers. At present, there is no accommodation available for these women and their children in a number of halting sites throughout the country. A further problem arises in terms of the ability of accommodation that is available to meet the needs of this sub-group. Typically, small sized housing units are required given the smaller size of one-parent families. Excess capacity in terms of the housing unit provided is not viewed as desirable as extra costs can be incurred, for example, heating expenses. While group housing provided by Local Authorities is in theory an option for lone parents, it is less viable in a practical sense as these housing schemes are of a standard design and size. As such, a general lack of flexibility with regard to design and access barriers has resulted in a failure to meet the needs of one-parent traveller families.

3.5.4.3. Disabled Travellers:

- Disabled members of the travelling community (irrespective of gender) identified similar accommodation needs to other disabled groups; the key need being greater consideration of their requirements in the overall design of sites and Local Authority housing. At present, most of the existing accommodation available to these individuals (eg. caravans) is not disability accessible.

3.5.4.4. Single Travellers:

- The needs and experiences of single travellers in terms of housing are closely related to those of one-parent traveller families. Accessing accommodation is problematic for this sub-group regardless of gender. This is due to the lower priority that single people as a homogenous group experience in terms of housing provision, and also, the fact that the standard accommodation provided for travellers is of a set size and design. Thus, the need for accommodation plus accommodation of an appropriate size is again highlighted. Where a traveller's single status is combined with youth, the above difficulties are reinforced.

3.6. Housing / Accommodation Issues:

Based on the qualitative information outlined in Table 3C, section 3.5. discussed the housing needs and existing housing situations of various disadvantaged social groups. This analysis reveals a significant mis-match of needs and experiences, and indicates a low level of housing

welfare amongst these households. Identification of needs and experiences represents the first step in pinpointing the critical housing issues of concern to these vulnerable households types. This section of the study examines these issues and in doing so, adopts a gender perspective. Specifically, the discussion concentrates on identifying the housing issues that are of particular relevance to women. This is in recognition of the fact that women are traditionally at greater risk of social exclusion and disadvantage vis-à-vis housing than their male counterparts. However, reference will be made to male exclusion and issues of concern to men where relevant.

Table 3D presents an overview of the housing issues of concern to both men and women. These are based on the responses of interviewees as outlined earlier and are discussed in detail in the remainder of this section.

Table 3D: Overview of Qualitative Information on Housing Issues of Concern by Gender and Broad Household Type

<u>Household Type</u>	<u>Housing Issues of Concern</u>
<i>Housing Issues for Women:</i>	
Lone Parents	Childcare; Emergency accommodation; Hidden homelessness; Discrimination in the private rented sector; Anti-social legislation; Welfare dependency; 'Deserving' versus 'undeserving' households; * Differing perceptions on the part of Local Authorities
Low Income Households	Affordability; Security of tenure and privacy; Access problems and hidden homelessness; 'Deserving' versus 'undeserving' households
Homeless and Temporarily / Insecurely Housed	Emergency accommodation and hidden homelessness; Lack of supports; Anti-social legislation; 'Deserving' versus 'undeserving' households; Segregation versus integration
Travellers	Parenting in difficult circumstances; Eviction
<i>Housing Issues for Men:</i>	
Aggregate Household Types	Access to and status on Local Authority housing lists; Anti-social legislation; Relationship breakdown, loss of home

* This refers to the practice on the part of Local Authorities of isolating out particular household types as being more vulnerable than others, and providing housing on this basis. A system of prioritising one set of needs over another implies that some household types are 'deserving' of housing whereas other equally needy social groups are viewed as 'undeserving'.

3.6.1. Housing Issues of Concern to Women:

Aspects of existing situations and housing experiences that are a source of concern to women are considered below.

3.6.1.1. Lone Parents:

Housing and residential environment issues of concern to lone parent households include the following.

Childcare:

- The lack of adequate childcare facilities is a serious issue of concern to all women with children as traditionally, mothers bear the primary responsibility for childcare – employment and social activities for women revolve around, and are secondary to the task of providing care and ensuring the well-being of their children. For these women, access to and the cost of childcare is a key determinant of labour force participation. A lack of adequate childcare provision and affordability problems with respect to childcare costs act as a barrier to employment and may result in long-term welfare dependency. These general experiences tend to be accentuated for the lone parent household type given the dual role of lone mothers as sole carers and breadwinners. Moreover, for traveller women, asylum seekers and disabled mothers who wish to place their children in culturally and physically appropriate childcare, access problems are multiplied.

Emergency Accommodation:

- The under-supply of emergency accommodation gives rise to concern on the part of homeless lone mothers. The provision of standard hostel places for women and children is limited. In addition, there is a serious deficit in the number of family places available in refuges for women and children who have experienced violence.
- The inappropriate nature of existing emergency accommodation and residential environments are further housing issues of concern (See section 3.5.1.1. for details). A general loss of independence and constant movement between 'homes' results in a low quality of life for lone parents in this situation. In addition, the role of the lone mother as sole carer, and the fact that she and her children have fallen into homelessness, leads to a deep sense of guilt on the part of these women.
- For asylum seeking lone mothers placed in large-scale accommodation centres, experiences of very poor welfare characteristics represent a housing issue of considerable concern. In situations where these one-parent families move into hostel accommodation, there is some anxiety regarding the health and safety of vulnerable children given a high concentration of single men.

Hidden Homelessness:

- A growing issue of concern is the extent of hidden homelessness. Many women find themselves in a situation whereby they cannot access or afford accommodation in the private rented sector and are placed on long waiting lists for social housing. The current housing situations of these lone parents take the form of overcrowded accommodation in small parental homes. Experiences indicate inter-generational difficulties and low welfare qualities of housing - depression and a sense of 'no getting out' are common feelings amongst these women. As such, experiences of homelessness, which are not necessarily recognised as such, represent a housing issue of particular relevance to women, especially young lone mothers.

Discrimination in the Private Rented Sector:

- A major issue of concern for lone parents is the discrimination they face when trying to access accommodation in the private rented sector. Discrimination is typically on the grounds of children and the disruption and noise that they create. However, double discrimination occurs if the lone parent is in receipt of social welfare benefits or falls into the homeless, recovering addict, ex-prisoner, disabled, asylum seeking or traveller household categories. As such, experiences in this sector are largely negative and the lack of accessibility is a worrying situation given the length of Local Authority lists.

Anti-Social Legislation:

- A key concern in this respect is the nature of anti-social legislation, which can be used to evict families on the grounds of anti-social behaviour. Participants in the interview process pointed to a belief that Local Authorities are in some cases abusing this legislation, employing it with excess vigour and using improper procedures. In addition, the screening processes employed by a growing number of local resident committees are seen as a barrier to accessing accommodation. As such, lone parents with a present or past drug problem, or with children who have an addiction problem, are extremely vulnerable and disadvantaged in terms of housing.

Welfare Dependency:

- Many lone parent households are dependent on welfare benefits. A particular issue of concern to these women is the difficulty in moving from the One Parent Family payment into employment because of the loss of key secondary benefits such as rental allowances and the medical card. In addition, the role of lone mothers as sole carers means that support is not available from partners. As such, in moving from welfare to employment, the household incurs considerable childcare expenses. Typically, the losses of such a move outweigh the benefits. Employment obtained is usually in low skilled, low-paid sectors and incomes earned are insufficient to cover expenses upon the loss of welfare benefits. Thus, affordability difficulties with respect to childcare and housing result in a dependency trap and subsequently, a loss of housing and personal welfare.

'Deserving' versus 'Undeserving' Households:

- Interview participants pointed to concerns regarding the need for households to prove themselves as 'deserving' in order to access Local Authority housing lists. The practice is to pit different household types against each other; those that can prove their case and indicate that they are doing well are given priority over those that cannot. With respect to lone parent households, this experience is an issue of concern to homeless families and substance abusers / recovering addicts. For example, if a recovering addict can show that she is no longer using drugs, has obtained treatment or is on a training course, then she and her children are deemed worthy of housing. On the other hand, a woman who is still using drugs is regarded as 'undeserving' and her family will not be housed.

Differing Perceptions on the part of Local Authorities:

- For lone parents who have experienced violence and asylum seeking lone mothers, inconsistencies in the approaches adopted by different Local Authorities is an issue of particular relevance (Please refer to section 3.5.1.2. for details). These inconsistencies and diverse policies give rise to considerable uncertainty for household types that have already experienced trauma and upset and as such, serve to reduce the welfare characteristics of housing for the families affected.

3.6.1.2. Low Income Households:

A wide range of housing issues give rise to concerns on the part of low income female households. This section provides an overview of the most relevant issues.

Affordability:

- As an aggregate gender group women earn less than men and those that fall into disadvantaged household categories are typically in low-paid manual employment or are dependent on welfare benefits. The lower earning potential of these women significantly reduces their ability to access affordable accommodation. Moreover, in situations where private sector accommodation is obtained, the sub-standard nature of housing results in low housing welfare for these households.
- For disabled women, incomes tend to be lower again and as such, affordability problems are multiplied for this household type; the common experience being continued residence in the family home. Thus, the loss of independence associated with low incomes and high rents is an issue of concern to female disabled households.

Security of Tenure and Privacy:

- An issue related to the above affordability problem is access to secure accommodation. Security of tenure is a particular cause of unease to older single women. Inadequate pensions, combined with continuing upward trends in private sector rents, give rise to considerable affordability concerns amongst this household type. The fear of losing their homes is paramount and implies vulnerability to housing disadvantage and low housing welfare.
- In addition, interviewees pointed to anxiety on the part of women living on their own in the private rented sector. This anxiety arises from a lack of safety and privacy, for example, landlords calling at odd hours, and is a cause of considerable concern to these female households.

Access Problems and Hidden Homelessness:

- The low priority status of single women on Local Authority waiting lists is a key housing issue of concern, and one that is reinforced by the difficulties experienced in gaining access to these lists (See section 3.5.2.1. for details). Low priority status in terms of social housing, combined with affordability difficulties in the PRS, often translate into homelessness for low income or welfare dependent single women. This a growing experience amongst older single women, many of whom have histories of drug or sexual abuse. However, unlike in the case of men, homelessness amongst these women tends not to be obvious but hidden.
- In certain cases, failure to access accommodation can result in a situation whereby single women share a housing unit with non-related persons. Where such sharing is of an involuntary nature, housing disadvantage is experienced, especially amongst older women. Involuntary sharing reflects some degree of hidden homelessness but also a policy on the part of landlords of 'buying to let' ie. accommodation is available for rent on a sharing basis and not as a whole unit. This practice serves to reinforce the difficulties experienced by single women in accessing a suitable home - dwelling choice is limited and vulnerability to low housing welfare is high.
- With respect to disability and housing, many women experience difficulties in accessing accommodation in the community of origin upon becoming disabled. The typical

experience is that the woman must move out of her home and be re-housed elsewhere. In situations where the preference of the individual is to remain in the existing home, undesirable re-allocation is an issue of concern.

'Deserving' versus 'Undeserving' Households:

- The practice on the part of LAs of isolating out particular household types as being more vulnerable than others, and providing housing on this basis, is an issue of some concern. Take as an example the case of single women and lone mothers. In terms of housing priority, the status of single women is far below that of lone parents, despite the housing needs of both being immediate. If accommodation becomes available lone parents will be housed, single women will not. This system of prioritising one set of needs over another implies that some household types are 'deserving' of housing ie. lone parents, whereas other equally needy social groups are viewed as 'undeserving' ie. single women.

3.6.1.3. *Homeless and Temporarily / Insecurely Housed:*

Housing issues of concern to vulnerable homeless and insecurely housed individuals and families are outlined overleaf.

Emergency Accommodation and Hidden Homelessness:

- The issues of concern to lone parents and single women vis-à-vis the nature of emergency accommodation and hidden homelessness are outlined above. The experiences of women in a relationship and with children are similar, though a particular issue of concern to this sub-group is the lack of emergency accommodation suitable for homeless families. The current practice is to place women and children in a B&B while men are housed in hostels. This separation of children from their fathers, and women from their partners, places additional strain on vulnerable households and results in significant welfare losses.
- The inappropriate nature of large-scale accommodation centres for housing asylum seeking lone parents also translates to families comprising of two parents and children. Experiences such as a loss of independence, inadequate access to childcare facilities and language barriers act as significant welfare reducing features of this accommodation type. While this issue is of concern to asylum seeking households in aggregate, concerns for women are heightened given their role as primary carer.

Lack of Supports:

- For recovering addicts and former prisoners, the standard problems of B&B and hostel accommodation are multiplied given the likelihood that placement in such accommodation will involve coming into contact with drug addicts and ex-prisoners. For many women, such contact acts as a pathway back into drug abusing behaviour and crime. For women de-institutionalised from prison, the inability to access Local Authority housing lists until the day of release compounds the problem and typically results in experiences of homelessness upon release. The discharge of mentally ill patients from psychiatric facilities with nowhere to go gives rise to similar problems. As such, the lack of appropriate supports for these household types is a considerable issue of concern given the vulnerability of their situation.

Anti-Social Legislation:

- This legislation is a major source of concern to drug dependent women given its impact on their ability to access and maintain accommodation. The experiences of these women with respect to this legislation are identical to those of lone parent drug addicts as discussed previously. Please refer back to section 3.6.1.1. for further details.

'Deserving' versus 'Undeserving' Households:

- As discussed in sections 3.6.1.1. and 3.6.1.2., the issue of 'deserving' versus 'undeserving' households is of serious concern to a number of social groups. Single female drug addicts are particularly vulnerable to housing exclusion on the basis of this practice. Low priority status on waiting lists, drug-using behaviour and anti-social legislation all combine to characterise these women as 'undeserving' of housing. With nowhere to go, homelessness of either an explicit or hidden nature is the result.

Segregation versus Integration:

- With respect to Local Authority housing, the trade-off between housing individuals close to others of a similar ethnic background, and facilitating integration and participation of these households in the wider community, is an issue of growing concern. To date, experiences of social housing policies based on segregation point to the creation of ghettos or 'problem estates'. Achieving a balance and a social mix is therefore desirable so as to ensure a positive housing experience amongst asylum seeking households.

3.6.1.4. Travellers:

Parenting in Difficult Circumstances:

- For traveller women, the main issue of concern relates to the inability to carry out parenting tasks and home duties given unsuitable accommodation. Accommodation provision in isolated areas with limited access to transport and schools places a considerable burden on women in terms of ensuring that children are educated. Moreover, on sites with insufficient services, routine tasks such as washing and feeding children are extremely difficult. These negative features of existing accommodation significantly reduce the welfare and well being of traveller women.

Eviction:

- The fear of eviction with nowhere to go is a considerable cause of anxiety to traveller households. In such cases, women typically deal with the authorities and the eviction process results in stress and worry as alternative accommodation is sought.

3.6.2. Housing Issues of Concern to Men:

While women are regarded as being at greater risk of disadvantage in terms of housing, it is recognised that exclusion from the Irish housing system is not confined solely to women; many men are also vulnerable and experience similar difficulties in accessing housing and support services. As such, this section identifies the housing issues that are of particular concern to men.

Access to and Status on Local Authority Housing Lists:

- For single men the dominant issue of concern vis-à-vis housing is the problems experienced in accessing accommodation. The overall shortage of suitable housing for single person households has created difficulties for both gender types. However, the extent of exclusion from the Irish housing system experienced by single men outweighs that of females. As a homogenous unit, single men receive the lowest priority status on Local Authority waiting lists. Given the length of such lists and the number of priority households ahead of these men, the process of being housed in the social sector is slow and fails to meet the need for immediate accommodation. Interviewees pointed to the fact that homelessness is a common experience amongst men waiting to be housed. In addition, there is a growing overlap between homeless single men and drug addiction.
- A related matter is the failure of Local Authorities to assess the housing needs of single people when they present as homeless. Many LAs deter single people from accessing housing waiting lists by highlighting their low priority status. Given the lower status of men compared to women, this practice tends to act as a greater deterrent for men and results in fewer single men accessing social housing lists. As such, they rule themselves out of being housed by voluntary organisations that work from LA lists. The experience of housing exclusion is therefore multiplied for these men. In other cases, Local Authorities do not have an accommodation list for single people that again places single men in a very vulnerable position. The end result is poorer housing welfare and greater disadvantage for the male gender group within the single person household type.

Anti-Social Legislation:

- Research on exclusion orders obtained on the grounds of drug related anti-social behaviour indicates that this is a male dominated issue. For male households that fall under the heading of substance abusers, the nature of anti-social legislation leads to considerable insecurity of tenure in that it negatively impacts on the ability of drug using men to access and maintain housing. Moreover, upon eviction these men have nowhere to go and rapidly fall into a situation of homelessness. The general difficulties of male households in accessing accommodation in either the social or private rented sectors, combined with addiction, means that homelessness for these men can be an ongoing state. As such, substance-abusing males have the potential to become completely excluded from the housing system on a long-term basis.

Relationship Breakdown:

- In situations where relationships have broken down and men have left the family home, housing issues of concern relate to homelessness, particularly amongst older men who are dependent on SWA payments. As identified above, accessing Local Authority housing is difficult for single men. In addition, discrimination against welfare recipients is widespread in the private rented sector. As such, welfare dependent men coming from broken relationships are particularly vulnerable to housing exclusion.
- Furthermore, in cases where men are fathers, appropriate sleeping accommodation for visiting children is needed. The inability to access suitable and affordable accommodation for this purpose is an issue of concern and implies disadvantage and low welfare characteristics of housing.

3.7. Conclusion:

This section has presented the findings of the qualitative research undertaken in the course of the scoping study. Examination of the data obtained is twofold in that it is considered in terms of a general conceptual framework, and in a manner tailored to meet the objectives of this study. The latter analysis highlights a wide gap between the housing needs and experiences of various disadvantaged social groups. This gap formed the basis for identifying the housing issues of concern to the individual gender and household types within each group. In aggregate, these households are extremely vulnerable to housing disadvantage and suffer from low housing welfare. From a gender perspective, the nature of the exclusion experienced bears both similarities and differences.

Section 4 – Data Analysis

4.1. Introduction:

This section of the study presents a detailed analysis of relevant data and makes a number of recommendations concerning the future collection and content of such data. Firstly, quantitative information compiled by various state organisations and voluntary groups is examined in section 4.2. This examination considers the nature and limitations of currently available data connecting housing, social exclusion and gender, along with indicators of the welfare qualities of housing and the community / residential environment. As expected, the extent of the inter-connection between these variables is somewhat limited. Section 4.3 tabulates the above sources of data according to household type and gender.

Section 4.4 seeks to fill out the baseline map, discussed initially in section 2, and later in section 3. In doing so, a two-step procedure is followed. Firstly, available quantitative data is matched with the housing situations and experiences identified by participants in the interview process. This approach enables us to examine in a clear manner the overall picture presented by the quantitative figures and to highlight gaps in the data. The second step involves marrying housing and gender issues of concern, as outlined by the qualitative findings, with quantitative data extracted from current research. This process is again undertaken with a view to identifying missing components and information deficiencies. In both cases, suggestions as to the nature of the fieldwork needed to fill existing gaps are made.

Finally, section 4.5. offers a number of recommendations with respect to data collection and content.

4.2. Sources of Quantitative Data:

4.2.1. Government Publications:

4.2.1.1. *The Household Budget Survey (CSO) – Gender Dimension:*

The Household Budget Survey details current expenditure patterns across a representative random sample of private households. The classification of information is twofold - by urban / rural location in the first case and by gross household income deciles in the second.

Data classified by location is decomposed into:

- Household size (broken down by gender),
- Age (broken down by gender),
- Employment status,
- Average weekly household income - comprising earned income plus state transfer payments,
- Average weekly expenditure on fuel, lighting, rent and water charges, mortgage repayments, repairs and decorations, household durable goods and transport expenses¹.

¹ The decomposition of household data in the Household Budget Survey is not limited solely to the categories listed here. These categories have been highlighted for mention as they are relevant given the scope of this study.

The same disaggregation applies to data classified by income deciles. Deciles range from poor households with gross incomes of less than €132.05 per week to relatively rich households with weekly gross incomes in excess of €1339.22.

As such, information is provided on the costs of housing; both purchasing / renting costs and running expenses. However, the survey treats households as homogenous units and limits the presentation of its findings to a dual reporting method, for example, household data may be specified in terms of gender and income but not in terms of gender, employment status and income.

The characteristics of dwellings are examined in a third set of tables. Data is classified by location and provides details on:

- The average number of rooms per household,
- Tenure (owner occupied, rented from Local Authority or private owner),
- Year of construction,
- Accommodation type (eg. bedsitter, flat, detached house etc.),
- Duration of residence,
- Household appliances, facilities and heating.

A considerable amount of information is provided by the above sets of tables and in terms of the provision of regular income and expenditure data; the Household Budget Survey is potentially the best information source. However, this potential is undermined by the minimal disaggregation of data in the final report - the failure to combine the above information with gender, household type and income means that the survey is not as useful as it could be.

4.2.1.2. Assessment of Social Housing Needs Survey (LA and DELG) – Gender Dimension:

Local Authorities, under guidelines issued by the Department of the Environment and Local Government, assess the need for social housing on a three yearly basis. This assessment identifies the number of households in need of Local Authority housing in each area and the extent to which some of these households can be accommodated through the provision of other social housing options. The survey also covers the need for caravan sites amongst the travelling community and the number of homeless persons. Overall, the methodology for compiling statistics on the homeless population - a survey is conducted over a period of time rather than a simple count on a specific date - has been widely accepted as appropriate. However, there is some scope for improvement as regards data coverage and decomposition.

The Assessment of Social Housing Needs Survey provides data on:

- The number of households suited to social housing other than LA housing,
- The number eligible for receipt of the supplementary welfare allowance,
- Details of those resident in overcrowded / materially unsuitable accommodation,
- The number of travellers suited to caravan parks.

This data is classified by county councils / boroughs and corporation boroughs. The above figures are added together and subtracted from the total number included in the assessment in order to obtain the net number of households in need of Local Authority housing – 39,176 households in 1999.

Further tables decompose households in need into a range of categories that broadly fall under two headings; categories that describe household types and categories that consider the reasons why housing is required.

Category 1 - Household types in need of accommodation:

- Homeless,
- Travellers,
- Young persons leaving institutional care without family support or accommodation,
- Older people,
- The disabled / handicapped.

Category 2 – Reasons:

- Living in unfit or materially unsuitable accommodation,
- Involuntarily sharing,
- Living in overcrowded accommodation,
- Unable to afford existing accommodation,
- Require housing for medical / compassionate reasons.

These categories are classified by location and by broad household type ie. single person or family. This latter classification is beneficial as it decomposes the term 'family' into the number of adults and children present in the household. As such, it is possible to identify the number of lone parents living in unsuitable accommodation, the number who are disabled, homeless and so on. Thus, the LA assessment provides useful information in that it recognises the heterogeneity of the household unit; unfortunately, the above analysis lacks a gender dimension.

In addition, the assessment presents data on the number of homeless people and their current accommodation status. Classification is by county councils / boroughs and corporation boroughs and the information provided relates to:

- The number of people who have no accommodation that they can reasonably occupy or remain in occupation of,
- The number who are living in hostels etc.,
- The number who are living in Health Board accommodation.

Again, a breakdown of this data by gender would prove helpful for future research on homelessness. However, a final table provides some information on gender in that it decomposes homeless persons into male adults, female adults and children. These categories are classified by county councils / boroughs. In this instance, the disaggregation of homeless children by gender would also be beneficial.

The above discussion refers to the 1999 survey, which is the most up-to-date published assessment of housing needs. In 2002 a further assessment took place; the Local Authorities are presently in the process of compiling the results of this survey. A welcome feature of the 2002 survey is the introduction of more extensive gender disaggregated data. In addition, the computerisation and standardisation of returns from each Local Authority to the Department of the Environment and Local Government is proposed. Such a step would also be beneficial in that it would allow for greater returns from the range of data supplied by Local Authorities.

4.2.1.3. *Quarterly National Household Survey - Housing and Households Module (CSO) – Gender Dimension:*

This module, undertaken in 1998, is one of a kind to date. It comprehensively examines the relationship between households, housing and residential / community environments. Compiled statistics include the following:

- Households classified by the number of rooms. Households are broken down by regional authority, the number of people employed and by the sex and age of the reference person.
- Households classified by the number of rooms or regional authority and type of dwelling. Dwellings are decomposed into detached houses / bungalows, semi-detached houses / bungalows, terraced houses, bedsitter / apartments and temporary accommodation such as caravans.
- The year of construction of the dwelling classified by households in each regional authority, the number of persons in each household, the sex and age of the reference person, persons employed, the number of rooms, type of dwelling and occupancy status. This latter aspect refers to whether accommodation is owner occupied with or without a loan / mortgage, acquired from a Local Authority or rented.
- The categories listed above are also classified by occupancy status.
- Owner occupied households classified by the size of the monthly loan / mortgage repayment. Repayment categories range from £0 - £100 to a sum in excess of £701 per month.
- The number of households experiencing problems with accommodation and the nature of these problems is also examined. Households are decomposed into the categories outlined in bullet point three. Problems such as a lack of adequate heating and lighting, leaking roofs, damp walls and rotten windows provide an indication as to the quality of housing.
- In addition, statistics on households suffering from insufficient access to outdoor amenities and dirt / grime pollution help to identify the residential environment aspects of housing. A further table considers households affected by noise pollution along with the sources and extent of the problem. Neighbourhood characteristics such as graffiti on walls, litter, vandalism, lack of personal safety, persons under the influence of alcohol / drugs and groups congregating after dark provide information on housing welfare and the residential environment. All of the above are again broken down by the categories outlined in the third bullet point.

As such, the QHNS Housing and Households module provides valuable information in relation to the inter-connections between housing, households and community environments. While the coverage of these issues is beyond the scope of many other official publications, there are however some missing components. The main problem in this case is the failure to decompose households into different types such as lone parents, disabled and single people, and to present data in terms of gender. If this module is repeated, sub-sets of existing published data of interest should be disaggregated by household composition and gender. Adapting the QHNS module to include these features, and its regular publication, would enable its potential – to become one of the leading sources of quantitative data in this area – to be fully exploited.

4.2.1.4. *Housing Statistics Bulletin (DELG) – No Gender Dimension:*

This bulletin differs from the above publications in that it examines the issue of housing provision; that is the supply of housing units. The data covers a range of areas and is presented under the following headings:

House Completions:

Data on house completions is compiled on a quarterly basis and is presented by sector and county. Interestingly, social housing, which refers to housing provision by Local Authorities, voluntary and co-operative organisations along with non-profit housing, accounted for just over 6% of total house completions in 2000. The remaining share of housing activity (slightly under 94%) was undertaken by the private sector. These figures indicate the small role played by social housing in the Irish housing system and highlight the sector's limited ability to act as an alternative solution for those who presently find themselves squeezed out of the private market.

Housing Loans:

The bulletin also considers the loan market and classifies new and second-hand house purchases by borrower characteristics.

These characteristics include:

- The previous tenure of borrowers,
- Marital status,
- Income ranges,
- Occupation.

As in the publications discussed previously, a dual reporting mechanism is employed so that the percentage of single people borrowing to purchase a new house is known, but the purchaser of a new house is not specified as single with an income in the range of €24,396 to €31,743. Furthermore, a gender perspective is missing. However, given that the data is analysed on a person basis rather than by household, it should be a relatively easy task to decompose it into male and female categories.

House Prices:

Based on loan approval details provided by lending agencies, the bulletin calculates the average price of new and second-hand houses for the state and also for counties with a significant urban concentration ie. Dublin, Cork, Galway, Limerick and Waterford. Figures are given for both private sector and Local Authority housing. In all cases, average prices in Dublin have consistently exceeded the national average in recent years. The implication of this is that potential entrants into the Dublin property market face an additional, and often an insurmountable, affordability problem. As a consequence, the demand for rented accommodation and social housing has increased dramatically. In terms of the reporting of house prices, decomposition of prices by dwelling type would be a desirable feature as would recognition of the importance of locational factors in determining housing values.

Indeed, the DELG commissioned a report in 2001 on the content and collection of house price statistics. Recommendations include the introduction of mix-adjusted price indices, average price to income ratios, regional decomposition and classification of borrowers by sex (DKM Economic Consultants, 2001).

Local Authority Housing:

The Housing Statistics Bulletin provides a breakdown of activity on the part of Local Authorities including details on the following:

- The sale of LA housing,
- LA building activities,

- Acquisition of LA housing units,
- The number of first time and total lettings,
- The average weekly rent is given on a yearly basis; this amounted to € 21.26 in 1999.

Activities under Social Housing Schemes:

Information is provided on rental subsidies and capital assistance available to assist the voluntary sector in the provision of housing. This data is decomposed into the number of houses completed, the number in progress and the number commenced at 31 December of the year in question.

In terms of the Shared Ownership scheme, there was a considerable shortfall of 2,710 between the number of transactions completed / approved and the number of applications received in 2000. A similar situation existed with respect to the Affordable Housing scheme, again there was a shortfall of 1,760 between the proposed number of housing units at 31 December 2000 and the actual number completed / in progress at that date. These figures serve to reinforce the apparent inability of social housing to keep pace with demand though it should be noted that the ability of Local Authorities to provide housing is in turn dependent on contractors, both in terms of numbers and timeliness.

Housing Grants:

As regards the provision of new housing, house improvement, disabled persons and essential repairs grants, the figures broadly tell a story of increased numbers and expenditure by Local Authorities and the Department of Art, Heritage, Gaeltacht and the Islands.

Rented Housing:

The bulletin briefly considers the private rented sector in terms of tabulating the number of inspections carried out, dwellings not meeting regulatory requirements, notices served and legal action initiated.

Traveller Accommodation:

The final set of tables analysed by the bulletin, and relevant to this study, look at the accommodation situation of the travelling community. The number of traveller families located in each county council area and borough are classified according to accommodation status. This is decomposed into standard LA housing, LA group housing, private housing assisted by Local Authorities, accommodation provided by voluntary bodies and assisted by Local Authorities, LA halting sites and households living on the roadside. The latter category is broken down into indigenous and transient families.

These statistics are compiled annually on the basis of a count of traveller families carried out by Local Authorities at the end of each November.

As such, the Housing Statistics Bulletin provides a large volume of data. Unfortunately, it is not disaggregated by gender and the dual reporting method adopted is a limitation. However, the proposed computerisation and standardisation of reporting and recording procedures across all Local Authorities should allow for a higher return to data that is sourced from LAs and published in the Housing Statistics Bulletin.

4.2.1.5. Census of Population – 1991, 1996, 2002 (CSO) – Gender Dimension:

1991 Census:

Two volumes from the 1991 Census provide data of relevance to this study.

The first, Volume 3, presents a fairly detailed disaggregation of private households living in permanent and temporary housing. These households are classified on a county basis in terms of thirteen types of units, which include:

- One person,
- Lone parents living solely with children (separate categories for women and men),
- Lone parents living with children and other persons,
- Couples with children,
- Childless couples.

Information on the above household types covers:

- Household size,
- The nature of the district – either rural or urban,
- Age group of the household head,
- Marital status of the household head,
- Gender of the household head.

However, the usefulness of this data is considerably undermined by the failure to decompose housing into narrower categories than those of permanent and temporary dwellings and, the fact that the data presented in any given table is classified by some combination of the above characteristics and household types, but never by them all.

Volume 10 seeks to rectify this failing. As such, it contains tables relating to housing and social amenities and includes the following information:

- The number of persons in private and non-private households. The latter refers to accommodation in institutional homes, religious institutions, hotels and guest houses,
- The average number of persons per room,
- The number of private households living in accommodation with one room, two rooms and so on,
- The nature of occupancy ie. rented or owner occupied,
- Details of rent payments,
- Information on water supply and sanitary facilities,
- The principal method of heating and the type of fuel used,
- The period in which the dwelling was built.

While Volume 10 provides some indication as to the quality of housing experienced by households, the household itself is presented as a homogeneous unit. Again, there is no breakdown according to household type - for example, low income or vulnerable households - or by gender. At a very minimum, it is expected that these statistics should be disaggregated according to the gender of the reference head of household.

Overall, the 1991 Census treats housing and households as mutually exclusive entities whereas a combined and detailed decomposition of both is desirable.

1996 Census:

The Census undertaken in 1996 does not contain a volume on housing so the only information of relevance to this study is provided in Volume 3. This volume presents details

on private households living in permanent and temporary housing units. Household types and classifications are very similar to those previously outlined with respect to Volume 3 of the 1991 Census. Please refer to the above discussion for further details.

2002 Census:

The results of Census 2002 will not be available for some time to come. It is expected that Volume 3 will contain similar data on household compositions and family units to its predecessors. In addition, the form for 2002 included a number of questions on housing characteristics and tenures. As such, a volume on housing is likely to form part of the published findings. Information on the following aspects of housing were sought:

- The type of accommodation occupied by the household ie. semi-detached house, terraced built house, flat in a purpose built block and so on,
- The year in which the house or accommodation was built,
- The nature of occupancy ie. owner occupied, rented from a Local Authority etc.,
- Amount of rent paid by the household,
- The number of rooms,
- Whether heating is present or not,
- The type of piped water supply,
- The type of sewerage facility in the accommodation.

With respect to census information, there is a general need to present the data in a more useful manner – at a minimum a three-fold disaggregation of data by household composition, gender and housing characteristics is recommended so as to highlight the nature of the relationship between these variables. In addition, advantage should be taken of newly introduced scanning technology in order to improve the timeliness of data dissemination.

4.2.1.6. Labour Force and Quarterly National Household Surveys (CSO) – Gender Dimension:

The Labour Force Survey (LSF) and the Quarterly National Household Survey (QNHS) – the latter replaced the former from September 1997 onwards – provide statistics on the connection between gender and employment status across three different categories of household, namely:

- Couples without children,
- Couples with children,
- Lone parents.

Information is also provided on the number of males and females who are retired. In addition, it is possible to extract a figure for the number of disabled men and women who cannot work from a 'special run' by the Central Statistics Office.

Employment status is restricted to either 'at work' or 'unemployed' in the case of the Labour Force Survey while the QNHS broadens this definition to include a third group entitled 'not economically active'. Both surveys present the figures on a national basis, annually and quarterly respectively.

In terms of compiling an ideal database, the above information must be combined with published housing criteria and provide some indication as to the nature of employment. Cross-tabulation of these issues with gender would also be desirable. Additionally, the

narrow classification of household units adopted should be extended if it is to accurately represent the makeup and heterogeneity of modern households. With respect to the definitions currently utilised by the surveys, a review is taking place and alterations are expected.

4.2.1.7. Census of Households Accommodated by Dublin City Council (Dublin City Council and the Housing Unit) – Gender Dimension:

In recent times, the Housing Unit and Dublin City Council's Social Exclusion Unit have been jointly working on the construction of a computer database comprising all housing records. The aim of the database is to provide detailed information on households accommodated by the Council. The above titled document will present data for 2001 in an easy reference format and is due for publication in late October 2002. It contains information on the following:

- The number of households and dwellings.
- Dwelling type.
- Household type. Households are decomposed into the categories outlined below. In addition, each of these categories is classified by gender, age and area.
 - Single adults,
 - Two adults with children,
 - Two adults with no children,
 - Lone parents.
- Income sources are broken down by gender and household type.
- Average income levels are given in aggregate and then decomposed into two categories – employed and unemployed. The data presented in these categories is decomposed by age group and gender.
- Poverty levels – This includes an examination of groups that have a higher than average risk of poverty / below the ESRI's 50% poverty line, for example, lone parents, older people and large families. This data will be decomposed by gender and by the household types discussed above.

As such, this census represents an exciting new development and will provide valuable data on the inter-connections between housing, gender and social inequality in Dublin City Council's catchment area.

4.2.1.8. Statistical Information on Social Welfare Services (DS&FA) - Gender Dimension:

This document presents information on a wide range of welfare payments and services provided by the Department of Social and Family Affairs. Figures are published on an annual basis and are broken down by section. The contents of relevant sections are outlined below:

Old Age:

- The number of recipients of the Old Age Pension are presented in terms of pension type and the number of qualified adults and children².

² A qualified adult is a person in respect of whom a Qualified Adult Allowance is paid to the recipient of the Old Age Pension. A qualified child is a child in respect of whom a Qualified Child Increase is paid to the recipient (See Appendix 3 of the 2000 report for further details).

Pension types refer to:

- Old Age (Contributory) Pension,
 - Retirement Pension,
 - Old Age (Non-Contributory) Pension,
 - Pre-Retirement Allowance.
- The number of recipients of the Old Age Pension classified by pension type, age and gender. Data on the Pre-Retirement Allowance category listed above is excluded from this table and presented separately. The minimum age for receipt of this allowance is 44 years and decomposition is again by age and gender.
 - Details are provided on the number of individuals who receive Living Alone and Over 80 Allowances. In both cases, recipients of payments are broken down by pension type. While older people in aggregate are regarded as a vulnerable household type, those over 80 years in age and those living on their own form an additionally vulnerable sub-group. This table presents useful information on the size of this sub-group.
 - The number of recipients of the Old Age Pension by type of pension and county.

Widows, Widowers and One Parent Families:

- The number of recipients of the Widow / er's (Contributory) Pension and the Deserted Wife's Benefit. These are classified by the number of qualified children.
- Details on the number who receive the Widow / er's (Contributory and Non-Contributory) Pension broken down by age and gender.
- The number of recipients of the Deserted Wife's Benefit, Deserted Wife's Allowance and Prisoner's Wife's Allowance. These figures are decomposed by age.
- Information is also provided on the One Parent Family Payment³. Recipients are decomposed by parental status into two categories:
 - (1) Unmarried parent, separated parent and prisoner's spouse.
 - (2) Widowed Person.

The report identifies the number of individuals that fall into each of the above categories. Classification is by qualified child in the first table and by age and gender in the second. Unsurprisingly, 97% of those who received the One Parent Family Payment in 2000 were women.

- The number of recipients of Widow / er's (Contributory and Non-Contributory) Pensions and One Parent Family Payments classified by county.

Illness, Disability and Caring:

- This section of the report presents a series of tables detailing the number of recipients of various types of illness, disability and caring payments provided by the Department of Social and Family Affairs. Each table classifies recipients of these payments by age and gender. The payments tabulated in this manner include the following:
 - Disability Benefit,
 - Invalidity Pension,
 - Carer's Benefit and Carer's Allowance,

³ The Lone Parent's Allowance, Deserted Wife's Allowance, Deserted Wife's Benefit and Prisoner's Wife's Allowance were discontinued for new claimants from the end of December 1996. A new unified payment, the One Parent Family Payment, was introduced in 1997 for all parents who are bringing up children on their own.

- Blind Person's Pension,
 - Disability Allowance,
 - Death Benefit Pension and Disablement Pension,
 - Injury Benefit and Interim Disability Benefit.
- The number in receipt of the above payments are also presented in terms of the number of qualified adults and children in one case and by county in the other.

Unemployment Supports:

- The number of recipients of Unemployment Benefit and Unemployment Assistance decomposed by the number of dependants ie. the number of qualified adults and children.
- Details are also provided on the number of persons on the Live Register by gender and duration.

Employment Supports:

- Data on the number of families in receipt of the Family Income Supplement is presented. Separate tables classify this information by the:
 - Weekly rate of payment (£) and the number of children in the family,
 - Age of the recipient and the income category that the family falls into. Incomes ranges start at £0 - £100 per week and end at a weekly income of £231 or more,
 - Marital status of the recipient and the income category of the family.
- The number of recipients of the Back to Work Allowance. Decomposition is by gender and employment status (Employees and self-employed).
- The number of recipients of the Back to Work Enterprise Allowance, Back to Work Allowance, Back to Education Allowance and Farm Assist / Smallholders. These figures are broken down according to age and gender.
- The above employment supports are also classified according to the number of persons who receive them in each county.

Supplementary Welfare Allowance:

- Statistics are presented on the number of recipients of the Supplementary Welfare Allowance by Health Board Region,
- In addition, further tables provide details on the number of recipients of Rent Supplements, Mortgage Interest Supplements and Local Authority Mortgage Interest Supplements. These tables classify recipients as follows:
 - By gender,
 - By age,
 - By payment type eg. Old Age Pensions, One Parent Family Payment, Disability Benefit,
 - By claim duration.
- The number who received the Back to School Clothing and Footwear Allowance are identified and decomposed by Health Board Region and the age of the child.
- Recipients (number) of Basic Payments are presented by age and gender. 62% of those who received the Basic Payment in 2000 were men.
- A final table details the number of people who received Basic Supplementary Welfare Allowance payments by county.

For most of the welfare payments discussed under the above headings, the report presents figures on the associated expenditure level on each welfare payment by the Department. In addition, the weekly rates of payment of these benefits to qualified individuals are presented in terms of personal, adult and child categories.

The report also highlights the relationship between the rates of aggregate social welfare payments, the consumer price index and an index of gross average industrial earnings. Presentation of the index of social welfare payments is by short and long-term rates of payment and by household type as follows:

- Single person,
- Couple,
- Couple with two children including Child Benefit,
- Couple with four children including Child Benefit.

This data is useful in that it provides an indication as to whether trends in welfare payments are keeping pace with general price and wage trends. The addition of a regional housing affordability index would be beneficial in this respect.

Overall, this report provides detailed information on the numbers in receipt of benefits and supports and on the nature of the supports provided.

4.2.2 Ad Hoc Data Sources:

With respect to the following ad hoc data sources, it should be noted that there are many publications that provide limited data based on small sample sizes. As it is not possible to include all reports in the present study, a decision was made to only consider relevant reports from 1997 onwards. This decision is justified on the grounds that the quantitative data provided prior to 1997 is unlikely to reflect the current housing experiences of disadvantaged households given the considerable economic and social changes that have occurred in recent years.

4.2.2.1. Regular Publications:

Property Surveys (IPAV and IAVI) – No Gender Dimension:

The IPAV National Property Survey is carried out amongst one hundred auctioneers on an annual basis and provides data on the following:

- The average percentage change in new and second-hand house prices over the period January to June (July in some years). Classification is on a county basis and by house price deciles. The latter range from less than £100,000 to in excess of £500,000.
- The same information as above is provided for new and second-hand apartments. In addition, details on the average price of new one and two bed apartments are given by county.
- A further set of tables presents separate data on the average percentage change in house and apartment rents over the period January to June (July in some years). Rent deciles range from less than £500 to greater than £1000 per month. Classification is again on a county basis.
- The average rent per month of a house, one bed and two bed apartment is presented by county.

The IAVI Annual Property Survey also provides similar information. Tabulated findings include the following:

- The percentage change in the value of new and second-hand urban and rural homes during the preceding twelve-month period. Homes are decomposed according to type such as 2-bed town house and 3-bed semi-detached house. All data is classified by provincial location with Dublin separated out from the rest of Leinster.
- Details are also provided on the percentage change in residential rents by province. In addition, with respect to the Dublin market, monthly data is available on rent levels for a range of accommodation types where accommodation is classified as being in a 'good' or 'average' location.

As such, while both surveys provide some information on trends in the owner occupation and private rental markets, a useful extension would be the disaggregation of the reported figures according to household type.

Threshold Advice (Threshold) – Gender Dimension:

Threshold's databank provides detailed information on the users of its housing advice service from a gender perspective. The nature of the data compiled during 2001 is detailed below:

Background Information on Callers:

- The number of callers by marital status and gender. The marital status categories adopted enable a number of household types of interest to this study to be identified, namely lone parents, separated / divorced and single person households.
- The number of callers classified by their current housing situation and by gender. Accommodation types refer to:
 - Homelessness,
 - Family home,
 - Digs,
 - Social and Local Authority housing,
 - Private rented sector,
 - Other.
- Details are provided on the length of time that callers have spent in their current accommodation. These figures are again decomposed into male and female categories.
- An identical breakdown to the above is presented on the age of callers.
- With respect to employment status, the study identifies the number of men and women that come under the following headings:
 - Full-time employed,
 - Part-time employed,
 - Scheme,
 - Unemployed,
 - Student,
 - Pensioner.
- Recorded incomes ranged from under €15,240 to in excess of €25,390 per annum. This information is again gender disaggregated.
- The number of dependent children per caller is presented and classified by gender.
- Details are also provided on the ethnicity of callers presented in terms of gender.

While the above data recognises the importance of gender and covers household types, housing tenures and incomes, problems of self-selection and non-reporting limit its usefulness.

Reasons for Calls:

- The number of callers making a query regarding insecurity of tenure. This information is presented in terms of gender and concerns included:
 - Landlord selling,
 - Over-holding,
 - Valid notice from tenant,
 - Invalid notice to quit from landlord,
 - Valid notice to quit from landlord,
 - Notice to quit – general query,
 - Eviction procedure,
 - Illegal eviction.
- Queries concerning money matters are classified by gender and cover the following issues:
 - Rent increase,
 - Controlled tenant,
 - Rent arrears,
 - Mortgage,
 - Rent supplement,
 - Stamp duty,
 - Service charges,
 - Tax,
 - Deposit from CWO,
 - Deposit retention,
 - Deposit – general query,
 - Grants,
 - Insurance,
 - Social welfare.
- The number of callers making an enquiry relating to accommodation conditions. Again this data is decomposed into male and female categories. Information provided includes the following:
 - Break in / theft,
 - Security measures,
 - Fire / flood,
 - Repairs,
 - Minimum standards – broken into non compliance and general query,
 - Utility services,
 - Vermin / infestation,
 - Anti-social behaviour,
 - Noise,
 - Harassment / trespass – 71% of these queries came from females,
 - Privacy – 71% of queries with respect to privacy were from women.
- Details are also provided on issues concerning the nature of agreements such as leases, failure to get a rent book, sub-letting and legal / ejecting procedures. Data is expressed in terms of gender.

- The number of male and female callers who made enquires while in the process of seeking accommodation. Calls related to accessing all aspects of the housing market, though the private rented sector was the dominant focus.

This data highlights the fact that considerable concerns vis-à-vis accommodation exist, and provides some insight into the quality and welfare characteristics of housing. While this information is useful in itself, explicitly combining the above gender disaggregated data with housing tenures and household types is desirable for future research.

Monitoring Poverty Trends in Ireland: Results from the 2000 Living in Ireland Survey (ESRI) – Gender Dimension:

The Living in Ireland Survey is longitudinal in nature and seeks to map the changes in the financial situation and living standards of a panel of households from year to year. The survey is undertaken as part of the European Community Household Panel (ECHP) - data compilation began in 1994 and to date 7 waves have been completed. The most recently published report is the present one and the information presented is outlined below. It should be noted that the tables discussed here are concerned with poverty and basic deprivation – the focus of the survey is not on housing. Nevertheless, the findings are interesting and highlight the nature of the inter-connection between poverty and vulnerable households types (as identified by the scoping study). Unfortunately, the gender dimension is limited and some problems have arisen with the ECHP in terms of data dissemination and timeliness.

Furthermore, the ECHP is being replaced by the Statistics on Income and Living Conditions in the Community programme (EU-SILC) in 2003. This implies a loss of consistency, as data from 2003 onwards will not be comparable with data published in previous years given the introduction of a new questionnaire and sample format along with changes in the definitions employed.

The 2000 Living in Ireland Survey provides the following information:

- Average weekly household equivalent income. Equivalent income means that income figures have been adjusted to account for differing household sizes and composition.
- The percentage of households below the mean relative income poverty lines – data at the 40%, 50% and 60% relative income lines is presented for households in aggregate.
- The percentage of persons below the mean and median relative income poverty lines. These lines are as discussed above when using the mean measurement but for median incomes 50%, 60% and 70% lines are adopted.
- Per person income gaps – this refers to the extent of the gap between the poverty line and the incomes of those below the line. A second measure takes account of the distribution of poverty.
- The percentage of persons below the 50%, 60% and 70% median income poverty lines. Separate tables are presented and decomposition in each case is by household type:
 - 1 adult ie. single person household,
 - 2 adults,
 - 3 or more adults,
 - 2 adults, 1 child,
 - 2 adults, 2 children,
 - 2 adults, 3 children,
 - 2 adults, 4 or more children,
 - 1 adult with children,
 - 3 or more adults with children.

- Breakdown of persons that fall below the 50%, 60% and 70% median income poverty lines by the labour force status of the household reference person. Labour force status covers the following categories:
 - Employee,
 - Self-employed,
 - Farmer,
 - Unemployed,
 - Ill / disabled,
 - Retired,
 - Home duties.

As such, it is possible to identify a number of vulnerable household types.

- The percentage of individuals falling below the 50%, 60% and 70% poverty (median income) lines is calculated. Classification in the first table is by age and whether the person is an adult or a child. A second table extends this classification to include gender but eliminates the child category.
- Percentage breakdown of persons falling below 50% and 60% of median income by the presence of children and the age of the household reference head. Disaggregation is as follows:
 - Aged < 65, no children,
 - Aged < 65, with children,
 - Aged 65 +.
- Basic deprivation indices are presented and the risk of households scoring one or more is classified in three separate ways; by household type, by child and age characteristics and finally, by the labour force status of the head.
- A housing deprivation index is also included in the 2000 overview of the Living in Ireland Survey. This index is published in some though not in all earlier versions and highlights the risk of households lacking items that relate to housing quality and facilities. Publication of this index in all reports is recommended so as to provide a link between poorer households and housing experiences.
- The risk of persons falling below the 70% median income poverty line and experiencing basic deprivation is also calculated. Classification is four-fold; by the labour force status of the reference person, by age and whether the individual is an adult or a child, by gender and age, and finally in terms of the type of social welfare benefit the household is in receipt of.

The above discussion refers to the published results and findings of the Living in Ireland Survey. While these findings do not relate explicitly to housing, some unpublished data on the relationship between social inequality and housing is obtainable from the panel⁴. Available data includes the following:

- The percentage of households living in various tenure types classified by the age of the household head. Tenure types refer to:
 - Own outright,
 - Own mortgage,
 - Tenant purchase,
 - Local Authority rented,

⁴ The Living in Ireland Survey 1997 panel as discussed in McCashin (2000) is referred to here.

- Private rented,
 - Other.
- Details on the percentage of households living in each tenure type (as above) decomposed by household type. Household types refer to one-person households, adults with and without children and lone parents.
 - The percentage of households in each of the tenure types referred to previously broken down by marital status ie:
 - Married,
 - Separated / Divorced,
 - Widowed,
 - Single.
 - Data on the socio-economic characteristics of household heads classified by tenure type. Socio-economic data is categorised as:
 - Unemployed,
 - 'Poor' – this refers to an income below 50% of the average income per capita equivalent,
 - Low income.

4.2.2.2. Quantitative Data on Lone Parent Households:

Lone Parents (NESF) – Gender Dimension:

In terms of quantitative data, this report identifies statistics on lone parent households. All tables present secondary statistics – tables are not compiled by the authors from original sources but are based on figures available from a variety of published documents (the majority of these publications have been discussed above). Given the dispersion of information on lone parent households across a number of publications, this report is useful in that it provides a readily accessible overview of this household type. The following information is included:

- The number of recipients of the Lone Parent Allowance payment over various years (Source: 'Statistical Information On Social Welfare Services', DS&FA).
- Recipients of Lone Parent Allowance classified by age (Source: as above).
- The number of lone parent households expressed as a percentage of all private households for the years 1986 and 1996. Households are classified by gender (Source: Census of Population 1986 and 1996).
- Details on the marital status of one-parent households. There is no gender classification provided (Source: Labour Force Survey).
- The percentage of lone parent households on Local Authority waiting lists in 1999 – 43% of households on LA lists were one parent families (Source: Assessment of Social Housing Needs 1999, LA and DELG).

It should be noted that this report presents data on lone parent households at an aggregate level. It fails to recognise that the term 'one parent household' comprises parents and children from a variety of social groups such as travellers, the homeless and disabled people. Therefore, care should be taken to refer to ad hoc publications, when seeking data on heterogeneous lone parent households. Table 4A lists the sources of information on lone parents that have been identified by the present study.

4.2.2.3. Quantitative Data on Older People:

Income, Deprivation and Well-Being Among Older Irish People (National Council on Ageing and Older People) – Gender Dimension:

This report presents data relating to the incomes, housing, quality of life and health of older people. As in the 'Lone Parents' report discussed above, the data is secondary in nature in that it is based on the 1997 Living in Ireland Survey. Nevertheless, this study is useful - information on older people is tabulated in a clear manner and in many cases a triple reporting method is adopted. This latter feature enables various inter-connections to be identified. Detailed information provided by the key tables in the report is summarised below:

Poverty and Income:

- A cross tabulation of household types. Households are classified in two ways. The first is based on household composition and is broken down as follows:
 - Elderly person alone,
 - Two or more elderly people,
 - One or more elderly, one adult, no children,
 - One or more elderly, two or more adults, no children,
 - One or more elderly, one or more adult, with children.

The second classification is according to the age of the household head:

- Household with head aged 65 – 74,
- Household with head aged 75 or over,
- Household headed by an under 65 with an elderly person.

Figures are presented for each category of household head and age classified by household composition and vice versa.

- Percentage of men and women in each household type (household composition) categorised by age.
- Composition of households' weekly income. This is decomposed in terms of the type of elderly household (household composition) and the proportion / amount of income obtained from each source. Sources of income for older people were identified as:
 - Social Welfare Retirement Pension,
 - Old Age Contributory Pension,
 - Old Age Non-Contributory Pension,
 - Pre-Retirement Allowance,
 - Widows Contributory Pension,
 - Widows Non-Contributory Pension,
 - Public Sector Occupational Pension,
 - Private Sector Occupational Pension,
 - Other.
- Risk of poverty classified by both household types (as defined in bullet point 1). Figures are presented for the percentage of each household type falling below the 40%, 50% and 60% thresholds. These are later adjusted to take account of non-cash benefits received by older household, for example, free bus passes and fuel allowances.
- The percentage of elderly households with stocks / shares and with savings. These are classified by household type (household composition).

- Risk of NAPS poverty. The odds of experiencing this definition of poverty are given for each of the following categories:
 - Household head aged 75 + and rural location,
 - Single person household,
 - Household head aged less than 65 and rural location,
 - Female head of household,
 - Household head aged 75 + and urban location,
 - Household head aged 65 – 74 and urban location,
 - Multi-person household with non-elderly, male head (reference).
- Real growth rates in contributory and means tested pensions.

Housing and Life-Style Deprivation:

- Housing tenure by age of the household head. Age categories are less than 65 and over 65. Housing tenure is broken down as follows:
 - Owner,
 - Local Authority tenant,
 - Rent free,
 - Private sector tenant.
- Proportion having problems with housing classified by the age categories stated above. Housing problems are identified as:
 - Lack of adequate heating,
 - Damp walls, floors etc.,
 - Rot in windows or floors,
 - Leaking roof.
- Proportion having the above problems with housing, classified by housing tenure in one case and by rural / urban location in the second. In both of these tables data is based on a situation where the head of the household is over 64 years of age. Interestingly, there is evidence that the housing conditions of the rural elderly are worse than those of the elderly population in general.
- Scores on basic, secondary and housing deprivation indices are expressed in terms of household type and location. Household types in this table comprise a single person, couple and other. A triple reporting method is adopted which allows for useful comparisons. For example, we can compare the score, on say the basic deprivation index, of a single older person living in an urban area with the score of a single elderly person living in a rural area. This table is based on a household where the head is aged over 64.

Health and Social Interaction:

- Proportion with chronic physical or mental health problems. Classification is by age group and gender.
- Data is also provided on the frequency of talking with neighbours, meeting friends and relatives and the proportion who are members of a club or an organisation. Classification varies across tables - by gender, household types, gender and location and by age group, gender and location.

Grandparenthood in Modern Ireland (Age Action Ireland) – Gender Dimension:

This study presents qualitative information on grandparents from the perspectives of grandparents themselves. Fifty-eight grandparents – 44 grandmothers and 14 grandfathers – were interviewed and details are provided on the demographics of this sub-group of the elderly household type. The nature of the relationship with grandchildren is also discussed. Of particular interest to this study is the role of grandparents as carers. Given high childcare costs (as highlighted in a report by ICTU) there is a perception that grandparents are relied upon to provide childcare. This study is interesting in that it quantifies the responses of interviewees with respect to this issue. The following tables are relevant:

- The proximity of grandparents' to their sons' and daughters' families. Decomposition is by the gender of children not of grandparents. Proximity refers to:
 - Live with grandparents,
 - Within 10 miles,
 - More than 10 miles,
 - Abroad.
- Details on the grandparents' degree of contact with sons' and daughters' families. The gender breakdown is the same as outlined above. The degree of contact is classified as:
 - Daily,
 - Weekly,
 - Monthly,
 - Yearly.
- The type of caring provided is classified by the gender of grandparents. Caring categories include the following:
 - In house, parent absent,
 - In house, parent present,
 - Daily, full-time,
 - Daily, part-time,
 - In blocks of time ie. parents on holidays or when children are on school holidays,
 - Occasionally,
 - Never.

Unfortunately, the tables described above are not linked so it is not possible to determine if grandparents who mind grandchildren live near them or some distance away. It is likely that extra costs and inconvenience arise if it necessary to transport children back and forth on a regular basis - the net effect being a lower level of welfare. Given the nature of the scoping study it would also have been beneficial if the housing tenures of grandparents had been discussed. Moreover, this report highlights the need for and the importance of relevant cross-tabulation. For example, combining the above dataset with data from the QNHS Housing and Households Module would be an effective means of drawing attention to particular issues of concern to grandparents.

4.2.2.4. Quantitative Data on the Homeless:

Counted In (ESRI and the Homeless Initiative) – Gender Dimension:

This report details the results of a survey on homelessness conducted by the ESRI, on behalf of the Homeless Initiative, in the last week of March 1999. The assessment identified a total

of 2,900 homeless adults in counties Dublin, Kildare and Wicklow⁵. Data is sub-divided into those who made contact with a homeless service during the week in question and those who were accepted as homeless by a Local Authority. The former category covers 1,350 people - predominantly male, single and staying in hostels while the latter accounts for the remaining 1,550 - mainly women and families staying with friends or family.

A number of tables are presented, the majority of which display the survey results under three headings as follows:

- (1) Homeless persons who utilised homeless services in the reference week (An exception is one table that analyses the data in terms of family units as opposed to homeless persons),
- (2) Homeless persons solely on Local Authority homeless / housing lists,
- (3) Total homeless ie. Figures from the preceding two categories are combined and presented in aggregate.

As the above headings are common to most tables, it is taken as given in the following discussion that the information contained in each table is presented under these headings, unless otherwise stated.

- Firstly, the number of homeless males and females are classified by household type. Households are decomposed into single people, couples with and without children and lone parents. As such, the heterogeneous nature of the household unit is recognised, as is its gender composition.
- In addition, the assessment classifies homeless persons by gender and broad age category. The average age of homeless men in 1999 was 39.3 years while women were on average slightly younger at 31.9 years. This breakdown by age is useful in that it also provides some information on another household type, that of older people.
- Further tables consider the duration of homelessness. In the context of this report, duration refers to the total length of time that the individual has been homeless - it does not refer to the number of periods of homelessness, movement in and out of a homeless state nor the length of the current period of homelessness. A triple reporting system is adopted in that duration is classified by both gender and age. For example, a figure for the number of females aged 20 years or less who have been homeless for 3 to under 6 months is presented. This feature positively distinguishes 'Counted In' from the other quantitative data sources that are discussed later in this section.
- Finally, information is provided on the average number of nights spent in various types of accommodation in the week preceding the survey. However, classification reverts to a dual reporting system; by age in one case and by gender in the other. Accommodation is decomposed into the following types:
 - Slept rough,
 - Hostel,
 - Refuge,
 - B&B,
 - Friend's home,
 - Own accommodation (but less than 7 nights in this accommodation),
 - Transitional supported housing.
- Details are also provided on the various combinations of accommodation types utilised

⁵ A general question that arises with respect to this survey and much of the research discussed below is the means of selecting the sample – whether the selection process is random or biased and the extent to which the sample is representative of the population are important determinants of the validity of the findings presented.

by homeless persons in the week preceding the survey. The largest combination for males was sleeping seven nights in a hostel while for females the most popular combination was sleeping seven nights in a B&B.

Overall, this report provides detailed information on the homeless population and allows for its decomposition by gender, age and household type. Given the usefulness of this data, undertaking the above assessment on a regular basis is viewed as desirable.

Sleeping Rough Report (Dublin Simon, Focus Ireland & Dublin Corporation) – *Gender Dimension:*

The findings of a count of individuals sleeping rough in Central Dublin during the week of 14 – 21 October 2000 are presented in this report. These findings are directly comparable with those of similar counts undertaken in 1997 and 1998 enabling a time series database to be compiled, though a problem arises with respect to 1999. The 'Counted In' report discussed above provides information on the situation in this year. However, the comparability of 1999 figures with those of previous and subsequent counts is conditioned by the fact that the 'Counted In' study covers a wider geographic area, involved a different number of agencies in the administration process and was conducted in April where seasonal mildness tends to lead to higher numbers sleeping rough. As such, caution is advised when making direct comparisons. Information provided in the 2000 count identifies 249 individuals as street homeless. Data obtained on these individuals and presented in the report is outlined in the following section:

- The number of rough sleepers classified by gender. Details are also presented on the numbers and gender of those sleeping rough in 1997 and 1998.
- The number of rough sleepers broken down by age. The final age category relates to individuals over the age of 50 so some information is provided on the older person household type.
- The length of time spent homeless expressed in terms of the number / percentage of individuals who fell into a range of categories. This data is classified by gender with the duration of homelessness ranging from six months or less to five years or more.
- Details on the proportion of individuals who choose to sleep rough. This is not decomposed by gender but presented in aggregate on a yes / no basis.
- Similarly, the number registered with Dublin Corporation for Local Authority housing is presented in the above manner. Many of those not registered expressed disillusionment with the length of the waiting period.

Thus, the findings of the count detail the number and gender of people sleeping rough at a particular point in time, but fail to recognise the heterogeneity of these individuals.

Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (Focus Ireland) – *Gender Dimension:*

In the absence of sufficient emergency hostels, homeless individuals and families are increasingly being housed in B&B accommodation. This report presents a number of findings on the characteristics and circumstances of households placed in such accommodation by the Eastern Health Board's Homeless Persons Unit in 1999. The database comprises a population of 1,202 households, which is made up of 2,780 people – 1,518 adults (71% women) and 1,262 children. The information content of the reported tables is detailed below:

- The number of households placed in B&B accommodation classified by age and gender.
- Households decomposed by household type and age. Household groups considered include single adults, couples with and without children and lone parents. Women accounted for 92% of lone parents and 75% of single adults in B&B accommodation.
- Accommodation status prior to being placed in emergency B&B accommodation. This is broken down by dwelling and household type. The latter category is the same as listed above while dwellings cover:
 - Local Authority housing,
 - Private rented sector,
 - Owner occupied,
 - Hostel,
 - Parents,
 - Other.

Unfortunately, this decomposition lacks a gender dimension.

- An interesting aspect of the study is the collection of data that outlines the reasons for homelessness amongst those placed in emergency B&B accommodation. These reasons are categorised as primary and secondary factors. Primary factors refer to the most significant reasons for the incidence of homelessness, while secondary reasons relate to contributory problems and reflect the fact that the causes of homelessness are often more complex than one issue. In both cases, the stated reasons are classified by household type as above.

Primary Reasons for Homelessness:

- Relationship breakdown,
- Family conflict,
- Domestic violence,
- Mental / physical health problems,
- Drug addiction,
- Alcohol addiction,
- Unfit / overcrowded accommodation,
- Formal eviction from Local Authority housing,
- Asked to leave Local Authority housing,
- Intimidated / harassed to leave Local Authority housing,
- Evicted / given notice to quit private rented sector,
- Returned to Ireland,
- Other. This category includes release from prison, leaving care, sexual abuse, leaving psychiatric care and completion of a detoxification programme.

Secondary Reasons for Homelessness:

- Family conflict,
- Mental / physical health problems,
- Drug / alcohol addiction,
- Released from prison.

This data is useful in terms of identifying the pathways into homelessness. In this context, a gender dimension would be of benefit so as to determine if there are any significant differences in the routes taken by males and females.

- A further table considers the length of time that homeless households spent in emergency B&B accommodation in 1999. The reported figures are based on a sub-sample of 200 households and are classified by household type but not by gender.
- Finally, the place of origin of the above aggregated households is identified along with the location of B&Bs.

As such, the report provides a substantial amount of information on the homeless population housed in emergency B&B accommodation. Collection of this data on a regular basis, teamed with a breakdown of the key tables by gender, is recommended. A possible extension to the scope of the study would be the inclusion of data on the nature of the B&B accommodation provided such as quality, flexibility in terms of coming and going and space.

As an additional exercise, comparing the findings of the above report with those of the LA 'Assessment of Social Housing Needs Survey' and 'Counted In' would be of interest in terms of seeing whether similar outcomes and patterns emerge.

Homeless Preventative Strategy (DELG) – No Gender Dimension:

As regards the provision of quantitative data, the strategy is of limited use. The only statistics presented relate to the number of hostels, and places in them, that are available for the mentally ill. Three years are covered – 1983, 1990 and 1999 – and there is no gender classification or any other quantitative information provided.

Youth Homelessness Strategy (Department of Health and Children) – Gender Dimension:

This report presents data on young people who presented as homeless to health boards in 2000. Compiled statistics include:

- Details of the number children who presented to health boards classified by gender and the reason for homelessness. Primary reasons are tabulated under the following headings:
 - Physical abuse,
 - Sexual abuse,
 - Emotional abuse,
 - Neglect of child,
 - Parents unable to cope / parental illness,
 - Parents abusing alcohol / drugs,
 - Children with emotional / behavioural problems,
 - Child abandoned / rejected,
 - Family problems,
 - Domestic violence,
 - Pregnancy,
 - Child or young person abusing alcohol or drugs.
- Homeless children in aggregate are also classified by the health board to which they presented. These figures indicate that youth homeless is almost exclusively an urban problem.
- The number of children who presented decomposed by gender and age.
- Information on the type of accommodation that health boards provided for these children is also detailed. Accommodation options utilised were:

- Residential / hostel accommodation,
- Assisted independent accommodation,
- Foster placement,
- Returned home.

The quantitative data referred to in the strategy is obtained from the Department of Health and Children. Information is supplied by each health board and is collated in the Children's Child Care Interim Minimum Data Set. This database is a precursor to a National Child Care Management Information System and provides routine data on children, including the extent of youth homelessness. Ideally, the above information should be made available on a yearly basis.

One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (RCSI and The Children's Research Centre) – Gender Dimension:

One hundred homeless women living in emergency accommodation in the Dublin area participated in this study. Emergency accommodation refers to B&Bs and hostels. While the primary focus of the report was on the health and psychological well being of these women, in the course of the research, data relating to the demographic characteristics of homeless women and their accommodation experiences was compiled and is presented. As the interview period spanned from May to October 2000, this report updates the findings of the 'Counted In' assessment. Moreover, the results are directly compared with the findings of 'Counted In' and also with the outcomes of a study on the health of hostel dwelling men⁶. The following information is provided:

- Homeless women (%) classified by age, education, marital status and parenthood. The same classification is presented for homeless men living in hostels. Categorisation of the percentage of homeless women and men under the above headings makes it possible to identify two distinct household types, namely older and single people.
- Duration of the current episode of homelessness. This data is presented in terms of those who were previously homeless and those who were not. The data is also gender disaggregated – disaggregation arises due to the presentation of results from both homeless studies. Duration in this context differs from the definition employed in the 'Counted In' assessment discussed previously.
- The length of time that homeless women have spent in their current emergency accommodation. This information is presented in terms of the entire sample of homeless women; women are identified as short-term homeless and those who have experienced long-term homelessness. Thus, the report recognises the heterogeneous nature of the homeless social grouping.
- The type of accommodation that homeless women lived in during the previous five-year period. This is compared with the accommodation utilised by men in the hostel-dwelling men study.
- The percentage of homeless women who availed of various types of accommodation over the seven nights prior to the survey.

⁶ Feeney A. et al. (2000) 'The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels', Royal College of Surgeons in Ireland and Eastern Health Board. This is a companion study to the above report on 'One Hundred Homeless Women'.

Accommodation types are categorised as follows:

- B&B,
- Hostel,
- Friend,
- Slept rough / street,
- Other.

Figures are also given for the percentage of homeless women and men in the 'Counted In' assessment decomposed into the above accommodation types.

- The reasons for homelessness amongst the women in the sample are listed. These are similar to those reported in the study 'Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin' and include the following:
 - Failure to find affordable accommodation,
 - Domestic (physical) violence,
 - Family problems (complex and / or unspecified),
 - Addiction problems,
 - Multiple and complex reasons; other; no reason offered,
 - Overcrowding in the family home,
 - Eviction (due to rent arrears or anti-social behaviour),
 - Psychological disorder,
 - Thrown out of family home (due to pregnancy in some cases),
 - Bullied / harassed in neighbourhood,
 - Sexual abuse of children,
 - Problems with standard of previous accommodation eg. vermin infestation.

From these categories it is possible to identify a number of household types – women who have experienced domestic violence, addicts and disabled homeless women. In addition, some information is provided on housing issues such as the quality of housing, affordability problems and on aspects of the community environment.

- Details are provided on the drug abusing behaviour of homeless women and men in terms of lifetime use, currently abusing and currently prescribed. These headings are decomposed by the type of drug used.
- A further table provides statistics on health complaints (including mental health problems) amongst homeless men and women.
- Finally, information concerning homeless persons, accommodation types, demographic, lifestyle and health factors are tabulated. Homeless women are broken down into the percentage living in B&Bs and the percentage in hostels. These two groups are then classified by:
 - Age,
 - Children in care,
 - Alcohol dependant,
 - Opiate addicted,
 - Tobacco smoker,
 - Evidence of psychiatric morbidity,
 - Physical complaints.

This same classification is applied to hostel-dwelling men and also to homeless women living in similar accommodation types in England. Again, this table reflects the heterogeneity of the homeless population.

In addition, the homeless women who participated in the study were asked to identify a number of domains of life that are important to their overall quality of life. 95% of homeless women identified living conditions (a home or 'my own place') as the most important issue. This compares to a figure of 63% for homeless men.

As a final point, attention is drawn to the fact that the substantive focus of this report is on issues related to the health of homeless women and their children. Given this focus and the information sourced by the study, the report ties-in with the National Health Information Strategy and as such, proposals for relevant research building on both should be initiated. In addition, it is suggested that gender disaggregation should form an integral part of all future Department of Health and Children publications.

The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (RCSI and Eastern Health Board) – Gender Dimension:

Based on a survey of 171 homeless men, this report was undertaken in 1999. The main results are presented under the same table headings and classifications as in the case of the 'One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin' study discussed previously. As such, detailing the data content of this report would be mere repetition of the above. However, there is one table in the report that requires specific mention, namely a table that considers the primary reasons for homelessness amongst the men interviewed. To some extent these differ from the reasons cited by homeless women and include the following:

- Separation from wife or partner,
- Addiction problems,
- Problems with previous accommodation,
- Family problems,
- Unable to find work or accommodation after moving to Dublin,
- Health problems,
- Unemployment,
- Orphan,
- Other.

This classification provides some indication as to the heterogeneity that exists amongst the population of homeless men, along with presenting information on past housing experiences.

Homelessness in Galway (Galway Simon Community) – Gender Dimension:

With the exception of data provided by state organisations, quantitative research on homelessness tends to look at the issue in a Dublin setting. While it is the case that the problem is more prevalent in Dublin, it is not the case that other areas of the country are immune. One report that considers the issue outside of a Dublin context is a report by the Galway Simon Community. This study compiles and integrates information on homeless persons in Galway and makes a number of recommendations.

- The results of the research estimate that 963 people were homeless in Galway during 1998. This aggregate figure is decomposed by gender and also in terms of the number of homeless children and those who fell into a 'not known' category. Data for each of these headings is classified by the type of accommodation provided. Accommodation types were as follows:

- Emergency shelters,
 - Women's refuge,
 - Residential houses,
 - Placement in tourist hostels and B&Bs,
 - Sleeping rough.
- An estimate of the number of persons homeless on any one day is also given and amounts to at least 76 people.
 - Based on interviews with ten homeless individuals - two females and eight males – details on age, accommodation, drug and alcohol usage, prison history, housing conditions and incomes were obtained. Each individual did not provide details on all of the above. Thus, the extent of the inter-connection between these issues is not well developed and the sample size of ten is too small to draw any broad conclusions.
 - Finally, the report presents information on the number of households and individuals that presented to Galway Corporation as homeless in 1998. These figures are broken down by accommodation type, which covers night shelters, other hostels, B&B accommodation and other.

As such, this study provides useful data on homeless persons in Galway in terms of gender and the nature of the accommodation offered. In addition, some information is provided on household types and incomes but care needs to be exercised in interpreting or using these figures given the small sample size.

4.2.2.4. Quantitative Data on Substance Abusers and Recovering Addicts:

Wherever I Lay my Hat A Study of Out of Home Drug Users (Merchants Quay Project) – Gender Dimension:

This report details the findings of a screening questionnaire carried out amongst drug users presenting at the Project's Contact Centre in Dublin's inner city during the week of February 8 to February 12 1999. Compiled statistics, based on the responses of the 190 participants, are laid out below:

- Current accommodation status of respondent drug users classified by gender. Accommodation is decomposed into the following categories:
 - Local Authority,
 - Private rented,
 - Parents home,
 - Hostel,
 - B&B,
 - Squat,
 - Friends / relatives,
 - Sleeping rough.
- The age and gender of the respondents.
- Age broken down by the above accommodation types.
- Details on the length of time spent in existing accommodation classified by gender. In addition, the perceptions of interviewees as to the permanency of this accommodation are presented – 71% reported that their current housing situation was temporary.
- The reasons why individuals were forced to leave previous accommodation are tabulated and disaggregated by gender. Forces applied include:

- Court order,
- Landlord,
- Vigilantism,
- Tenants / residence associations,
- Family.

This information is useful in terms of evaluating qualitative concerns on the part of drug users vis-à-vis the nature of anti-social behaviour legislation.

- Of the 190 drug users who participated in the study, 169 reported that they had stayed in some form of homeless accommodation in the past. The previous experience of this group with homelessness is presented by gender and accommodation type. The latter is decomposed into:
 - Emergency,
 - Squat,
 - Sleeping rough,
 - Friends / relatives.
- The main reasons why drug users stayed in homeless accommodation are similar to the reasons given by other homeless groups (see section 4.2.2.4.). However, a notable difference is the greater prevalence of reasons such as vigilantism in the case of drug users. Reasons cited by participants in the study include the following:
 - Family conflict,
 - Relationship breakdown,
 - Money problems,
 - Court order / notice to quit,
 - Told to leave,
 - Vigilantism,
 - Enter / leaving institution,
 - Bad housing conditions,
 - Overcrowding / no privacy,
 - Drug use,
 - Physical abuse,
 - Personal choice.

This data is decomposed by gender and is useful in that it provides some indication of the housing, community environments and support issues of concern to this group. It also helps to isolate out a number of household types amongst the homeless drug users questioned, namely victims of violence and de-institutionalised individuals.

A homeless cohort of drug users is readily identifiable from the data outlined in bullet point 1. Further tables in the report focus on this cohort and present information relevant to the 120 participants who reported being homeless at the time of the study. Information outlined includes:

- Sleeping arrangements of homeless drug users decomposed by gender. Homelessness in this context refers to accommodation in any of the categories listed previously.
- Length of time (percentage and cumulative percentage) that homeless respondents reported being 'out of a home'.

Of these 120 homeless drug users, 53 completed an additional questionnaire. The results of this survey provide more detailed information on the housing experiences, household types, welfare and drug behaviour of this sub-group. The contents of a number of relevant tables are discussed below:

- Homeless drug users categorised in terms of age and gender.
- A gender-aggregated figure for sources of primary and secondary incomes is presented. This feature distinguishes the report from other studies and provides beneficial information. For example, we can say that the vast majority of homeless drug users fall into the low income household type. Income sources are broken down into the following categories:
 - Prostitution,
 - Shoplifting,
 - Lone parents,
 - Begging,
 - Dole / assistance,
 - Friends,
 - Robbing,
 - Work,
 - Dealing,
 - Loans.
- In addition, specific data is provided on the legal status of the respondents. Thus, a further household type is identified, though the gender dimension is ignored in this case.
- Current sleeping arrangements are classified by sex. Homeless accommodation is decomposed into the same categories as discussed previously.
- Length of time in current accommodation. These figures are presented in terms of gender and a range of time categories. As such, it is possible to distinguish the numbers of drug users who are short-term as opposed to long-term homeless.
- A subsequent table classifies the length of time spent in homeless accommodation by accommodation type. However, this data is not decomposed by gender.
- Details on the last 'home' the individual lived in are provided along with the reasons for leaving this 'home'. Building on this, data is presented on the number who were forced out of previous accommodation and why. These reasons are the same as those outlined by participants in the larger sample discussed above. All these tables are decomposed into male and female categories.
- An interesting aspect of the survey is a question posed on the accommodation that the individual would like to live in. The majority (82%) reported that they would like to have their own accommodation – this took the form of a private rented house / apartment in most cases.
- Problems experienced by homeless drug users in terms of accessing housing are identified in the study. Reported barriers to obtaining 'ideal accommodation' are classified by gender and include the following:
 - Lack of housing,
 - Money problems,
 - Drug use,
 - Lack of help getting accommodation,
 - Not tried to get accommodation,
 - Not welcome in such accommodation,
 - Other.
- In addition, the type of help that homeless drug users perceive themselves to need in order for them to access their 'ideal accommodation' is stated as follows:
 - Advice and information,
 - Financial help,
 - Drug treatment,
 - Other help.

This data is gender disaggregated with a higher proportion of women expressing a

desire for advice and information, while more men sought financial help.

- A final set of tables provide details on the drug using behaviour and physical / mental health complaints of the sample population. The nature of these complaints meant that individuals in the study did not fall into the category of disabled.

Overall, the above report is very detailed and presents a large volume of helpful data on the relationship between housing, housing issues and drug usage.

Draft Report: Private Lives – Public Issues: An Investigation into the Health Status of Female Drug Users (Merchants Quay Ireland) – Gender Dimension:

This report presents the findings of a study carried out amongst seventeen female drug users over an eight-week period, beginning in November 2001. The focus of the report is on analysing the health status of these women but background information of interest to this study is provided. This information is detailed below:

- Age of drug using women.
- The percentage of women with no children, children and expecting a first child.
- The number and percentage of female addicts living in the following accommodation types:
 - B&B,
 - Family home,
 - Local Authority house / flat,
 - With friends,
 - Hostel,
 - Sleeping Rough.

On the basis of these accommodation types, the majority of female clients – 64 % reported as being homeless.

- A minority of women reported sharing their current accommodation with an injecting drug user.

The specific gender dimension of the above report is welcome in that it enables the accommodation experiences of female drug addicts to be readily identified. However, the small size of the sample should be considered. In addition, the classification of accommodation type by household composition is recommended as the experiences of young single women, lone mothers and older female addicts may vary considerably.

Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (Dublin Simon and Merchants Quay Ireland) – Gender Dimension:

As part of this study, quantitative data is provided on the policies applied by homeless services vis-à-vis drug users. Sixteen hostels, five transitional housing projects and two refuges were included in a survey carried out in 2000. The survey findings provide an interesting insight into the nature of emergency accommodation in terms of access, affordability and the residential environment. Emergency accommodation is decomposed into two headings and data is presented under these headings as follows:

Hostels and Night Shelters:

- The percentage of beds provided for specific resident groups within these emergency accommodation types. Resident groups are broken down into the following categories:
 - Men and women,
 - Women and children,
 - Men only.
- The type of rooms offered – these range from dormitory beds and shared or family rooms to single rooms.
- Details on the cost of hostel and shelter accommodation per night. Classification is by resident access ie. 24 hour access or other. The breakdown of costs is outlined below:
 - Under £3,
 - £3 - £5,
 - Over £5,
 - Free / Negotiable.
- Percentage of hostels that search residents on admission.
- Responses to residents found using drugs on hostel premises. These include:
 - Barred for a set period,
 - Barred for an indefinite length of time,
 - Other (Typically, the individual is barred until proof is given that he / she is no longer using drugs and is on a maintenance programme).
- Responses to residents found dealing on the premises. Decomposition is as follows:
 - Barred for a set period,
 - Barred for life,
 - Barred for an indefinite period of time,
 - Not stated.

Transitional Housing and Refuges:

- Details are provided on the resident groups (%) staying in transitional housing and refuges. Categories listed include:
 - Men only,
 - Men, women and children,
 - Men and women,
 - Single parents and children,
 - Women and children.
- Information is provided on the range of rents paid by residents – rents paid ranged from £25 - £75 per week, though the latter represents an exception and excluding it from the analysis implies an average weekly rent of £30.
- The nature of the acceptance policies pursued in the event of drug using behaviour amongst residents. These policies fall under the following headings:
 - Will not accept people using illicit drugs,
 - Will accept those with substance misuse problems if they have a recognised support structure in place,
 - No automatic exemptions, but may not accept those likely to put the safety of others at risk.
- As in the case of hostels and shelters discussed above, the study identifies the actions taken in transitional and refuge housing if residents are found using drugs on the

premises. These responses are similar to those listed previously, though it can be the case that the individual is barred for life by the management of these types of emergency accommodation.

- Responses towards residents found dealing drugs on the premises are also detailed as follows:
 - Licence terminated,
 - Barred for a set period,
 - Barred for life.

As such, quantitative data on the problems experienced by substance abusers in accessing, maintaining and affording emergency accommodation is outlined by the above study. This data is beneficial in terms of complementing existing qualitative and anecdotal information on the housing experiences of this household type (However, a point to note is the small size of the sample). Overall, the extent of exclusion and housing disadvantage borne by drug using individuals is clearly highlighted.

4.2.2.6. Quantitative Data on De-Institutionalised Individuals:

Survey on Prisoners and Homelessness (Prisoners Aid through Community Action - PACE) ***– Gender Dimension:***

In March 2002, PACE carried out a brief survey on the housing problems that prisoners expect to experience upon their release. Findings are based on the responses of seventy women in the Dochas Centre and seventy-six male prisoners in Mountjoy. The following data is presented as part of the survey:

- The number / percentage of prisoners who will not have accommodation upon release from prison. This data is decomposed by gender and amounts to 33% of female prisoners and 53% of men.
- The number / percentage who stated that imprisonment will result in their being homeless following release. Again this information is gender disaggregated.
- Reasons cited for the loss of accommodation are detailed as follows:
 - Loss of place on the Local Authority's housing list,
 - Loss of Corporation house,
 - Behaviour deemed to be 'anti-social' by the Corporation,
 - Unable to return to the family house after release.

With the exception of the first point above, these reasons are broken down in terms of gender. However, it should be noted that the explanations given are more qualitative than quantitative in that the actual percentage / number of prisoners who have found themselves in these situations is not discussed.

- The number / percentage who indicated that they will apply for Local Authority housing upon release. This data is also decomposed by gender.

As such, the above survey plays a useful role in highlighting the housing problems experienced by prisoners upon release. While decomposition of the data presented by gender is desirable, there is however a marked failure to consider the heterogeneity of the prisoner household type. Attention should be paid to addressing and rectifying this failure in future surveys.

Left Out on their Own: Young People Leaving Care in Ireland (Focus Ireland) – Gender Dimension:

This study examines the circumstances and issues affecting young people who leave state care. The results of a longitudinal survey, based on 165 children and young adults, are presented. Of this research population, 148 were surveyed six months after they left care and 135 were surveyed two years on. Compiled data includes information on family background and family problems, personal difficulties experienced by the young people, their subsequent work and educational achievements and destination upon leaving care. State care is a generic term that refers to placements in special schools, in accommodation arranged by health boards and in probation hostels. Data is decomposed and presented under each of these sub-groups.

Statistics in the report that are of relevance to this study include the following:

- The number of young people in each type of state care classified by gender.
- The type of accommodation that young people lived in with their parents prior to entering state care.
- Personal and family difficulties experienced by the youths surveyed. This information is useful in that it facilitates the classification of young people by particular social groupings such as addicts, travellers, disabled people and victims of domestic violence.
- Details on the destination of the young person upon leaving care. This information is presented in terms of the number / percentage of youths and their living arrangements. Living arrangements are decomposed into a number of categories, which differ slightly across the three different types of state care. Broadly, the data is tabulated under the following accommodation headings:
 - Family and relatives,
 - Prison / detention centre,
 - Living independently in the private rented sector,
 - Probation hostel,
 - Foster family,
 - Supported after-care / social housing,
 - Homeless,
 - Local Authority accommodation.

Given the longitudinal nature of the survey, statistics on the above living arrangements are presented at the point that the individual left care, six months later and two years further on. As such, it is possible to identify the housing experiences of de-institutionalised youths over a period of time, thus longer-term housing needs can be assessed. However, the analysis lacks a gender dimension.

- The work status of young people six months and two years after leaving care.

Overall, the study provides a clear picture of the housing and employment experiences of young people after they leave state care. While this information is interesting as it stands, linking the categories - for example, presenting a figure for the number of youths who are living in PRS and employed - would be useful. These figures should also be gender disaggregated.

The authors of the report note that an adequate database, on both young people in the care of health boards and on those leaving this type of care, is missing.

- A final aspect of the report is an examination of the Crisis Intervention (Out-of-Hours) Service of the Eastern Health Board. A survey of young people in contact with the service was conducted by the researchers over a five day period in September 1997. Statistics associated with this survey are presented in the report and include the age and gender of the 27 youths that received emergency accommodation, details of their backgrounds and the nature of the accommodation provided.

4.2.2.7. Quantitative Data on Women who have Experienced Domestic Violence:

Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (Sonas Housing Association) – Gender Dimension:

As part of this submission, quantitative data is presented on the provision of emergency and transition supported housing for women and children 'out of home' because of domestic violence. The figures given relate to the situation in 1999.

Emergency Accommodation:

Details are presented on the provision and use of Women's Refuges in the Eastern Regional Health Authority Area (ERHA) – there are three such refuges in this area. For each of these the following information is provided:

- The number of families that received shelter in the refuge in 1999. The term 'family' is decomposed into the number of women and children accommodated. In the case of one refuge, the category women is further broken down into settled or traveller women. (No further statistics on traveller women appear in the submission).
- The number of bed-spaces used in each refuge.
- Details on the origin of the families accommodated are provided for one refuge. Households are broken down into those from within the ERHA area (87%) and those from outside this area (13%).
- The total number of families refused accommodation because there were no rooms available – figures are only given for two of the refuges.
- Information is presented on the accommodation options availed of by women and their children upon leaving the refuge. These included the following:
 - Returned home to partners without orders,
 - Returned to the family home – partner gone,
 - Secured civil court orders to facilitate a return home,
 - Received LA housing,
 - Moved to private rented accommodation / second stage housing,
 - Moved to supported or sheltered housing,
 - Moved abroad,
 - Unknown,
 - Homeless (17% of families left the refuges with nowhere to go).

Transitional Accommodation:

The content of the information provided on transitional accommodation is similar to that discussed above, but is less detailed. Information is decomposed by location into Dublin North and Dublin South and includes the following:

- The number of families placed in transition accommodation in 1999.
- The number of bed-spaces occupied in the course of the year.
- Details on the number of households that have moved on. However, no information is provided on the type of housing that they have been able to access.
- The number of new tenants placed in transition accommodation.

4.2.2.8. Quantitative Data on Asylum Seekers:

A Study of Labour Market Progression of Refugees, with Emphasis on Related Housing Issues (Clann Housing Association) – No Gender Dimension:

This report presents the results of a case study of refugees who participated in an Interact Ireland FAS training course in Baldoyle, Dublin. The study which comprised a sample of 18 individuals was undertaken in 1999. The following information is provided:

- Household types of the respondents. Households are decomposed into:
 - Single person households,
 - Couples with no children,
 - One-parent families,
 - Two-parent families.
- For each of the above household types, data is presented on the age of the respondent, and where relevant, on the number of children in the family and the activities of these children ie. attending school, training course, working. However, there is no gender dimension to the reported results.
- Details are provided on the respondents' employment status at three points in time – prior to attending the FAS training course, immediately after completing the course and at the time of the interview. None of the respondents were in paid employment before commencing the course. Activities in the six month period following completion of the course are categorised as follows:
 - In education / training,
 - Working,
 - Unemployed.

At the time of the interview respondents were engaged in the following activities:

- In education / training,
- Awaiting further training,
- Working,
- Unemployed (This category is decomposed by household type).

The nature of employment obtained ranged from semi-skilled and skilled manual to lower professional and other non-manual jobs. Reflecting this range of occupations, the survey also reports considerable variation in the average weekly income earned by those in paid employment.

- Information is also presented on the weekly household income before and after participation on the training course - prior to attending the course respondents had an average weekly income of £100 - £110. At the time of the interview this had increased to an average of £140 - £165.
- The type of housing provided to these asylum seekers when they first arrived in Ireland is identified by the report. Accommodation types were as follows:

- Hostel or B&B,
 - Reception centres for refugees,
 - Private accommodation.
- At the time of the interview, respondents were all living in rented accommodation – 89% were in the PRS while the remaining 11% were Local Authority tenants.
 - Details on the levels of PRS rent allowances received prior to commencing the training course and on the total rent paid are tabulated. Both these tables are classified by the household types discussed previously.
 - The level of the PRS rent allowance obtained at the time of the interview is presented in terms of household type. A further table classifies the rent payable at this time by household type.
 - Information is provided on the number of asylum seekers registered on LA waiting lists and on the number who obtained housing. For both these groups details are given on the length of the waiting period. Of those not registered on LA lists, the study identifies the main reasons for the failure to register. These reasons are listed below:
 - Low priority status accorded to single people,
 - Perceived low priority accorded to Bosnians,
 - Fear of bad areas,
 - Lack of awareness of LA housing as an option,
 - No particular reason.
 - Finally, the issue of insecurity of tenure in the private rented sector is highlighted. The period of leases obtained was less than one year in 63% of cases, a period of six months for a further 13%, while 24% were given no specific time period after the initial lease.

Overall, the study provides a comprehensive overview of the relationship between housing, employment and the welfare entitlements of this sample group of refugees. However, the dual reporting method adopted, along with the lack of a gender dimension, represents a flaw in the analysis. In addition, the sample size of 18 is very small so caution is advised when using this data.

From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (Clann Housing Association) – No Gender Dimension:

This report presents the results of a survey on the housing needs of 76 Bosnian households living in Ireland in June 1998. The following information is outlined:

- The number of different household types in the sample population. Household types are:
 - Two-parent households,
 - One-parent households,
 - Couple households (no children),
 - Single person households,
 - Relative households (individuals are related but are not necessarily immediate family members),
 - Old age person households.
- Details on the main activity of household heads decomposed by the household types identified above. Activities engaged in are as follows:
 - Part-time employment,
 - Full-time employment,
 - In education / training,

- Unemployed,
 - Retired / disability,
 - Home Duties.
- The primary source of income by household type. Sources of income include:
 - Employment,
 - Department of Social and Family Affairs ie. welfare benefits,
 - Disability / pension payment,
 - FAS.
 - Average weekly income of respondent households. Incomes range from £70.50 - £83.00 in the lowest bracket to in excess of £451.00 per week.

While all of the above tables recognise the heterogeneity of the asylum seeking household type, there is a marked failure to decompose the data by gender, which limits its usefulness.

- Information is also provided relating to the housing tenures of the Bosnian families in the study. Tenures are classified by household type and include accommodation in the following sectors:
 - Owner occupied dwelling,
 - Private rented,
 - Local Authority,
 - Other.

The majority of households (79%) were accommodated in the private rented sector.

- With respect to the social sector, details are provided on the length of time members of each household type were on Local Authority waiting lists prior to being allocated housing. Experiences range from less than twelve months to five or six years.
- The main activities of respondents living in Local Authority housing are listed by aggregate households.
- In terms of the private rented sector, the inter-connection between housing tenure, average weekly income and the main activity of respondents is highlighted. Classification is again by household type. While useful in itself, this information would be more beneficial if disaggregated by gender.
- Further tables present data on the number of households in receipt of rent allowances and the amount of these allowances. Decomposition is by household type though the old age category is excluded.
- Finally, information on the level of interaction between members of the Bosnian community and their Irish neighbours is provided. The desire on the part of respondents to increase communication between the two groups is presented by household type in one case and by language proficiency in the other.

Overall, this report highlights some interesting findings on the inter-connections between housing type and indicators of living standards such as income and employment. Unfortunately, recognition of the heterogeneity of the household unit does not include recognition of its gender dimension.

The Needs of Asylum Seekers in Cork (NASC) – No Gender Dimension:

Details on the accommodation needs of approximately eighty asylum seekers in Cork are outlined in this study. The research, which was carried out between September 2001 and June 2002, provides the following information:

- Separate tables outlining the gender breakdown and age breakdown of respondents.
- The percentage of respondents living in the private rented sector and in direct provision accommodation.
- Details on the number of respondents who expressed satisfaction with the condition of their accommodation. Accommodation type is decomposed into the private rented sector and direct provision accommodation. With respect to these accommodation types, an answer of very satisfactory / satisfactory, fair or poor / unacceptable was sought in relation to a number of aspects. Aspects queried included the following:
 - Living / sleeping space,
 - Cooking / washing,
 - Food,
 - Play / homework space,
 - Staff / security personnel,
 - Other (This category included distance from the city in the case of direct provision accommodation and unhappiness with costs / conditions / landlords in the PRS).
- The percentage of asylum seekers living in direct provision accommodation who would prefer to live in the private sector – an overwhelming 98% of the sample population.
- Difficulties experienced by respondents in accessing private accommodation (where permission had been obtained to do so) included the following:
 - Language problems,
 - Landlords won't accept rent allowance,
 - Discrimination,
 - Unable to find rental accommodation.
- The number of respondents undertaking training courses classified by the type of training course.
- Information on the nature of the welfare benefits obtained in addition to the 'comfort money' that all respondents receive from the government. The number of respondents in receipt of the following allowances are outlined:
 - Medical Card,
 - Rent Allowance,
 - Supplementary Welfare Allowance,
 - Back to School Allowance,
 - Children's Allowance,
 - One Parent Allowance,
 - Exceptional Needs Payments,
 - Disability Allowance.
- Parenting status of asylum seekers in the sample population. Status is decomposed into the percentage that have children (43%) and the percentage that do not (57%). Lone parents constituted 23% of respondents.
- Some data on the level of integration is given in that the percentage of respondents who have Irish friends / acquaintances is noted.

As such, the study provides useful information on the experiences of asylum seekers in existing direct provision accommodation. However, the failure to consider the gender dimension of these experiences, and the treatment of the respondents as a homogenous unit, represents a significant limitation.

4.2.2.9. Quantitative Data on Traveller Households:

A Lost Opportunity? A Critique of Local Authority Traveller Accommodation Programmes (ITM) – No Gender Dimension:

The purpose of this report is to provide a critical analysis of LA Traveller Accommodation Programmes. As part of the study, a questionnaire was designed and circulated to some 30 traveller organisations throughout the country (24 were completed). The responses obtained are of interest to the present study in that they provide quantitative information on the welfare characteristics of accommodation available to traveller households, namely data on the quality of existing accommodation and on the nature of emergency provision and evictions. Information presented on these issues includes the following:

- An assessment of existing services on permanent and temporary sites. Data is tabulated using a dual reporting mechanism – the nature of existing services and opinions as to the adequacy of these services. Opinions are categorised as:
 - Does not exist,
 - Needs considerable improvement,
 - Meets minimum standards,
 - Good quality

while services refer to the following:

- Space for horses,
 - Space for scrap,
 - Laundry / washing,
 - Heating,
 - Security,
 - Kitchen / cooking,
 - Hard stands,
 - Showers,
 - Hot water,
 - Rubbish collection,
 - Toilets,
 - Caretaker,
 - Electricity.
- In addition, data is provided with respect to the quality of existing group housing. Opinions are quantified and fall under the headings of:
 - Good condition,
 - Needs some minor repairs,
 - Needs considerable refurbishment,
 - Needs to be re-developed.
- In situations where eviction notices are served, details are provided on whether or not alternative accommodation was offered. Responses are decomposed into never, sometimes and rarely – 62% reported that alternative accommodation was never offered.
- Information is also provided on the number of times various tenant centred management policies were in place. Responses provide some information as to the community / residential environmental aspects of traveller accommodation. Policies referred to include the following:
 - Management committee with traveller and LA representation,
 - A comprehensive site plan to address issues if they arise,

- Maintenance and repair issues dealt with promptly,
- Caretaker,
- Conflict resolution procedures in place,
- Clear policy around anti-social behaviour.

Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (Clondalkin Travellers Development Group) – No Gender Dimension:

This report presents the findings of a survey on the accommodation experiences of travellers in the Dublin suburb of Clondalkin. Data presented covers 139 families and a time period beginning in December 1998 and ending in April 1999. Information on the welfare qualities of existing accommodation is provided and includes the following:

- The percentage of families living in different types of accommodation. Accommodation types are decomposed into:
 - Temporary halting sites,
 - Permanent halting sites (accommodation in need of renovation),
 - Group housing,
 - Housing estate accommodation,
 - Roadside camps, seeking permanent accommodation,
 - Transient families in the area living at the side of the road.
- The length of time respondents have lived in the area.
- Details on experiences and the nature of current services. This information highlights a number of negative aspects of existing residential environments for the families surveyed and indicates a low level of housing welfare amongst this aggregate household type. Percentage data is provided on the availability of the following services:
 - Water,
 - Toilet facilities,
 - Shower facilities,
 - Washing facilities,
 - Rubbish collection,
 - Fire safety precautions,
 - Electricity,
 - Telephone,
 - Public lighting,
 - Surface ie. concrete, tarmac, muck, stones and grass,
 - Condition of homes – 51% indicated satisfaction while 49% expressed discontent with current conditions. The reasons for such discontent ranged from the need for minor improvements to substantial refurbishment or replacement.
- The percentage of households who have experienced eviction is given along with proposed measures to deal with evictions.
- In terms of design and accommodation preferences, respondents (%) listed the following accommodation types as their preferred form of housing:
 - Group housing,
 - Family sized permanent halting site accommodation,
 - Standard housing but not in a housing estate,
 - Standard housing in a housing estate,
 - Transient accommodation,
 - Large permanent halting sites.

- Current distances from social amenities and services such as schools, shops and the doctor – distances ranged from within one mile to more than four miles away from services.
- The nature of the residential environment is considered with 65% of families expressing satisfaction with the appropriateness of surroundings.
- Information on weekly rent payments. Rents are decomposed into the following categories:
 - £5 or less,
 - £6 - £12,
 - £13 - £19,
 - £20 or more.

Overall, the study is useful in that it provides detailed information on the nature of existing traveller accommodation, housing welfare and aspects of the residential environment. Unfortunately, it does not recognise the heterogeneity of the travelling community nor its gender dimension.

4.2.2.10. Miscellaneous Quantitative Data:

Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector, 1998 (Threshold) – No Gender Dimension:

This paper presents the findings of a survey on rents and conditions in the Irish private rental market in 1998. The data presented is based on the questionnaire responses of tenants living in Dublin, Cork and Galway and includes the following information:

- Details on the ages of respondents – 75% of the sample was under 35 years of age.
- The marital status of tenants. Categories identified include:
 - Single persons (75%),
 - Lone parents (16%),
 - Married with children,
 - Married without children.

As such, the study recognises the heterogeneity of the household unit, but fails to consider its associated gender dimension.

- Employment status - the survey comprises households in full / part-time employment and unemployment along with student and retired households. Households are considered in aggregate rather than by type.
- Income figures are presented – 45% of respondents had incomes at or below the average industrial wage.
- The nature of leases held by tenants classified by location – 56% of the entire sample did not have a lease but had a four week periodic tenancy. This means that rents can be increased by the landlord with only 28 or 7 days notice if rent is paid monthly or weekly respectively. Such tenancies highlight substantial insecurity of tenure and low housing welfare for households.
- The previous tenure of respondents classified by location ie. Dublin, Cork and Galway. Tenures are decomposed into the following categories:
 - First-time renting privately,
 - Percentage originating from the parental residence,
 - Percentage who have rented previously,
 - Other (this category includes owner occupation).

- Length of time in current residence. This table also expresses the data in terms of the location of the respondent.
- The opinions of tenants as to whether current accommodation meets minimum standards are also documented.
- Details on SWA rent allowances classified by location. The nature of the information presented is outlined below:
 - Percentage of tenants in receipt of SWA payments,
 - Frequency of payments,
 - Percentage of tenants who experienced difficulty in finding a landlord who accepted SWA clients – this figure amounted to 24% of the entire sample and indicates access difficulties into the PRS for low income households.
- Information is also provided on rent levels at the budget end of the market. Budget accommodation is categorised as follows:
 - Bedsits,
 - One bedroom flats / apartments,
 - One bedroom house.
- In addition, the study posed an interesting question in that it asked respondents to nominate the likely consequence of a 20% increase in the rent that they pay. Answers are grouped under a range of headings as laid out below:
 - Forced to move to cheaper accommodation,
 - Forced to move to another area,
 - Left with less disposable income,
 - Higher rent leading to reduced savings,
 - Expect to receive notice to quit,
 - Deterioration in quality of life.

Overall, this paper presents interesting data on the private rented sector. It succeeds in highlighting the experiences of tenants in accessing the market and the consequences and insecurities associated with rising rents. However, despite the sample's initial recognition of different household types, all data connecting households and housing experiences is presented in terms of aggregate households. In addition, the lack of a gender dimension, and the adoption of a dual reporting mechanism, further undermine the usefulness of the compiled dataset.

Estate Management and Anti-Social Behaviour in Dublin (Threshold) – No Gender Dimension:

This report assesses the impact of the Housing (Miscellaneous Provisions) Act 1997. In doing so, a table outlining the number of evictions for anti-social behaviour under the Housing Act of 1966 is presented. Decomposition is by individual Dublin Local Authorities over the years 1997 to October 1999.

Draft Report: Managing Urban Tensions: An Integrated Approach to Drug Related Anti – Social Behaviour in Dublin (Merchants Quay Ireland) - No Gender Dimension:

Similar to the above study, this report details the number of evictions for anti-social behaviour by Dublin City Council under the 1966 Housing Act. The time period of the data presented ranges from 1995 to 2000.

With respect to both of the above reports, the adoption of a household composition and gender dimension is recommended.

Congress Report on Survey of Childcare Practices: Identifying Members' Childcare Needs
(Irish Congress of Trade Unions) – Gender Dimension:

The childcare costs and arrangements of the members of six unions – SIPTU, PSEU, MANDATE, INO, MSF and CPSU – are outlined in this report. Childcare was identified in section 3 as one of the key issues of concern to women in aggregate. As such, any quantifiable information on existing situations and childcare experiences is valuable. This report provides an overview of the formal and informal practices utilised by members of the above unions. However, it should be noted that this sample population is self-selecting and comprises households in a higher income category than the disadvantaged groups that the scoping study is concerned with. As such, the childcare difficulties discussed below are likely to be exacerbated for this latter social group.

Tabulated data is based on the findings of a survey of 825 members that was undertaken in October 2001. The following data is included in the report:

- The age group of respondents classified by gender.
- The age group of children classified by gender.
- Details on the respondents' current employment situations. Employment characteristics are decomposed by sectors such as the civil service and health boards in one table and by status in the other. Employment status covers the following categories:
 - Full-time permanent,
 - Part-time permanent,
 - Full-time temporary or contract worker,
 - Part-time temporary or contract worker.

Classification is by gender in both of these tables.

- A cross-tabulation of the gender of respondents by how childcare responsibilities are handled. The breakdown of responsibilities into the headings listed below highlights a number of household types such as lone parents and separated / divorced men and women. The headings presented are:
 - On your own,
 - Co-habiting; shared with spouse / partner,
 - Non co-habiting; shared with spouse / partner.
- Details are provided on the combined income ranges of households (where the partner is in paid employment). The lowest range is less than €8,888 while the highest is in excess of €64,487.
- Respondents were asked if childminding responsibilities impacted on their decision to avail of particular working arrangements. Classification is by gender and unsurprisingly, 75.8% of women answered 'yes' compared to 36.6% of men.
- The way in which the availability and affordability of childcare affected the respondent's or partner's work routine is also outlined. Experiences are presented by gender and include the following:
 - Availing of part-time work,
 - Not availing of overtime,
 - Not applying for promotion,
 - Using work holidays to cover childcare,
 - Availing of other flexible work practices,

- Impact on partner's work routine,
 - No effect,
 - Other impacts,
 - No choice but full-time work to cover costs,
 - Availing of overtime if available to cover costs.
- The types of childminding services utilised by respondents in aggregate are listed. Services cover informal arrangements such as informally paid / unpaid relative, friend, neighbour minding the child in their home or in the child's home and also, formal arrangements such as a formally paid childminder or private creche.
 - Details of the weekly expenditure on childcare during term time. Expenditure ranges from under €25 to €316 or more per week, the most common range being between €102 and €126.
 - In addition, the relationship between combined gross incomes and childcare expenditure is highlighted by the study. The ratios presented relate to respondents in full-time employment, those availing of paid childcare services and respondents whose partner is also in paid employment. For lower income households ie. combined income of under €16,507, childcare costs as a percentage of weekly income are highest at 36%.
 - The impact of available childcare facilities on the respondent's choice of childcare arrangements are outlined. Experiences include the following:
 - Have to rely on friend / family / neighbour,
 - Would like to stay at home or at least have a family environment in which the child is minded,
 - No choice in relation to availability,
 - Unsatisfactory arrangement,
 - No availability of childcare facilities in the workplace,
 - No / little availability of creche facilities in local area,
 - No / little availability of childminder in local area,
 - No / little availability of other childcare arrangement in local area,
 - Creche is available but too expensive,
 - Other childcare arrangements are available but too expensive.
 - With respect to unmet childcare needs, respondents were asked which needs employers and the government should prioritise. 53% indicated that employers should subsidise the cost of employees' childcare expenses while 76.4% expressed a preference for tax relief for childcare expenditure.

Overall, the above survey provides an interesting insight into the childcare experiences of households to date. Given the dominance of childcare as an issue of concern to women, quantitative data on the impact of available and affordable childcare facilities on employment opportunities is an extremely important determinant of welfare for this gender group. While the above study examines this relationship, it should be noted that there is a general failure to connect data on childcare experiences with individual household types such as lone parents, two-parents and separated / divorced households.

4.3. Sources of Quantitative Data by Household Type:

This section presents a table that outlines where quantitative data on specific household types can be obtained. The table - Table 4A - is based on the discussion in section 4.2. and seeks to provide a mechanism for quickly locating data sources on lone parents, homeless individuals

and families, asylum seekers and so on. The gender dimension of information on each household type in each publication is also noted.

4.4. Data Gaps and Fieldwork:

At the outset of the scoping study, it was expected that available information connecting housing, gender and social inequality would be limited in terms of the coverage of issues and depth of analysis – while some research may have been undertaken on certain groups it was anticipated that little would be known about others. Given this, the study proposes to clarify what the existing data tells us and to highlight the nature of the data that must be generated to fill any gaps. Underlying this approach is the objective of filling out the baseline map connecting housing and gender as discussed in sections 2 and 3. Filling out this map is a two-step process:

Firstly, available quantitative data is matched with the housing situations and experiences identified by participants in the interview process. Table 4B reviews the data sources that contain information on the existing housing situations of each of the disadvantaged household types considered in section 3. Table 4C builds on this by examining the content of the data available from these sources. An overview of existing data, gaps and fieldwork needed is presented and classified by existing housing situations, household type and gender. The nature of existing data is considered under the following five headings:

- The percentage / number of a particular household type living in a given housing situation,
- Affordability / access problems,
- Insecurity of tenure / maintenance,
- Quality of housing ,
- Residential / community environment.

The comment ‘Yes’ indicates the availability of quantitative data, from the sources identified in Table 4B, while ‘No’ indicates that quantitative data was not found. The gender dimension of available quantitative information is noted by the letters ‘G’ (gender disaggregation), ‘F’ (female disaggregation) and ‘M’ (male disaggregation).

The second step involves marrying housing and gender issues of concern, as outlined by the qualitative findings, with the quantitative data discussed in section 4.2. Table 4D provides a summary of these concerns and identifies publications that contain data on each issue. As before, existing data, information deficiencies and potential fieldwork is analysed in Table 4E. The ‘Yes’ / ‘No’ and letter technique for highlighting the gender dimension of available data is used in the same manner as in previous tables.

Tables 4A to 4E are presented overleaf.

Table 4A: Summary of Data available from Quantitative Sources classified by Household Type and Gender

Data Source (Frequency of Publication)	Aggregated Households / Persons	Lone Parents	Low Income Households	Travellers	Homeless	Addicts / Recovering Addicts	De - Institutionalised	Women who have Experienced Violence	Asylum Seekers	Disabled	Older People
Household Budget Survey (Every 5 years)	Yes (G)	No	Yes (G)	No	No	No	No	No	No	No	No
Assessment of Social Housing Needs (Every 3 years)	Yes	Yes	No	Yes	Yes (G)	No	Yes	No	No	Yes	Yes
Quarterly National Household Survey - Housing Module (1998)	Yes (G)	No	No	Yes	No	No	No	No	No	No	Yes
Housing Statistics Bulletin (Annual and Quarterly)*	Yes	No	Yes	Yes	No	No	No	No	No	Yes	No
1991 Census (Every 5 years)	Yes (G)	Yes (G)	No	No	No	No	No	No	No	No	Yes (G)
1996 Census (Every 5 years)	Yes (G)	Yes (G)	No	No	No	No	No	No	No	No	Yes (G)
2002 Census (Delayed due to Foot & Mouth)	Yes (G)	Yes (G)	No	No	No	No	No	No	No	No	Yes (G)
Labour Force Survey (Annual) and QNHS (Quarterly)	Yes (G)	Yes (G)	Yes (G)	No	No	No	No	No	No	Yes (G) special run	Yes (G)
Census on Households Accommodated by DCC (First year of publication is 2002)	Yes (G)	Yes (G)	Yes (G)	No	No	No	No	No	No	No	Yes (G)
Statistical Information on Social Welfare Services (Annual)	Yes	Yes (G)	Yes (G)	No	No	No	No	No	No	Yes (G)	Yes (G)

Notes:

* The annual Housing Statistics Bulletin is referred to here. This provides more detailed information on household types than the quarterly bulletins.

1. G indicates that the data is disaggregated by gender; F indicates that information is presented in terms of women; M indicates that the data refers solely to men.

2. In the case of aggregate households, the letter G indicates that there is a gender breakdown available for some of the data presented, but not for all aspects of the data.

3. Disadvantaged households are typically low income households thus, 'Yes' is only entered if some reference is made to income figures.

Table 4A (contd): Summary of Data available from Quantitative Sources classified by Household Type and Gender

Data Source (Timeframe covered by the Study)	Aggregated Households / Persons	Lone Parents	Low Income Households	Travellers	Homeless	Addicts / Recovering Addicts	De - Institutionalised	Women who have Experienced Violence	Asylum Seekers	Disabled	Older People
Property Surveys (Annual)	Yes	No	No	No	No	No	No	No	No	No	No
Threshold Advice (Annual)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	No	No	No	No	No	Yes (G)
Monitoring Poverty Trends: Living in Ireland Survey (Annual from 1994)	Yes (G)	Yes	Yes (G)	No	No	No	No	No	No	Yes	Yes (G)
Lone Parents (2001)*	Specific - Lone Parents	Yes (G)	No	No	No	No	No	No	No	No	Yes
Income, Deprivation and Well being among Older People (1997)	Specific - Older People	No	Yes (G)	No	No	No	No	No	No	Yes (G)	Yes (G)
Grandparenthood in Modern Ireland (April - July 2000)	Specific - Older People and Childcare	Yes (G)	No	Yes	No	No	No	No	No	Yes	Yes (G)
Counted In (1999)	Specific - Homeless	Yes (G)	No	No	Yes (G)	No	No	No	No	No	Yes (G)
Sleeping Rough Report (1997, 1998, 2000)†	Specific - Homeless	No	No	No	Yes (G)	No	No	No	No	No	Yes (G)
Focussing on B&Bs (1999)	Specific - Homeless	Yes (G)	No	No	Yes (G)	Yes	Yes	Yes	No	Yes	Yes (G)

Notes:

* With respect to the older person household type, the report provides data on those over 50 years of age. As some of these 50 + individuals are likely to be 65 + years, and therefore, elderly on the basis of the standard definition, the over 50 age category is presented as part of the table

† The 2000 Count is referred to here. As in the above case, the report provides gendered data on those over 50 years of age. As some of these 50 + individuals are likely to be 65 + years, and therefore, elderly on the basis of the standard definition, the over 50 age category is presented as part of the table

4. The heading disabled includes physical disability, mental disability and learning disability

5. Mental disability refers to mental handicap, psychiatric disorders etc. but not headaches and stress levels

Table 4A (contd): Summary of Data available from Quantitative Sources classified by Household Type and Gender

Data Source (Timeframe covered by the Study)	Aggregated Households / Persons	Lone Parents	Low Income Households	Travellers	Homeless	Addicts / Recovering Addicts	De - Institutionalised	Women who have Experienced Violence	Asylum Seekers	Disabled	Older People
Homeless Preventative (2000)	Specific - Mentally ill	No	No	No	No	No	Yes	No	No	No	No
Youth Homelessness Strategy (2000)	Specific - Homeless Youths	No	No	No	Yes (G)	Yes (G)	No	Yes	No	No	No
One Hundred Homeless Women (May to October 2000)	Specific - Homeless	No	No	No	Yes (G)	Yes (G)	Yes (G)	Yes	No	Yes (G)	Yes (G)
The Health of Hostel - Dwelling Men in Dublin (1999)	Specific - Homeless Men	No	No	No	Yes (M)	Yes (M)	Yes (M)	No	No	Yes (M)	Yes (M)
Homelessness in Galway (1998)	Specific - Homeless	<i>Yes (F)</i>	<i>Yes (M)</i>	<i>No</i>	<i>Yes (G)</i>	<i>Yes (M)</i>	<i>Yes (M)</i>	<i>Yes</i>	<i>No</i>	<i>Yes (M)</i>	<i>No</i>
Wherever I Lay my Hat (1999)	Specific - Drug Users	Yes	Yes	No	Yes (G)	Yes (G)	Yes	Yes	No	No	No
Private Lives - Public Issues.. (2001)	Specific - Drug Users	No	No	No	Yes (F)	Yes (F)	No	No	No	No	No
Working Towards Inclusion... (2000)	Specific - Homeless Drug Users	Yes	No	No	Yes (G)	Yes (G)	No	Yes	No	No	No
Survey on Prisoners and Homelessness (2002)	Specific - De- Institutionalised	No	No	No	Yes (G)	No	Yes (G)	No	No	No	No
Left Out on their Own (1997)	Specific - De- Institutionalised	No	Yes	Yes	Yes	Yes	Yes (G)	Yes	No	Yes	No

Notes:

6. Boxes in italics indicate that the data is based on a very small sample size

Table 4A (contd): Summary of Data available from Quantitative Sources classified by Household Type and Gender

Data Source (Timeframe covered by the Study)	Aggregated Households / Persons	Lone Parents	Low Income Households	Travellers	Homeless	Addicts / Recovering Addicts	De - Institutionalised	Women who have Experienced Violence	Asylum Seekers	Disabled	Older People
Submission to Dublin Area LAs for Inclusion in a 3 year Strategy on Homelessness (1999)	Specific - Women with Experience of Violence	No	No	Yes (F)	Yes (F)	No	No	Yes	No	No	No
A Study of Labour Market Progression of Refugees (1999)	Specific - Asylum Seekers	Yes	Yes	No	No	No	No	No	Yes	No	No
From Bosnia to Ireland's Private Rented Sector (1998)	Specific - Asylum Seekers	Yes	Yes	No	No	No	No	No	Yes	No	Yes
The Needs of Asylum Seekers in Cork (2001 - 2002)	Specific - Asylum Seekers	Yes	Yes	No	No	No	No	No	Yes	No	No
A Lost Opportunity? (April 2001)	Specific - Travellers	No	No	Yes	No	No	No	No	No	No	No
Accommodating Travellers... (Dec 1998 - April 1999)	Specific - Travellers	No	No	Yes	No	No	No	No	No	No	No
Changing Attitudes (1998)	Yes	Yes	Yes	No	No	No	No	No	No	No	Yes
Estate Management (1997 - October 1999)	Yes	No	No	No	No	Yes	No	No	No	No	No
Managing Urban Tensions (1995 - 2000)	Yes	No	No	No	No	Yes	No	No	No	No	No
Congress Report on Survey of Childcare Practices (October 2001)	Yes (G)	Yes (G)	Yes	No	No	No	No	No	No	No	No

Notes:

7. In the case of asylum seekers, individuals that are aged 55 or over fall into the category of older persons

Table 4B: Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
<i>Lone Parents</i>		
Homeless Lone Parents	Family home } Emergency accommodation }	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)
	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); 'Counted In' (1999) (G)
	Private rented sector	No quantitative data available
Lone Mothers who have Experienced Violence	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (G)
	Refuges	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Local Authority housing } Private rented sector } Owner occupied housing }	No quantitative data available
Low Income / Welfare Dependent Lone Parents	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Census of Households Accommodated by Dublin City Council (2002) (G); Living in Ireland Survey Panel (Annual from 1994)
	Private rented sector	Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998); Living in Ireland Survey (Annual from 1994)

Notes: 1. Existing housing situations as identified and discussed in section 3.5.

2. G indicates that data on the issue of concern is disaggregated by gender; F indicates that information is presented in terms of women; M indicates that the data refers solely to men

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Lone Parents who are Substance Abusers and Recovering Addicts	Family home	No quantitative data available
	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999)
	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Local Authority housing Private rented sector }	No quantitative data available
De-Institutionalised Lone Parents	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999)
	Transitional housing	No quantitative data available
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years)
	Private rented sector	No quantitative data available
Disabled Lone Mothers	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years)
	Private rented sector	No quantitative data available
Lone Parents who are Asylum Seekers	Emergency accommodation	No quantitative data available
	Large-scale accommodation centres	The Needs of Asylum Seekers in Cork (2001 - 2002)
	Local Authority housing	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998)

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Lone Parents who are Asylum Seekers (contd)	Private rented sector	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998); The Needs of Asylum Seekers in Cork (2001 - 2002)
<i>Low Income Households</i> Single Person Households	Family home	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)
	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Hostels (1999) (M)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Census of Households Accommodated by Dublin City Council (2002) (G); Living in Ireland Survey Panel (Annual from 1994)
	Private rented sector	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998); Living in Ireland Survey Panel (Annual from 1994)
Relationship Breakdown †	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (G)

Notes:

- † Men who have left the family home whether single, separated or divorced fall into the category of 'single person households'. As such, the housing situations outlined under this heading are directly applicable to men who have experienced the breakdown of a relationship. However, a number of reports isolate out these men when presenting data. Housing situations highlighted under the heading 'relationship breakdown' refer to information obtained from these reports

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Relationship Breakdown (contd)	Emergency accommodation	The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Wherever I Lay my Hat ... A Study of Out of Home Drug Users (1999) (G)
Disabled People	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years)
	Private rented sector	No quantitative data available
Older Person Households †	Voluntary housing	No quantitative data available
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Census of Households Accommodated by Dublin City Council (2002) (G); Income, Deprivation and Well-Being Among Older Irish People (1997) (G); Living in Ireland Survey Panel (Annual from 1994)
	Private rented sector	Quarterly National Household Survey - Housing and Households Module (1998) (G); Income, Deprivation and Well-Being Among Older Irish People (1997) (G); Changing Circumstances, Latest Consequences: New Data on Rents etc. (1998); Living in Ireland Survey Panel (Annual from 1994)
	Owner occupied	Quarterly National Household Survey - Housing and Households Module (1998) (G); Income, Deprivation and Well - Being Among Older Irish People (1997) (G); Attitudes in the Private Rented Sector (1998); Living in Ireland Survey Panel (Annual from 1994)
<i>Homeless and Temporarily / Insecurely Housed</i> Homeless	Family home	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)

Notes:

† Age Action Ireland are at the time of writing beginning a study on the housing needs of low income older people. The study hopes to include data on this household type decomposed by gender, location and disability

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Homeless (contd) <i>Includes single people, lone parents, couples with children and without children</i>	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in Inner City Dublin Hostels (1999) (M)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); 'Counted In' (1999) (G)
	Private rented sector	No quantitative data available
Substance Abusers and Recovering Addicts <i>This household type is discussed in aggregate, in terms of single person and lone parent households</i>	Sleeping rough	Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)
	Family	Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)
	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G); One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (May - October 2000) (F); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Wherever I Lay my Hat A Study of Out of Home Drug Use (1999) (G); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Substance Abusers and Recovering Addicts (contd)	Drug treatment centres	No quantitative data available
	Local Authority housing	Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)
	Private rented sector	Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G)
De-Institutionalised † <i>Includes single people, lone parents, couples with children and without children along with aggregated data</i>	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G); Homeless Preventative Strategy (2002); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Survey on Prisoners and Homelessness (2002) (G)
	Pre-release / supported housing	No qualitative data available
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Survey on Prisoners and Homelessness (2002) (G)
	Private rented sector	No qualitative data available
Women who have Experienced Violence	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)
	Refuges	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)

Notes:

† As attention was not drawn to the experiences of young people leaving care in the course of the interview process, data from the report entitled 'Left Out on their Own: Young People Leaving Care in Ireland' has not been included in the above discussion of de-institutionalised individuals

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Women who have Experienced Violence (contd)	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)
	Local Authority housing Private rented sector Owner occupied housing }	Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)
Asylum Seekers	Emergency accommodation	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999)
	Large-scale accommodation centres	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); The Needs of Asylum Seekers in Cork (2001 - 2002)
	Local Authority housing	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998)
	Private rented sector	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing (1998); The Needs of Asylum Seekers in Cork (2001 - 2002)
Travellers	Roadside	Housing Statistics Bulletin (Annual and Quarterly); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
<i>Travellers (contd)</i>	Halting sites	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Households Survey - Housing and Households Module (1998) (G); Housing Statistics Bulletin (Annual and Quarterly); A Lost Opportunity? A Critique of Local Authority Traveller Programmes (2001); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
	Group housing	Housing Statistics Bulletin (Annual and Quarterly); A Lost Opportunity? A Critique of Local Authority Traveller Accommodation Programmes (April 2001); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Housing Statistics Bulletin (Annual and Quarterly); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
	Private rented sector	Housing Statistics Bulletin (Annual and Quarterly)

Table 4B: Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
<i>Lone Parents</i>		
Homeless Lone Parents	Family home Emergency accommodation }	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)
	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); 'Counted In' (1999) (G)
	Private rented sector	No quantitative data available
Lone Mothers who have Experienced Violence	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (G)
	Refuges	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Local Authority housing Private rented sector Owner occupied housing }	No quantitative data available
Low Income / Welfare Dependent Lone Parents	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Census of Households Accommodated by Dublin City Council (2002) (G); Living in Ireland Survey Panel (Annual from 1994)
	Private rented sector	Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998); Living in Ireland Survey (Annual from 1994)

Notes: 1. Existing housing situations as identified and discussed in section 3.5.

2. G indicates that data on the issue of concern is disaggregated by gender; F indicates that information is presented in terms of women; M indicates that the data refers solely to men

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Lone Parents who are Substance Abusers and Recovering Addicts	Family home	No quantitative data available
	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999)
	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
	Local Authority housing } Private rented sector }	No quantitative data available
De-Institutionalised Lone Parents	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999)
	Transitional housing	No quantitative data available
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years)
	Private rented sector	No quantitative data available
Disabled Lone Mothers	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years)
	Private rented sector	No quantitative data available
Lone Parents who are Asylum Seekers	Emergency accommodation	No quantitative data available
	Large-scale accommodation centres	The Needs of Asylum Seekers in Cork (2001 - 2002)
	Local Authority housing	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998)

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Lone Parents who are Asylum Seekers (contd)	Private rented sector	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998); The Needs of Asylum Seekers in Cork (2001 - 2002)
Low Income Households Single Person Households	Family home	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)
	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Hostels (1999) (M)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Census of Households Accommodated by Dublin City Council (2002) (G); Living in Ireland Survey Panel (Annual from 1994)
	Private rented sector	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998); Living in Ireland Survey Panel (Annual from 1994)
Relationship Breakdown †	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (G)

Notes:

- † Men who have left the family home whether single, separated or divorced fall into the category of 'single person households'. As such, the housing situations outlined under this heading are directly applicable to men who have experienced the breakdown of a relationship. However, a number of reports isolate out these men when presenting data. Housing situations highlighted under the heading 'relationship breakdown' refer to information obtained from these reports

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Relationship Breakdown (contd)	Emergency accommodation	The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Wherever I Lay my Hat ... A Study of Out of Home Drug Users (1999) (G)
Disabled People	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years)
	Private rented sector	No quantitative data available
Older Person Households †	Voluntary housing	No quantitative data available
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Census of Households Accommodated by Dublin City Council (2002) (G); Income, Deprivation and Well-Being Among Older Irish People (1997) (G); Living in Ireland Survey Panel (Annual from 1994)
	Private rented sector	Quarterly National Household Survey - Housing and Households Module (1998) (G); Income, Deprivation and Well-Being Among Older Irish People (1997) (G); Changing Circumstances, Latest Consequences: New Data on Rents etc. (1998); Living in Ireland Survey Panel (Annual from 1994)
	Owner occupied	Quarterly National Household Survey - Housing and Households Module (1998) (G); Income, Deprivation and Well - Being Among Older Irish People (1997) (G); Attitudes in the Private Rented Sector (1998); Living in Ireland Survey Panel (Annual from 1994)
<i>Homeless and Temporarily / Insecurely Housed</i>		
Homeless	Family home	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)

Notes:

† Age Action Ireland are at the time of writing beginning a study on the housing needs of low income older people. The study hopes to include data on this household type decomposed by gender, location and disability

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
<p>Homeless (contd)</p> <p><i>Includes single people, lone parents, couples with children and without children</i></p>	Emergency accommodation	<p>Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G);</p> <p>Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G);</p> <p>The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in Inner City Dublin Hostels (1999) (M)</p>
	Local Authority housing	<p>Assessment of Social Housing Needs Survey (Every 3 years);</p> <p>'Counted In' (1999) (G)</p>
	Private rented sector	<p>No quantitative data available</p>
	Sleeping rough	<p>Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G);</p> <p>Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)</p>
<p>Substance Abusers and Recovering Addicts</p> <p><i>This household type is discussed in aggregate, in terms of single person and lone parent households</i></p>	Family	<p>Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G);</p> <p>Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)</p>
	Emergency accommodation	<p>Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G);</p> <p>One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (May - October 2000) (F);</p> <p>The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M);</p> <p>Wherever I Lay my Hat A Study of Out of Home Drug Use (1999) (G);</p> <p>Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G);</p> <p>Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)</p>

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Substance Abusers and Recovering Addicts (contd)	Drug treatment centres	No quantitative data available
	Local Authority housing	Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)
	Private rented sector	Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G)
De-Institutionalised † <i>Includes single people, lone parents, couples with children and without children along with aggregated data</i>	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G); Homeless Preventative Strategy (2002); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Survey on Prisoners and Homelessness (2002) (G)
	Pre-release / supported housing	No qualitative data available
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Survey on Prisoners and Homelessness (2002) (G)
	Private rented sector	No qualitative data available
Women who have Experienced Violence	Emergency accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999) (G)
	Refuges	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)

Notes:

† As attention was not drawn to the experiences of young people leaving care in the course of the interview process, data from the report entitled 'Left Out on their Own: Young People Leaving Care in Ireland' has not been included in the above discussion of de-institutionalised individuals

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
Women who have Experienced Violence (contd)	Transitional housing	Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)
	Local Authority housing Private rented sector Owner occupied housing }	Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)
Asylum Seekers	Emergency accommodation	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999)
	Large-scale accommodation centres	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); The Needs of Asylum Seekers in Cork (2001 - 2002)
	Local Authority housing	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998)
	Private rented sector	A Study of Labour Market Progression of Refugees, with Emphasis on Rented Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing (1998); The Needs of Asylum Seekers in Cork (2001 - 2002)
Travellers	Roadside	Housing Statistics Bulletin (Annual and Quarterly); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)

Table 4B (contd): Quantitative Data Sources classified by Existing Housing Situations, Household Type and Gender

<u>Household Type</u>	<u>Existing Housing Situations</u>	<u>Data Source</u> (Frequency of Publication)
<i>Travellers (contd)</i>	Halting sites	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Households Survey - Housing and Households Module (1998) (G); Housing Statistics Bulletin (Annual and Quarterly); A Lost Opportunity? A Critique of Local Authority Traveller Programmes (2001); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
	Group housing	Housing Statistics Bulletin (Annual and Quarterly); A Lost Opportunity? A Critique of Local Authority Traveller Accommodation Programmes (April 2001); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
	Local Authority housing	Assessment of Social Housing Needs Survey (Every 3 years); Housing Statistics Bulletin (Annual and Quarterly); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
	Private rented sector	Housing Statistics Bulletin (Annual and Quarterly)

Table 4D: Quantitative Data Sources classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Nature of Concern</u>	<u>Data Source</u> (Frequency of Publication)
<i>Lone Parents</i>		
Childcare	Lack of affordable and available childcare; Impact of childcare on labour market status	* Congress Report on Survey of Childcare Practices: Identifying Members Needs (October 2001); * Grandparenthood in Modern Ireland (April - July 2000) (G)
Emergency accommodation	Concern that emergency accommodation is located far from the place of origin of the household; Under-supply of emergency accommodation; Inappropriateness of existing emergency accommodation	* Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); * The Needs of Asylum Seekers in Cork (2001 - 2002)
Hidden homelessness	Overcrowding in small parental homes; Inter-generational difficulties; Experiences of depression and a sense of 'no getting out	Assessment of Social Housing Needs Survey (every 3 years); * Counted In (1999) (G); Focussing on B&Bs: The Unacceptable Growth of Emergency Placement in Dublin (1999); Lone Parents (2001) - Qualitative Information on these issues of concern
Discrimination in the private rented sector	Discrimination on the grounds of children; Additional discrimination if the lone parent is dependent on welfare or is a recovering addict, ex-prisoner, disabled, an asylum seeker or a traveller	* The Needs of Asylum Seekers in Cork (2001 - 2002); * Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998)
Anti-social legislation	Abuse of anti -social legislation; Screening processes act as a barrier to accessing accommodation	* Threshold Advice (2001) (G); Focussing on B&Bs: The Unacceptable Growth of Emergency Placement (1999); * Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Dublin Corporation Scheme of Letting Priorities (1995) - Acknowledgement that the Corporation consults with Representative Tenant Groups when allocating housing

Notes:

* In these reports, lone parents are identified as a household type but data on the issue of concern is presented in terms of aggregate households and not in terms of lone parents

1. Issues as identified and discussed in section 3.6.

2. G indicates that data on the issue of concern is disaggregated by gender; F indicates that information is presented in terms of women; M indicates that the data refers solely to men

Table 4D (contd): Quantitative Data Sources classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Nature of Concern</u>	<u>Data Source</u> (Frequency of Publication)
Welfare dependency	Inability to move from welfare dependency to employment given the loss of rental allowances and childcare costs <i>Note: The sources listed in the next column contain data on individual aspects of the above concern eg. details of rent allowances etc., but none contain data on the complete issue</i>	Labour Force and Quarterly National Household Survey (Annual and quarterly respectively) (G); * Threshold Advice (2001) (G); Statistical Information on Social Welfare Services (Annual) (G); A Study of Labour Market Progression of Refugees, with Emphasis on Related Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998); * The Needs of Asylum Seekers in Cork (2001 - 2002); * Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998); * Congress Report on Survey of Childcare Practices: Identifying Members Needs (October 2001)
'Deserving' versus 'undeserving' household	The need for households to prove themselves as 'deserving' in order to access Local Authority housing lists priority status given to households who can show that they are doing well	* A Study of Labour Market Progression of Refugees, with Emphasis on Related Housing Issues (1999); Dublin Corporation Scheme of Letting Priorities (1995)
Differing perceptions on the part of Local Authorities	Inconsistencies on the part of Local Authorities in terms of the housing status accorded to asylum seeking lone parents and mothers who have experienced violence	No quantitative data source on this issue
Low Income Households Affordability	Lower earning potential of women gives rise to problems in accessing affordable accommodation especially amongst disabled people; Typically sub-standard housing is obtained in the PRS	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); Census (1991 and 2002);

Notes:

- * In these reports, lone parents are identified as a household type but data on the issue of concern is presented in terms of aggregate households and not in terms of lone parents
3. Low income households refer to the household types discussed under this heading in section 3. The data sources identified here provide quantitative information on the housing issues of concern to these households

Table 4D (contd): Quantitative Data Sources classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Nature of Concern</u>	<u>Data Source</u> (Frequency of Publication)
Affordability (contd)	As overleaf	Labour Force and Quarterly National Household Survey - CSO Special Run (Annual and quarterly respectively) (G); Census of Households Accommodated by Dublin City Council (Annual) (G); Threshold Advice (2001) (G); Statistical Information on Social Welfare Services (Annual) (G); Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998)
Security of tenure and privacy	Fear of home loss amongst older person households especially females as they tend to live longer; Feelings of vulnerability and a lack of safety and privacy in the PRS	Threshold Advice (2001) (G); Quarterly National Household Survey - Housing and Households Module (1998); Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998)
Access problems and hidden homelessness	Shortage of suitable housing for single people; Low priority status of single women on LA housing lists or the failure by LAs to retain or allow access to such lists; Affordability difficulties in the PRS (see above discussion); Hidden homelessness; Involuntary sharing especially amongst older women; Difficulties in obtaining accommodation in the area of origin if a woman becomes disabled	Assessment of Social Housing Needs Survey (Every 3 years); Dublin Corporation Scheme of Letting Priorities (1995); Counted In (1999) (G); Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999); One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (May - October 2000) (F); Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F)
'Deserving' versus 'undeserving' household	The Local Authority system of prioritising the needs of particular household types (eg. lone parents) over those of other households (eg. single people) implies that some are more 'deserving' of housing than other	Dublin Corporation Scheme of Letting Priorities (1995)
<i>Homeless and Temporarily / Insecurely Housed</i>		
Emergency accommodation and hidden homelessness	Lack of emergency accommodation suitable for families results in the separation of male and female family members	Assessment of Social Housing Needs Survey (Every 3 years); Counted In (1999) (G);

Table 4D (contd): Quantitative Data Sources classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Nature of Concern</u>	<u>Data Source</u> (Frequency of Publication)
Emergency accommodation and hidden homelessness (contd)	Hidden homelessness; Inappropriate nature of large-scale accommodation centres	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (1999) One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (May - October 2000) (F); Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G); The Needs of Asylum Seekers in Cork (2001 - 2002); Submission to Dublin Area Local Authorities for Inclusion in a 3 year Integrated Strategy on Homelessness (1999) (F); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F)
Lack of supports	Placement in emergency accommodation often results in recovering addicts and former prisoners coming in contact with drug addicts and other ex-prisoners. As such, a pathway back into drug usage and crime may be provided; Inability of prisoners to access LA housing lists until the day of release can translate into homelessness upon release; Discharge of mentally ill patients who have nowhere to go	Assessment of Social Housing Needs Survey (Every 3 years); Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (1999) Homeless Preventative Strategy (2002); One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (May - October 2000) (F); Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Dublin Corporation Scheme of Letting Priorities (1995); Private Lives - Public Issues: An Investigation into the Health Status of Female Drug Users (2001) (F); Survey on Prisoners and Homelessness (2002) (G)
Anti-social legislation	This legislation and the power of residence committees negatively impact on the ability of drug dependent women to access and maintain accommodation	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999); One Hundred Homeless Women: Health Status and Health Service Use of Homeless Women and their Children in Dublin (May - October 2000) (F); Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Dublin Corporation Scheme of Letting Priorities (1995) - Acknowledgement that the Corporation consults with Representative Tenant Groups when allocating housing; Estate Management and Anti-Social Behaviour in Dublin (1997 - October 1999); Managing Urban Tensions: An Integrated Approach to Drug Related Anti-Social Behaviour in Dublin (1995 - 2000)

Table 4D (contd): Quantitative Data Sources classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Nature of Concern</u>	<u>Data Source</u> (Frequency of Publication)
'Deserving' versus 'undeserving' household	Low priority status on LA waiting lists, drug usage and anti-social legislation combine to characterise single female drug addicts as 'undeserving' of housing	Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999); Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Dublin Corporation Scheme of Letting Priorities (1995) - Acknowledgement that the Corporation consults with Representative Tenant Groups when allocating housing
Segregation versus integration	Trade-off between housing individuals close to others of a similar background (eg. asylum seekers) and facilitating the integration and participation of these households in the wider community; Social housing policies based on segregation can result in the creation of ghettos or problem estates	A Study of Labour Market Progression of Refugees, with Emphasis on Related Housing Issues (1999); From Bosnia to Ireland's Private Rented Sector: A Study of Bosnian Housing Needs in Ireland (1998); The Needs of Asylum Seekers in Cork (2001 - 2002)
Travellers Parenting in difficult circumstances	Inability to carry out home duties and parenting tasks given unsuitable accommodation - limited access to schools and transport, insufficient services and so on	Assessment of Social Housing Needs Survey (Every 3 years); Quarterly National Household Survey - Housing and Households Module (1998) (G); A Lost Opportunity? A Critique of Local Authority Traveller Accommodation Programmes (April 2001); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)
Eviction	The fear of eviction and of having nowhere to go; In cases of eviction, traveller women typically deal with the authorities eg. guards, schools etc.	A Lost Opportunity? A Critique of Local Authority Traveller Accommodation Programmes (April 2001); Accommodating Travellers Travellers' Experience of Accommodation in Clondalkin (December 1998 - April 1999)

Table 4D (contd): Quantitative Data Sources classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Men</u>	<u>Nature of Concern</u>	<u>Data Source</u> (Frequency of Publication)
<i>Aggregate Household Types</i> Access to and status on LA housing lists	Shortage of suitable housing for single people; Single men have the lowest priority status on LA housing lists; Failure on the part of LAs to retain or allow access to lists; Homelessness amongst men waiting to be housed and a growing overlap between single homeless men and drug addiction	Assessment of Social Housing Needs Surey (Every 3 years); Dublin Corporation Scheme of Letting Priorities (1995); Counted In (1999) (G); Sleeping Rough Report (2000); Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement in Dublin (1999); The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Homelessness in Galway (1998) (G); Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Working Towards Inclusion: A Feasibility Study on the Provision of Accommodation for People Sleeping Rough and Using Drugs in Dublin City (2000) (G)
Anti-social legislation	The use of improper procedures, excess vigour in carry out evictions and the power of residence committees are the practical experiences of drug using men vis-à-vis anti-social legislation; This legislation negatively impacts on the ability of male drug addicts to access and maintain accommodation	Threshold Advice (2001) (G); Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (1999) Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Dublin Corporation Scheme of Letting Priorities (1995) - Acknowledgement that the Corporation consults with Representative Tenant Groups when allocating housing; Estate Management and Anti - Social Behaviour in Dublin (1997 - October 1999); Managing Urban Tensions: An Integrated Approach to Drug Related Anti-Social Behaviour in Dublin (1995 - 2000)
Relationship breakdown	Homelessness amongst men who have left the family home following relationship breakdown especially for men who are dependent on SWA payments; Difficulties in accessing affordable accommodation that has suitable sleeping arrangements for children when visiting their father overnight	Assessment of Social Housing Needs Survey (Every 3 years); Statistical Information on Social Welfare Services (Annual) (G); Focussing on B&Bs: The Unacceptable Growth of Emergency B&B Placement (1999) The Health of Hostel-Dwelling Men in Dublin: Perceived Health Status, Lifestyle and Health Care Utilisation of Homeless Men in South Inner City Dublin Hostels (1999) (M); Wherever I Lay my Hat A Study of Out of Home Drug Users (1999) (G); Changing Circumstances, Latest Consequences: New Data on Rents, Conditions and Attitudes in the Private Rented Sector (1998)

Table 4E: Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
<i>Lone Parents</i>			
Childcare	Types of childminding services utilised; Weekly cost; Relationship between income and childcare costs	Failure to link data on childcare experiences with individual household types such as lone parents, disabled people, travellers etc.; No data on the relationship between childcare experiences and housing tenure	Source quantitative data on childcare costs and options according to household type, the housing situations of each household type and labour market status
Emergency accommodation	Place of origin of households and location of emergency accommodation; Access, maintenance and affordability of emergency accommodation for drug users (G); Conditions in large-scale accommodation centres; The percentage of single parents and children staying in transitional housing and refuges	No comprehensive figures on the total number and type of emergency units available and how these figures compare with the number of households in need of emergency accommodation; No quantitative information on the conditions in B&Bs and in hostels	Survey all existing B&Bs and hostels to obtain data on the number of beds in each, the nature of the places offered eg. family, single person etc., the number of refusals, living conditions, rules and regulations, impact on families and so on; This data should then be compared with those who report as homeless and in need of emergency accommodation so as to ascertain the extent of the shortage and resolve it; Surveys should be conducted on a three yearly basis in line with the LA Needs Survey
Hidden homelessness	Details on the number of lone parents living in overcrowded accommodation or who lived in such accommodation and became 'visibly' homeless as a result (G)	No quantitative data on the inter-generational problems and sense of hopelessness that occur when lone parent households remain in the parental home	As part of the LA Needs Survey (given that it provides the most extensive coverage of lone parent households living in overcrowded accommodation) questions covering the nature of this housing experience should be asked and the answers quantified
Discrimination in the private rented sector	Discrimination experienced by asylum seekers; Difficulties in finding landlords who will accept SWA clients / rent allowances	No data on discrimination due to children or because of the socio-economic characteristics of households such as disability, drug usage, traveller status etc.	Quantitative data is needed on the nature and the extent of barriers to accessing the private rented market

Table 4E (contd): Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
Anti-social legislation	General queries about illegal evictions (G); Data on individuals who were intimidated / harassed to leave Local Authority housing; The number of drug addicts forced to leave previous accommodation because of a court order, residence associations etc. (G)	No explicit quantitative information on the operation of anti-social legislation and its' effect on the lone parent household type	Review of how the legislation is implemented and its' practical implications for lone parents
Welfare dependency	Details on the employment status of lone parents (G); The number of lone parents in receipt of the One Parent Family payment, SWA (G); Amount of OPF and SWA payments; Level of rent allowances afforded to refugees and their primary source of income; Tenants in the PRS in receipt of SWA; Childminding services utilised and costs	Lack of a cost - benefit analysis that quantifies the extent of the gain / loss when lone parent households move from welfare dependency to employment	Recommendations as to how the present system can be reformed so as to provide lone parents with the option of working without suffering a loss in terms of finances and housing benefits; Inclusion of a housing affordability index in the DS&FA's annual report so as to be able to compare trends in housing costs with trends in welfare payments
'Deserving' versus 'undeserving' household	Perceived low priority status for refugees on LA housing lists; Details on how Dublin City Council allocate Local Authority housing	No quantitative data on this issue	Survey a sample of recent allocations by LAs using the criteria set out in the various letting schemes as a means of checking that the allocation policies applied in practice are the same as in theory
Differing perceptions on the part of Local Authorities	No data on this issue	Lack of any quantitative information	Review the allocation policies of all Local Authorities to ensure that the approach adopted across the board is consistent; In general, a review of Local Authority housing allocation and transfer practices is recommended at least once every five years

Table 4E (contd): Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
Low Income Households			
Affordability	Data on single persons, lone parents and families that are unable to afford existing accommodation; The number of disabled females who cannot work and the number in receipt of disability benefits (G); Amount of disability benefit; Average income levels of women who are working and of unemployed women (G); Nature of occupancy and details of rent payments; Nature of accommodation problems presented in terms of occupancy status or gender but not in terms of both	Data quantifying the extent of the gap between the earnings of low income female households and rents payable in both the private rented and social sectors is missing (especially with respect to disabled female households); Limited gender disaggregated statistics on this issue; Failure to present data on housing types, gender and problems with accommodation in a three-fold manner	The LA Needs Survey contains quantitative data on single persons, lone parents and family households that are unable to afford accommodation. This data should be gender disaggregated and household types extended; Census data should also be broken down by gender; The inclusion of statistics on affordability and gender in the ONHS Housing and Households Module is recommended. Also, classification of quality indicators by gender and type of accommodation is desirable; Publication of the above bulletin on a regular basis
Security of tenure and privacy	Queries relating to harassment / trespassing and privacy (G); The percentage of households in rented accommodation who are affected by a lack of personal safety; Type of leases held by tenants in the PRS	No data on fear of home loss on the part of older female headed households	Conduct a survey on the nature and length of leases offered by landlords in the PRS. Respondents should come from all household types so as to assess if particular social / gender groups are more vulnerable to experiences of tenure insecurity than others
Access problems and hidden homelessness	The number of single persons, lone parents and families that are involuntarily sharing accommodation; Information relating to housing allocation policies employed by Dublin City Council; Details on the number of households living / lived in overcrowded accommodation, staying with friends or in an unsafe relationship (G)	No comprehensive figures on the total number and type of single person units available and how these figures compare with the number of households in need of such accommodation; No data on involuntary sharing older single women; Lack of quantitative information on the practical application of LAs' stated allocation policies; No information available on the re-housing of disabled women in the community of origin	Undertake a stock-take of existing single person units and compare these figures with those in need of accommodation so as to assess the extent of the shortage; Extend the classification of data on households that are involuntarily sharing (as outlined in the LA Needs Survey) to include older person households and decompose all data by gender;

Table 4E (contd): Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
Access problems and hidden homelessness (contd)	As overleaf	As overleaf	Ensure that all Local Authorities have in place an accessible housing list for single person households; Initiate new specific research work on the relationship between disability, gender and housing experiences
'Deserving' versus 'undeserving' household	Details on the criteria applied by Dublin City Council in the allocation of housing	No quantitative data on this issue	Examine the reasoning and justification that underlies the criteria applied when allocating Local Authority housing; Essentially, the design of such criteria involves subjective / value judgements so disagreement in terms of this issue is likely to continue
<i>Homeless and Temporarily / Insecurely Housed</i> Emergency accommodation and hidden homelessness	Details on the number of households living / lived in overcrowded accommodation, staying with friends or in an unsafe relationship (G); The percentage of beds available to families, single persons, lone parents etc. in a sample of hostels, transitional housing and refuges (G); The type of rooms offered in the above sample eg. family rooms, single rooms; Conditions in large-scale accommodation centres; Number of places available in refuges / refusals for women who have experienced violence (F)	No quantitative figures on the number of couples with and without children that are separated upon accessing emergency accommodation; No comprehensive data on the total number of family units available in emergency accommodation	Survey all B&Bs and hostels to obtain data on the number of beds in each, the nature of the places offered eg. family, single rooms etc. and the policy employed with respect to accepting households of mixed gender; As discussed previously, this survey should be conducted on a three yearly basis in line with the LA Needs Survey; The results should be compared with the number of families identified as being in need of emergency accommodation so as to determine the extent of the gap between what is available and what is needed

Table 4E (contd): Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
Lack of supports	<p>Details on the number of households who require housing for medical / compassionate reasons;</p> <p>The number of young persons leaving institutional care without family support or accommodation;</p> <p>The number homeless as a result of mental / physical health problems and on leaving psychiatric care (F);</p> <p>Data on the number of individuals who stated release from prison as a reason for homelessness (G);</p> <p>Availability of places in hostels for the mentally ill;</p> <p>The number of female addicts sharing accommodation with a drug user (F);</p> <p>Details on how Dublin City Council allocate Local Authority housing</p>	<p>Lack of quantifiable evidence indicating a return to drug usage or crime following the placement of recovering addicts or former prisoners in emergency accommodation;</p> <p>General failure to decompose existing figures on mentally ill individuals and availability of accommodation for this social group by gender;</p> <p>No quantitative data directly linking homelessness upon release from prison with the inability to access LA housing lists until the day of release</p>	<p>Gender disaggregation of statistics in the LA Needs Survey is desirable;</p> <p>Undertake a panel study on a sample of recovering addicts and former prisoners - initial interviews should take place at the time that they access emergency accommodation. The make-up of residents of the B&Bs and hostels accessed should be noted and subsequent interviews should be held six months to a year later. Quantify the number who have returned to drug usage or crime at this later stage. These figures should then be compared with the degree of concentration of drug use and crime in the accommodation initially accessed by respondents. A high correlation between the two would substantiate the qualitative issue of concern raised by participants in the scoping study</p>
Anti-social legislation	<p>The number of drug addicts forced to leave previous accommodation because of a court order, residence associations etc. (G);</p> <p>Data on individuals who were intimidated / harassed to leave Local Authority housing;</p> <p>Evictions due to anti-social behaviour (F)</p>	Limited data available on this issue	Review of how the legislation is implemented and its' practical implications
'Deserving' versus 'undeserving' household	<p>Allocations criteria of Dublin City Council;</p> <p>The number of drug addicts forced to leave accommodation because of a court order, tenants / residence associations etc. (G);</p> <p>Individuals harassed to leave LA housing</p>	No quantitative data on the notion that single female drug addicts are regarded as 'undeserving' of housing	Research is needed to quantify the exact nature of the relationship between drug addiction, anti-social legislation and housing experiences in the social sector. Findings should be disaggregated by gender

Table 4E (contd): Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Women</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
Segregation versus integration	Data on refugees who failed to register on LA lists due to fears of being housed in 'bad areas' Level of communication between Bosnian households and their Irish neighbours; The percentage of asylum seeking households that have Irish acquaintances / friends	Failure to decompose existing data on the integration experiences of asylum seekers by gender; No quantitative data on the preferences of individual social groups as regards segregated or integrated housing and residential environments; Lack of data on the extent and nature of segregation across LA housing estates; No information on the correlation between housing segregation and instances of 'problem estates'	Review existing LA housing allocation and estate management policies with the aim of identifying the success of these policies in achieving a balance between segregation and integration; Source quantitative data on the number of households of each household type living in a sample of LA housing estates. The nature of problems in each of the estates in the sample should also be identified and quantified. The two sets of figures should be compared and the extent of the correlation between them analysed
<i>Travellers</i> Parenting in difficult circumstances	The number of traveller households in need of accommodation; Data on the type of problems experienced by households living in temporary accommodation such as caravans; Assessment of existing services and the quality of group housing; Details on distances from social amenities such as schools and shops; Information on the appropriateness of surroundings	Data sources identify the problems with existing traveller accommodation but fail to quantify the impact that these problems have on the ability of traveller women to parent; Existing data is lacking a gender dimension	Gender disaggregation of data is desirable; Construct a deprivation index for traveller women - aspects of accommodation that render it difficult for these women to carry out parental and home duties should be weighted accordingly. The index should be updated on a yearly basis and used as a means of assessing changes in the level of deprivation over time
Eviction	Data on whether or not alternative accommodation was offered upon eviction; The percentage of households that have experienced eviction; Proposed measures to deal with evictions	Lack of quantitative data addressing the role played by traveller women during the eviction process and the impact of eviction on their ability to parent and perform home duties	Research is needed to this effect and eviction should be included - as an accommodation problem that renders it difficult for traveller women to parent and undertake duties - when constructing the above deprivation index

Table 4E (contd): Overview of Existing Data, Gaps and Fieldwork classified by Housing Issues of Concern, Broad Household Type and Gender

<u>Housing Issues for Men</u>	<u>Existing Data</u> (Data related to Issues of Concern)	<u>Data Gaps</u>	<u>Fieldwork Needed</u>
<i>Aggregate Household Types</i> Access to and status on LA housing lists	The number of homeless single persons and families in need of accommodation; Details on the housing allocations policy pursued by Dublin City Council; Data on accommodation types utilised by homeless men (G); The number of homeless individuals who are registered with Dublin City Council / other Local Authorities for LA housing (G); Figures on homeless drug addicts (G); The percentage of beds available to families, single persons etc. in a sample of hostels, transitional housing and refuges (G)	No comprehensive figures on the total number and type of single person units available and how these figures compare with the number of individuals in need of such accommodation; Lack of quantitative information on the practical application of LAs' stated allocation policies	Gender disaggregation of the LA Needs Survey is recommended; Undertake a stock-take of existing single person units and compare these figures with those in need of accommodation so as to assess the extent of the shortage; Ensure that all Local Authorities have in place an accessible housing list for single person households
Anti-social legislation	General queries about illegal evictions (G); Data on individuals who were intimidated / harassed to leave Local Authority housing; The number of drug addicts forced to leave previous accommodation because of a court order, residence associations etc. (G) Number of evictions due to this legislation	Limited data available on this issue	Review of how the legislation is implemented and its' practical implications
Relationship Breakdown	Data on the number of men homeless following separation from wife/partner (M); Homelessness amongst drug addicts as a result of relationship break - down (G); Difficulties experienced in finding landlords who will accept SWA clients; Number of recipients / amount of SWA (G)	Little data on the housing experiences of men who have left the family home following the breakdown of a relationship; Lack of data that quantifies the relationship between incomes and housing options available to these men; No data on the difficulties experienced in accessing housing suitable for overnight visits by children	Initiate new sample based research focussing on the housing experiences of men following relationship breakdown. Special attention should be paid to the experiences of fathers who have children but are not living with them

4.5. Recommendations in terms of Data Collection and Content:

This section of the study makes a number of general comments concerning the future collection and content of data connecting housing, gender and socially excluded households. These general recommendations are derived from the discussions in Tables 4C and 4E on the specific nature of the fieldwork needed to fill existing data gaps and deficiencies.

Presentation is in terms of government publications and ad hoc data sources. In addition, a brief overview of the information gaps identified in the above tables is given, so as to set the following recommendations in context.

Table 4F: Shortlist of Data Gaps and Recommendations in terms of Data Collection and Content

<u>Government Publications - Data Gaps</u>	
<ul style="list-style-type: none"> ▪ Limited decomposition of data by gender; ▪ General failure to recognise the heterogeneity of the household unit when presenting information on housing - heterogeneity refers to both household composition in terms of single persons, lone parents etc. and household types such as homeless people and asylum seekers; ▪ There is no quantitative data available on the housing situations of the following groups: <ul style="list-style-type: none"> - Recovering addicts / substance abusers, - Women who have experienced domestic violence, - Asylum seekers. ▪ Insufficient information is available with respect to housing and the following household types: <ul style="list-style-type: none"> - Homeless people, - De-institutionalised individuals, - Disabled people. <p>With respect to these social groups, government publications recognise that they are in need of housing but fail to provide any data on their existing housing situations and experiences;</p> ▪ The dual reporting mechanism adopted results in a failure to link data on housing, gender and social exclusion. 	
<u>Government Publications – Recommendations</u>	
Household Budget Survey (Published every 4 years)	Decompose all tables by gender; Tables on the characteristics of dwellings should be classified by gender, household and tenure type
Assessment of Social Housing Needs Survey (Published every 3 years)	Greater gender disaggregation of data than at present;* All tables should be decomposed by household composition ie. two parents, lone parents and single people; The table outlining the reasons why households are in need of LA housing should be classified by household types rather than aggregated; Extend coverage of household types to include asylum seekers and recovering addicts / substance abusers
Quarterly National Household Survey - Housing and Households Module (1998)	Regular publication of this bulletin is desirable; Decompose all tables by gender; Presentation of data by household composition ie. lone parents, couples and single persons;

<p>Housing Statistics Bulletin + (Annual and Quarterly)</p> <p>Census of Population (1991, 1996, 2002)</p> <p>Labour Force and Quarterly National Household Surveys (Annual and Quarterly respectively)</p> <p>Census on Households Accommodated by Dublin City Council (First year of publication is 2002)</p> <p>Statistical Information on Social Welfare Services (Annual)</p>	<p>A triple reporting mechanism is needed to highlight the links between various types of housing, gender and quality of housing / residential environment issues; Household types should be identified</p> <p>Disaggregation of data by gender; Borrower characteristics such as marital status and income ranges should be expressed in terms of each other and classified by gender, tenure type and household type; Include a measure of affordability for given gender and household types; Tables detailing traveller accommodation types should recognise the heterogeneity and gender dimension of traveller households</p> <p>Data on household composition should be directly linked to housing statistics - the two are presently treated as separate entities; All tables should be presented in terms of gender; Classification of data by household types</p> <p>Extension of household categories to include single person households; Combine data on employment status with housing criteria such as cost and tenure type; Broader classification of household types</p> <p>Inclusion of data on the housing experiences of households accommodated by Dublin City Council - data on the quality of housing, the nature of the residential environment etc. should be disaggregated by household type and gender; Number of evictions on the grounds of anti-social behaviour classified by gender</p> <p>Tables outlining the number of recipients of rent supplements, mortgage interest and LA mortgage interest supplements should be decomposed by both gender and household type; A housing affordability index should be included so as to provide an indication as to whether trends in social welfare payments are keeping pace with trends in accommodation costs; Inclusion of asylum seeking households</p>
<p align="center"><u>Ad Hoc Sources - Data Gaps</u></p>	
<ul style="list-style-type: none"> ▪ The gender dimension of studies is limited; ▪ General failure to highlight the inter-connection between housing, gender and disadvantaged households - tables are typically presented using a dual reporting mechanism so that one of the above categories is always excluded; ▪ Many reports treat the specific household type that they are researching as a homogenous unit and fail to recognise the differing composition and household types that make-up a particular 	

social group eg. a recovering addict may be a lone parent and homeless or single and a recipient of welfare benefits;

- The majority of ad hoc sources consider the housing situations of households at a particular point in time and do not examine the changing situations and experiences that occur in the longer term ie. follow up studies are lacking;
- There is no quantitative data available on the housing situations of disabled people;
- Insufficient information is available with respect to housing and the following household types:
 - Recovering addicts / substance abusers,
 - De-institutionalised individuals,
 - Relationship breakdown,
 - Travellers.
- Quantitative data on the experiences of households in emergency accommodation is lacking (with the exception of large-scale accommodation centres where data on conditions is available).

Ad Hoc Sources – Recommendations

- All studies related to housing should be gender disaggregated;
 - In addition, the heterogeneity of household types should be recognised;
 - Adoption of a multiple reporting mechanism is recommended;
 - Survey residents of emergency accommodation on a regular basis and quantify aspects of this housing experience in terms of quality, difficulties particular groups have in accessing and affording such accommodation, suitability, location and so on;
 - A panel focus is needed with respect to the housing situations of particular social groups given that these situations are likely to vary over time. Such a focus is appropriate when quantifying the short and long-term housing experiences of the following groups:
 - Recovering addicts / substance abusers,
 - De-institutionalised individuals,
 - Homeless people,
 - Women who have experienced violence,
 - Asylum seekers.
 - New research should be initiated on housing and the following household types:
 - Disabled people (especially women),
 - Lone fathers / fathers not living with their children.
- No study to date has quantified the experiences of these social groups in terms of housing.

* This discussion refers to the 1999 survey. The 2002 survey, which has not been published yet, includes more extensive gender disaggregated data than the 1999 version

† The annual Housing Statistics Bulletin is referred to here. This provides more detailed information than the quarterly bulletins

4.6. Conclusion:

Quantitative data compiled by various state organisations and voluntary groups has been examined in this section of the study. This examination identified currently available data connecting housing, social exclusion and gender along with indicators of the welfare qualities of housing. Overall, the depth of data captured by existing research is impressive. However, this depth is somewhat negated by the amount of one-off studies and the limited scale of some of the research - difficulties arise with respect to issues of comparability and repetition given considerable variation in the cost of data, dissemination, electronic availability, sample coverage and intervals between publications.

Matching existing quantitative data with qualitative information on the accommodation situations, experiences and issues of concern to participants in the interview process, reveals

a significant mis-match and a number of data deficiencies. The nature of these gaps and potential fieldwork is considered in a series of tables, which in turn, led to the making of general recommendations concerning the future collection and content of quantitative data. In this respect, the primary recommendation of the scoping study is that all data sources related to housing should be gender disaggregated, a secondary recommendation being the recognition of the heterogeneity of the household unit and accordingly, the decomposition of data by household type. Finally, there is a general need for increased standardisation, data management protocols and the use of common identifiers.

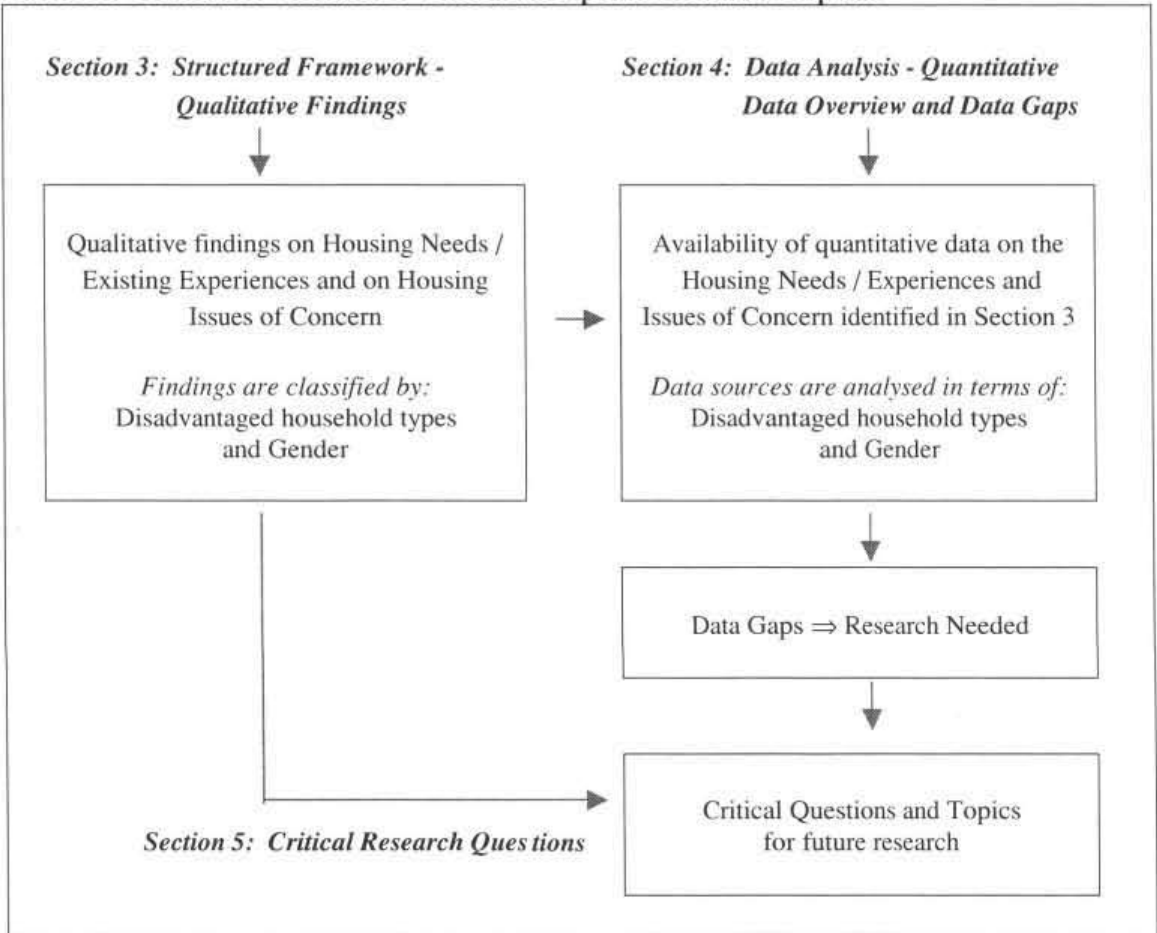
Section 5 – Critical Research Questions

5.1. Introduction:

Section 3 identified the existing housing situations and key issues of concern to disadvantaged households while section 4 outlined the quantitative data that is currently available. An attempt to marry quantitative data with qualitative findings, as identified by participants in the interview process, was undertaken in Tables 4C and 4E. This analysis points to a gap between the two and considerable data deficiencies. If the content of existing literature is considered in tandem with available quantitative data, it is clear that many of the issues highlighted in section 3 of this study have not been the subject of research to date.

The following discussion refines the housing and gender issues of concern to disadvantaged households into a number of important topics for further research. A range of general research questions is presented in section 5.2. while Table 5A provides a graphical overview of the selection criteria applied when identifying these potential research proposals.

Table 5A: Criteria for Selection of General and Specific Research Proposals



From this table, it can be seen that the selection process combines the structured framework of section 3 and the data analysis undertaken in section 4. The former provides a mechanism for linking the housing needs and experiences of disadvantaged household and gender types

with the housing issues of concern to these groups. This mechanism suggests a number of important research questions. The second element of the process considers the availability of quantitative data on these experiences and issues. In doing so, gaps and deficiencies in existing data are identified. These gaps imply a need for research.

Section 5 draws together the findings of both sections, as a basis for the selection of general topics for further research.

5.2. Critical Research Questions:

The following table details a range of general research proposals. With respect to each of these potential questions, the underlying initial housing and gender issues of concern are outlined along with data gaps.

Table 5B: Critical Research Questions

<u>Research Question 1</u>
<p>The growing welfare dependency of lone parents given the lack of affordable childcare facilities; The reduced housing options and low housing welfare associated with low incomes and welfare dependency</p> <p><i>Housing Issues of Concern:</i></p> <ul style="list-style-type: none"> ▪ Lack of affordable and available childcare facilities; ▪ Inability to move from welfare dependency to employment given the loss of rental allowances and childcare costs <p><i>Data Gaps:</i></p> <ul style="list-style-type: none"> ▪ Existing data on childcare experiences is not linked to specific household types; ▪ No data on the relationship between childcare, housing choice and earnings
<u>Research Question 2</u>
<p>The growing problem of hidden homelessness and the changing profile of homeless women; the under-supply and inappropriate nature of existing emergency accommodation for women facing homelessness</p> <p><i>Housing Issues of Concern:</i></p> <ul style="list-style-type: none"> ▪ Changing profile of women accessing homeless services - not necessarily lone mothers but older single women, many of whom have drug /sexual abuse histories; ▪ Shortage of accommodation for single women and for families - the latter group are often separated; fewer hostel places for women despite an increase in demand; ▪ Experiences of hidden homelessness for women with children indicate overcrowding in small parental homes and inter-generational difficulties; involuntary sharing amongst older single women; ▪ Unsuitable nature of B&Bs, hostels and large-scale accommodation centres for raising children; ▪ Concerns over residential environment for de-institutionalised people and recovering addicts; ▪ Instances of homelessness amongst female prisoners on release <p><i>Data Gaps:</i></p> <ul style="list-style-type: none"> ▪ No comprehensive figures on the total number and type of emergency units available for women

or on how these figures compare with the number of female households in need of emergency accommodation;

- No measure of the extent of hidden homelessness;
- Limited data on the welfare characteristics of emergency accommodation - data on access and affordability problems relate only to substance abusers, there is no quantitative data on quality, conditions or restrictions

Research Question 3

The negative welfare characteristics of housing for women living in the private rented sector; affordability problems, discriminatory barriers to entry and experiences of vulnerability, insecurity and lack of privacy

Housing Issues of Concern:

- Lower earning potential of women gives rise to problems in accessing affordable accommodation;
- Discrimination on the grounds of children for lone mothers;
- Additional difficulties in accessing the PRS given certain socio-economic characteristics - welfare dependency, disability, recovering addict, de-institutionalised, asylum seeking and traveller status;
- Insecurity of tenure and fear of home loss especially amongst older single women;
- Feelings of vulnerability and a lack of safety and privacy for women living on their own eg. landlords calling at odd hours

Data Gaps:

- Data on experiences in the private rented sector is limited - this data is typically presented for aggregated household types, general failure to disaggregate existing data by household composition ie. single women, lone mothers and families (an exception is for asylum seeking women);
- There is no gender dimension to any existing quantitative data on housing experiences in the PRS;
- No data on the exact nature and extent of barriers to access, degree of insecurity and whether certain types of female headed households are more disadvantaged and vulnerable to negative welfare experiences in the PRS than others;
- Lack of data quantifying the gap between the earnings of low income women and rents in the PRS

Research Question 4

'Undeserving households' - the difficulties experienced by female drug addicts in accessing and maintaining Local Authority housing; anti-social legislation and the perceived unfairness of allocation policies given a system of prioritisation and the need for households to prove themselves as 'deserving' in order to access Local Authority housing

Housing Issues of Concern:

- Screening processes and consultations by LAs with tenant committees act as a barrier to drug using / recovering female addicts in accessing Local Authority accommodation;
- Abuse of anti-social legislation translates into difficulties in maintaining accommodation;
- Women with children and single women that can prove their case and indicate that they are doing well are given priority over those that cannot eg. if a woman can show that she is no longer using drugs, has obtained treatment or is on a training course, then she and her children are deemed worthy of housing (ahead of a single female in the same situation). Moreover, a woman who is still using drugs is regarded as undeserving and she and her family will not be housed;
- Low priority status of single women in aggregate on Local Authority housing lists

Data Gaps:

- No quantitative data on the experiences of recovering addicts / substance abusers in Local Authority housing;

- Lack of research to date on the power of residence committees and the extent to which they can act as a barrier to entry;
- There is no information on the notion of households having to prove themselves as worthy of housing

Research Question 5

The relationship between disability, income and housing; how have disabled men and women fared in accessing and affording suitable housing?

Housing Issues of Concern:

- Affordability concerns given low incomes or welfare dependency especially amongst women;
- Problems in accessing suitable accommodation - housing in the PRS is typically inaccessible and discrimination occurs if there are children in the household, general shortage of LA housing;
- Loss of independence for single disabled women who are forced to remain in the family home given an inability to access affordable appropriate accommodation;
- Difficulties in obtaining accommodation in the existing area if a person becomes disabled;
- Undesirable degree of segregation in terms of residential environments and difficulties in accessing medical centres and transport facilities;
- Experiences of isolation are prevalent amongst elderly disabled men and women

Data Gaps:

- No quantitative data / research on housing and disability or on issues of particular concern to disabled women

Research Question 6

What are the consequences of inadequate housing provision for prisoners upon release? - instances of homelessness and negative welfare characteristics of emergency placements; longer-term housing for de-institutionalised women

Housing Issues of Concern:

- Inability of former prisoners to access Local Authority housing lists until the day of release;
- Lack of adequate supports in terms of pre-release housing, budgeting and skills in managing neighbours who may exhibit prejudicial behaviour towards the woman or her children;
- Concerns over segregated residential environments and the provision of a pathway back into crime;
- Affordability concerns in the PRS given low incomes or welfare dependency

Data Gaps:

- Little data on experiences in emergency accommodation, failure to gender disaggregate data;
- Lack of quantifiable evidence indicating a return to crime following placement of former prisoners in emergency or longer-term accommodation in close proximity to other ex-prisoners;
- No data on the longer-term housing situations and experiences of these women in either transitional, Local Authority or PRS housing - no research on access problems, affordability or the environment

Research Question 7

Issues surrounding sustainable communities; the trade-off between housing individuals of a similar socio-economic status close to each other and facilitating the development of more integrated / less 'ghettoised' communities with appropriate services and facilities

Housing Issues of Concern:

- Balance required by asylum seeking households - many wish to be close to others of a similar ethnic background as this fosters a sense of community given shared experiences and cultures, but there is also a desire for greater integration;
- Segregation can result in the creation of ghettos or 'problem estates' and negative housing welfare for de-institutionalised individuals and recovering addicts / substance abusers;
- Desire for integration on the part of disabled people, lone parents, some older person households

Data Gaps:

- Some data on integration experiences amongst asylum seeking households but failure to decompose this data by gender;
- Lack of data on the extent and nature of segregation across Local Authority housing estates;
- No quantitative information on the correlation between housing segregation and 'problem estates'

Research Question 8

Inadequate provision of alternative accommodation for traveller households facing eviction; experiences of traveller women in parenting and carrying out home duties in difficult circumstances eg. on the roadside, temporary sites

Housing Issues of Concern:

- The fear of eviction and of having no where to go;
- Role of traveller women in dealing with the authorities - guards and schools;
- Inability of traveller women to carry out home duties and parenting tasks given unsuitable accommodation - limited access to schools and transport, insufficient services.

Data Gaps:

- No data on the particular experiences of traveller women, with and without children, facing eviction

Research Question 9

The housing problems experienced after marriage / relationship breakdown; options for men who have left the family home

Housing Issues of Concern:

- Homelessness amongst men who have left the family home, especially for men who are dependent on SWA payments;
- Difficulties for fathers in accessing affordable accommodation suitable for visiting children;
- Low priority status of single (including separated and divorced men) on LA housing lists

Data Gaps:

- Limited quantitative data on the number of men homeless following separation from a wife / partner;
- Lack of data on the long-term housing experiences of men after the breakdown of a relationship

Research Question 10

An analysis of the existing housing situations and experiences of non -resident fathers

Housing Issue of Concern:

- Difficulties for fathers in accessing affordable accommodation that has suitable sleeping

arrangements for children staying on overnight visits, play areas etc.

Data Gaps:

- No quantitative, and little qualitative data, on the long-term housing experiences and options available to fathers

As stated previously, the range of disadvantaged social groups and gender interests included in the study is not exhaustive. For example, the housing experiences and issues of concern to groups such as lesbians and minority ethnic communities (other than asylum seekers) are not discussed due to a lack of qualitative and quantitative data. Given this, research of both a general and specific nature into the needs, existing situations and housing / residential environment issues of concern to these, and other potentially vulnerable social and gender groups, is recommended.

5.3. Conclusion:

This section of the scoping study has attempted to merge the analyses undertaken in sections 3 and 4 so as to form a basis for the selection of general topics for further research. Drawing on the findings of these combined sections, the study identifies a range of critical housing, disadvantage and gender related issues that are lacking in either substantive quantitative or qualitative research, or in some cases both. While these selected questions are of particular interest given the objectives of this study, it should be noted that they represent only a small sub-set of all potential topics and that there is a general need for additional research.

Section 6 – Conclusion

6.1. Introduction:

This section concludes the scoping study. Section 6.2. details the main findings of the preceding analysis in terms of the objectives initially stated, and offers general guidelines regarding future data collection and research activities. A brief discussion of the role of the study in highlighting the relationship between social inequality, gender and housing in an Irish context is then presented in section 6.3.

6.2. Main Findings and Overall Recommendations:

Table 6A below provides an overview of the main findings as detailed in sections 3, 4 and 5 of the study.

Attention is also drawn to a number of guidelines that should be implemented so as to ensure that a comprehensive data and knowledge base of issues surrounding social inequality, gender and housing is put in place. These guidelines are as follows:

- All housing data should be disaggregated by gender and by household type;
- Government publications should gather information on a regular basis and in a consistent manner so as facilitate comparisons over time. Moreover, the content of existing data should be extended as outlined in Table 4F and presented using a multiple reporting mechanism;
- Increased standardisation and data management protocols to facilitate the linking of data are needed;
- The use of common identifiers is also desirable, particularly with respect to small or one-off datasets so as to render these datasets a higher 'value-added';
- New research is needed on a variety of issues relating to housing and disadvantage – the conceptual framework presented in section 3.3. is applicable in this respect as it is represents a mechanism for identifying research questions of specific and general interest.

Table 6A: Overview of Objectives and Main Findings

<u>Objectives</u>	<u>Main Findings</u>
To focus on disadvantaged groups in the Irish housing system and identify the housing issues that they experience from a gender perspective; Identification of housing issues that are of particular relevance to women	<ul style="list-style-type: none">▪ Wide gaps between needs and the existing housing situations and experiences of disadvantaged households;▪ Vulnerability to low housing welfare and disadvantage across all household types;▪ Access and affordability problems for both genders;▪ Housing issues of concern to women relate to childcare, the inappropriate nature of emergency accommodation, hidden homelessness, safety, lower incomes on average, anti-social legislation and negative experiences in PRS;▪ Housing issues relevant to men include negative experiences following relationship breakdown and the nature of anti-social legislation

<p>To examine existing quantitative data on these issues and source qualitative data; Highlight information gaps</p>	<ul style="list-style-type: none"> ▪ Interviewees provided qualitative data on the housing needs, experiences and issues of concern to disadvantaged households by gender; ▪ Limitations of existing quantitative data include: <ul style="list-style-type: none"> - Lack of gender disaggregated data, - Failure to recognise the heterogeneity of the household unit, - Failure to draw together the three strands of social inequality, gender and housing; ▪ Mis-match between existing quantitative data and qualitative information sourced during the interview process
<p>To identify key research questions that arise in terms of housing and gender</p>	<p>Critical research questions identified cover the following issues:</p> <ul style="list-style-type: none"> ▪ The welfare dependency of lone parents; ▪ Hidden homelessness and the changing profile of homeless women; ▪ Negative welfare experiences of women in the PRS; ▪ Problems facing female drug addicts vis-à-vis housing; ▪ The relationship between disability, income and housing; ▪ Inadequate housing provision for prisoners upon release; ▪ Issues surrounding sustainable communities; ▪ Experiences of traveller women under threat of eviction; ▪ Housing problems following relationship breakdown; ▪ The existing housing situations and experiences of non-resident fathers

6.3. Final Comments:

This study has sought to draw together the three strands of social inequality, gender and housing by examining the relationship between them in the context of issues of concern, data limitations and critical research questions. In doing so, the analysis effectively highlights the present failure of the Irish housing system in meeting the housing needs of a wide range of household and gender types. The existing situations and experiences of these households are characterised by vulnerability to low housing welfare and exclusion from the housing system. Moreover, issues of specific relevance to the individual gender groups can be identified; the nature of these issues reflecting further housing disadvantage.

Given the above findings, it is clear that the development of policies aimed at eliminating social and gender disadvantage from the housing system is a critical issue for Irish society. A necessary pre-requisite for any progressive policy changes is an improved understanding of the key concerns affecting marginalised social and gender groups. This understanding is in turn based upon the availability of detailed research and appropriate quantitative data. By providing a mechanism for identifying research gaps and data deficiencies, the scoping study represents a first step in the move towards an improved understanding of the social inequality, gender and housing inter-connection.

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Appendix

Questions for Interview Discussions:

Please note that in the context of this study the terms 'housing / accommodation' cover physical buildings and also local environment and services such as transport facilities and childcare.

Housing / Accommodation Issues:

1. What are the housing issues of most importance to the individuals / groups represented by your organisation?
2. What housing issues are of concern to the women you represent?

Housing / Accommodation Needs:

3. What are the needs of your clients in terms of housing?
4. Do these needs differ across different individuals / groups such as lone parents, people with disabilities and older people?

Existing Housing Situations:

5. Do your clients experience problems in accessing housing? For example, priority status on waiting lists for social housing, indirect discrimination on the part of landlords in the private rented sector towards women with children, difficulties in accessing owner occupied housing and so on.
6. Are there affordability problems?
7. Is the typical accommodation provided suitable given the needs of the individuals / groups represented by your organisation?
8. Is the quality of existing housing of a good or poor standard?
9. Is access to necessary services and facilities such as childcare, day care centres and transport readily available?
10. Is the community / residential environment appropriate given the needs of the people that you represent?

Actions / Responses:

11. What political / policy actions would you like to see implemented in order to solve existing problems?
12. What are the key priorities for future research from your perspective? What data gaps would you expect to find?

Existing Research and Data:

13. What research (quantitative and / or qualitative) has been conducted by your organisation in relation to housing issues and housing / gender issues?
14. What are your campaign issues?

Contact Information

NDP Gender Equality Unit

Department of Justice, Equality & Law Reform, Floor 2, Bishop's Square, Redmond's Hill, Dublin 2

Tel: [01] 479 0245

Fax: [01] 479 0203

Email: equalityinfo@justice.ie

Website: www.irlgov.ie/justice/equality/gender

National Women's Council of Ireland

All enquiries to

16/20 South Cumberland Street

Dublin 2

Tel: [01] 661 5268 / 661 1791

Fax: [01] 676 0860

Email: info@nwci.ie

Website: www.nwci.ie

Threshold

Head Office

21 Stoneybatter, Dublin 7

Tel: [01] 678 6098

Fax: [01] 677 2407

Email: info@threshold.ie

Dublin Advice Office

21 Stoneybatter, Dublin 7

Tel: [01] 678 6096

Fax: [01] 677 2407

Email: advice@threshold.ie

Cork Advice Office

8 Father Mathew Quay, Cork

Tel: [021] 427 1250

Fax: [021] 427 0261

Email: threshold@eircom.net

Galway Advice Office

Augustine House, St Augustine Street, Galway

Tel: [091] 563 080

Fax: [091] 563 687

Email: thresholdgalway@eircom.net

Website: www.threshold.ie